

Housing Authority of the City of Ansonia

Special Meeting Minutes

Wednesday –April 22, 2020

The special meeting of the Housing Authority of the City of Ansonia was called to order at **5:15 PM** on **April 22, 2020** by Chairman, Joseph Pinto at the Main Office, located at 307 Main Street, Ansonia, CT.

Pledge of Allegiance.

Roll Call by Executive Director, Steven Nakano: Joseph Pinto – Chairman via conference call
Matthew Scarpa -Commissioner, Samuel Levey- Commissioner via conference call.

James Prestiano – Vice Chairman excused absent.
Wilson Lopez - Commissioner absent.

Chairman Joseph Pinto asked for the minutes to be reviewed and approved.

- **Motion to approve the minutes of the February 26, 2020 Regular Meeting of the Board of Commissioners.**

Motion by Commissioner, Matthew Scarpa. **Second** by Commissioner, Samuel Levey. **All in Favor.**
Motion passes unanimously.

Review of Financial Statements:

Executive Director Nakano gave a brief summary of the financials for March.

Director Nakano stated the revenues from operations was \$658,756 as compared to budgeted operating revenues of \$692,057. The driver for this variance was again in years past less than anticipated Capital Fund Program grant income.

Total expenses for the three-month period ended March 31, 2020 were \$511,732 as compared to budgeted operating expenses of \$682,228 for the same period for a positive of almost 25% and an agency-wide net income of \$147,024.

- **Motion to accept the monthly financial statement.**

Motion by Commissioner, Matthew Scarpa. **Second** by Commissioner, Samuel Levey. **All in favor.**
Motion passes unanimously.

Monthly Reports:

Executive Director, Steven Nakano gave a brief update.

Director Nakano reported the following:

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- The new Entry Doors at Monsignor Hynes Apartments, 70 Woodlawn Avenue is just about completed.
- The agency is working with Silver Petrucelli, a consulting firm to put out an RFP for replacing the siding at John J. Stevens Apartments located at 75 Central Street.
- At this same location, the agency is looking into the replacement of trees for previous ones that were taken down in the fall per the HUD inspector.
- The Ansonia Housing Authority will be issuing an RFP for new window replacement at the James J. O'Donnell Apartments, 63 Woodlawn Avenue, Ansonia, CT.

Chairman Pinto asked if anyone had any questions for Director Nakano. Hearing none the Chairman went on to the next item on the agenda.

Administrative Assistant Report, Lisa Thompson presented the monthly report.

Ms. Thompson stated that all HUD reports have been completed and submitted through the end of April 2020.

Public Housing Operations Report, Lisa Thompson presented the monthly report.

Ms. Thompson reported that due to the pandemic the maintenance department is only concentrating on emergency work orders.

John J. Stevens- 75 Central Street:

Ms. Thompson reported there were 2 routine work orders and they were all completed. There was one vacancy at this location. Maintenance is turning over this unit and it is scheduled to be leased at the end of the month.

Monsignor Hynes Apartments- 70 Woodlawn Avenue:

There was a total of 11 work orders, 10 were completed. The other one just needs to be zeroed out in the system. There are no vacancies at this location.

James J. O'Donnell Apartments- 63 Woodlawn Avenue:

There was a total of 6 work orders. There are 3 units vacant. The units are the same three units that have been vacant, Tanya is having trouble leasing them due to the size of the units.

Scattered Site Property- 11 May Street:

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There was 1 work order at this location, and it was completed. There are no vacancies.

Director Nakano would like to add regarding James J. O’Donnell Apartments, he spoke with Tanya and there is an extra project- based voucher and she has someone who is able to afford it so she will be offering them one of the units. The tenant will benefit from the subsidy.

- **Motion to accept the Administrative Assistant and the Public Housing Operations Reports.**

Motion by Commissioner, Matthew Scarpa. **Second** by Commissioner, Matthew Scarpa. **All in Favor**. Motion passes unanimously.

*All reports presented will be on file with the filing of the minutes of the Ansonia Housing Authority for April 22, 2020.

Report of Committees: None.

Unfinished Business: None.

New Business:

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**Housing Authority of the City of Ansonia**

**Resolution 2020-03**

**RESOLUTION AUTHORIZING THE EXECUTION OF ALL FORMS AND THE SUBMISSION OF THE DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT’S SPECIAL APPLICATIONS CENTER FOR RIVERSIDE APARTMENTS LOCATED ON OLSON DRIVE IN ANSONIA, CT**

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**WHEREAS**, the Housing Authority of the City of Ansonia operates a Public Housing Program as authorized under the Housing Act of 1937, as amended; and

**WHEREAS**, the Board of Commissioners of the Ansonia Housing Authority has determined that its ability to rebuild and maintain the now demolished Riverside Apartments (CT15-1) on Olson Drive is infeasible due to the current projected federal appropriations for modernization under Section 9 of the 1937 Housing Act, and federal flood plain restrictions which further restrict the ability to obtain development funding and which otherwise would substantially increase construction costs in order to build upon a flood plain.; and

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**WHEREAS**, the Board of Commissioners of the Ansonia Housing Authority is working diligently to acquire new properties within the City of Ansonia so as to satisfy all of the applicable requirements for replacement housing, and to further the fiduciary and legal duty of the Authority to provide quality public housing at the highest possible standards ; and

**WHEREAS**, the proceeds of the proposed disposition will be applied to the development of new public housing units elsewhere in Ansonia, and in a manner that meets all applicable requirements of replacement housing in the aftermath of the demolition of the Riverside Apartments; and

**WHEREAS**, the Housing Authority is desirous of disposing of the vacant Riverside Apartments public housing development site located on Olson Drive, Ansonia, CT; and

**WHEREAS**, the disposition of public housing land is authorized under Section 18 of the Housing Act of 1937 (the Act), as amended; and

**WHEREAS**, HUD has promulgated a regulation, 24 CFR 970, detailing the administrative steps required to perform disposition activity in accordance with the Act; and

**WHEREAS**, the Housing Authority will comply with the administrative steps required to perform disposition activity as required by Section 18 of the Act, as amended, and the regulation at 24 CFR Part 970, including consultation with the residents and the City regarding the plan, obtaining a fair market value for the property and completion of any required environmental assessments;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ANSONIA, that:**

- 1) The Executive Director hereby is authorized to execute all forms, certifications and documents and submit to HUD for approval a request for disposition for Riverside Apartments.

AYES

NAYS

ABSTENTIONS

ABSENT

APPROVED BY: \_\_\_\_\_  
Steven G. Nakano, Executive Director

\_\_\_\_\_  
Date

Chairman Pinto asked Director Nakano to explain this resolution.

Executive Director Nakano explained that the land was originally designated for replacement housing. Now with the City in the process of purchasing it, they have issues regarding the deed restriction that has to be modified and also the use of the land. Since, essentially, it's going to be a recreational facility the declaration of trust and the designation of how the land is going to be used has to be updated. The

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other part is everything that has been done originally for the demo/disposition of the project, because so much time has lapsed and the property is deemed unfit by the Department of Environmental Protection for replacement housing the application in order to ratify and appease the process of approval by the special application center of the U.S. Department of Housing and Urban Development in Chicago. Basically, this resolution is just ratifying and updating what was done in 2014/2015. This resolution is just stating that the current Board and the Housing Authority is basically just updating a prior resolution for the process of the demo/disposition of the land so the City can move along with plan and process to convert the land to a recreational facility.

Director Nakano stated that this is more of a formality.

- **Motion to approve Resolution 2020-03.**

**Motion** by Commissioner, Matthew Scarpa. **Second** by Commissioner, Samuel Levey. **All in Favor.** Motion passes unanimously.

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- **Motion to adjourn at 5:27 p.m.**

Motion by Commissioner, Matthew Scarpa. **Second** by Commissioner, Samuel Levey. **All in Favor.** Motion passes unanimously.

*These minutes are subject to the approval of the Housing Authority of the City of Ansonia at their next scheduled meeting.