

**Housing Authority of the City of Ansonia**  
**Meeting Minutes**  
**Wednesday– April 26, 2017**

The regular meeting of the Housing Authority of the City of Ansonia was called to order at **6:00 PM** on **April 26, 2017** by Chairman, James Prestiano at the main office located at 36 Main Street Ansonia, CT

**Pledge of Allegiance.**

**Roll Call by Executive Director Robert Henderson:** James Prestiano –Chairman, Wilson Lopez- Vice Chairman, –Joseph Pinto- Commissioner.

Matthew Scarpa- Commissioner arrived at 6:06 PM.

Samuel Levey- Commissioner absent.

**Approval of the minutes of the regular meeting of the AHA of March 29, 2017.**

Chairman James Prestiano asked for questions on the minutes. Hearing none motion was made.

- **Motion to approve the minutes of the regular meeting of the AHA of March 29, 2017.**

**Motion** was made to approve the minutes. **All in favor.**  
Motion passes unanimously.

**Additions, deletions or corrections to the agenda as presented.**

- **Commissioner Joseph Pinto would like to amend agenda Number 11 to read: Pursuant to Section 1-200 (6) (b) of the Connecticut General Statutes there will be an executive session to discuss pending litigation in the matter of Jacob Scaife vs Ansonia Housing and a personnel matter regarding Executive Director Henderson.**

- **Commissioner Pinto would like to amend Number 12 to read action on executive session discussion as necessary.**
- **Number 13 to read adjournment.**

**Second** by Vice Chairman, Wilson Lopez. **All in favor**. Motion passes unanimously.

**Approval of the minutes of the regular meeting of the AHA of March 29, 2017.**

Chairman James Prestiano asked for questions on the minutes. Hearing none motion was made.

- **Motion to approve the minutes of the regular meeting of the AHA of March 29, 2017.**

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**All in favor.**

**Public Session:**

Chairman James Prestiano opened the public session.

Mr. Prestiano asked three times if anyone from the public wishes to address the Ansonia Housing Authority Board of Commissioners. Hearing none the public session was closed.

**Review of Financial Statements:**

Executive Director Henderson informed the Board that Tim Sandor, the agency's fee accountant will be attending the next Board meeting in May to explain the financials and answer any questions.

A detailed financial statement was explained to the Board by Executive Director, Robert Henderson.

Revenues from operations for the three-month period ended March 31, 2017 were \$481,577 as compared to budgeted operating revenues of \$609,477 for the same period which is a 20.99% negative variance. The basis for this is lower than anticipated federal capital grant revenue and federal operating subsidy, and greater than anticipated vacancy losses.

Total expenses for the same period were \$606,929 as compared to budgeted operating expenses of \$598,582 which is a 1.39% negative variance. All major expense categories were under budget except for maintenance labor and general expenses.

These results provided for an agency-wide net loss of \$125,352, below the agency-wide budgeted net income of \$10,895 for the same period. The net loss includes a depreciation estimate of \$99,426, which is a non-operating expense.

Commissioner Pinto inquired how far in the black and red is the agency.

Mr. Henderson explained the depreciation is mainly caused from the age of the properties. The vacancy losses are caused from the demolition of the Riverside Apartments.

Commissioner Pinto questioned amending the budget.

Executive Director Henderson replied he did not think amending the budget is needed for this fiscal year.

Chairman Prestiano asked if anyone had any other questions for Director Henderson concerning the financials. Hearing none motion was made.

**Monthly Reports:**

**Executive Director**, Robert Henderson presented his monthly Director's Report for April 2017:

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Mr. Henderson explained that the demolition of Riverside Apartments is complete except for an issue involving the top soil, it did not meet the approval of the environmental company.

Executive Director Henderson reported that there has been no official word from DEEP granting the variance for the 500-year flood plain.

Mr. Henderson spoke with Karen Santana from the State of Connecticut Department of Housing concerning a \$225,000 predevelopment loan originated under the previous Executive Director, Troy White. The loan was never issued or executed fully. Because of the lack of a sight plan the loan is more than likely unavailable at this point.

Mr. Henderson stated that design options are limited because of the 500-year flood plain.

The agency applied for tax credits and were denied twice.

Other options including brownsfield properties were being considered but it appeared unfavorable.

Alternate sites and scattered sites are also being explored with the options from Tise Design. Mr. Henderson seems to think scattered sites are the best option at this point mainly foreclosed properties.

Chairman Prestiano inquired as to how much funding does the agency have to purchase foreclosed properties.

Executive Director Henderson and Carol Mobilio both responded the RHF fund contained approximately \$200,000.

Another issue is the Voluntary Compliance Agreement which states the agreement should serve 54 families.

Mr. Henderson explained the podium style building option and mentioned touring an established community in Boston, MA built by Tise Design could be arranged.

Executive Henderson reported that the SEMAP submission had a glitch in it at HUD's Hartford Field Office. It was resubmitted twice and the agency is waiting for their reply.

REAC inspections were done and an 82 was scored on the Public Housing side. Strategies are in place to control and raise scores steadily.

Commissioner Pinto questioned if DEEP had responded to the 500-year flood plain issue.

Mr. Henderson referred to a POD cast by Jeff Caiola in 2014 and 2015 which he discussed that with the present plans the DEEP would respond unfavorably. Even though a formal hearing on the matter was held there was no response.

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The Executive Directors report for April 2017  
will be placed on file at the City of Ansonia Housing Authority Office.

**Housing Operations**, Tanya Guagenti was absent. Vicky Clifford presented Tanya's monthly report:

Ms. Clifford reported on the following AHA sites:

**John J. Stevens- 75 Central Street:**

There was a total of 31 work orders issued with a total of 29 complete. There is only one vacancy at this property, unit 12 and it is held up in probate.

**Monsignor Hynes Apartments- 70 Woodlawn Avenue:**

There was a total of 78 work orders issued with a total of 73 complete. There is one vacancy at this location.

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

There was a total of 17 work orders issued with a total of 11 complete. This property has two vacancy.

Executive Henderson explained that included in this report are the work orders from the REAC inspections.

Commissioner Pinto questioned the status of the emergency work orders that were incomplete.

Mr. Henderson will check into the issues with Tanya Guagenti.

**Compliance Coordinator**, Carol Mobilio, presented her report:

Ms. Mobilio referred to page 48 in the packet stating all HUD reports have been prepared and completed through April.

Ms. Mobilio informed the Board that April is National Fair Housing month marking its 49-year anniversary. Staff attended training that covered State and Federal Fair Housing laws.

A Request for Proposal was issued for an unarmed security service with no proposals received. Ms. Mobilio stated that she was going to reach out to some local companies in the area.

Ms. Mobilio stated that all contracts that have expired have been reissued and executed including Tim Sandor for Fee Accountant Services, Attorney James Sheehy for Legal Services, Reliable Technology for IT Services and to Ultimate Cleaning for Cleaning Services.

Ms. Mobilio reported that the partial roof replacement at Monsignor Hynes Apartments is ready for bid. The Capital Funds Program grant will fund the project at an estimated cost of \$140,000.

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Ms. Mobilio also reported that the total demolition costs have been under budget by approximately one million dollars.

No one had any questions for Ms. Mobilio.

**Ross Grant Coordinator**, Vicky Clifford, presented her monthly report:

Ms. Clifford reported that she held a tenant meeting and discussed various topics with the residents and she is currently coordinating a Pot Luck Dinner.

Ms. Clifford explained that she is working on a new Resident Service Summary report. She also is working on an informational packet to hand out to all new tenants.

Ms. Clifford is also developing a Tenant Association Committee which was in place in the past but since has been dismantled.

Chairman Prestiano questioned if Ms. Clifford conducts regular tenant housekeeping inspections. Ms. Clifford replied yes in a way when she sees a need she can get someone to assist.

\*All reports presented will be on file with the filing of the minutes of the Ansonia Housing Authority for  
April 26, 2017.

**Report of Committees.** None.

**Unfinished Business:** None.

**New Business:**

Chairman, James Prestiano presented the following resolutions to the commissioners:

**Housing Authority of the City of Ansonia**

**Resolution 2017-06**

**RESOLUTION AMENDING THE CONTRACT BETWEEN THE HOUSING  
AUTHORITY OF THE CITY OF ANSONIA AND STANDARD DEMOLITION  
SERVICES, INC. FOR THE DEMOLITION OF PHASE II NORTHSIDE, RIVERSIDE  
APARTMENTS, 106-165 OLSON DRIVE, BUILDINGS 8, 9, 10, 11, BOILER ROOM,  
AND TINNEY COMMUNITY CENTER FROM AUGUST 1, 2016 TO APRIL 30, 2017 IN  
AN AMOUNT NOT TO EXCEED AN ADDITIONAL \$5,052.64 AND TO INCREASE  
THE AMOUNT OF THE CONTRACT TO \$1,057,127.86.**

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**WHEREAS**, the Housing Authority of the City of Ansonia (AHA) has determined it is in its best interests to redevelop the Riverside Apartments; and

**WHEREAS**, AHA applied for and received demolition approval from HUD for Riverside Apartments, Northside, Apartments 106-165 Olson Drive, Tinney Community Center, and Boiler Room; and

**WHEREAS**, AHA undertook the relocation of all residents from the Northside location; and

**WHEREAS**, AHA publicly advertised Solicitation AHA-IFB-2013-05 for the Demolition of Northside, Riverside Apartments, 106-165 Olson Drive, Tinney Center and Boiler Room Ansonia; and

**WHEREAS**, nine (9) responses were received prior to the Solicitation deadline of Monday, May 16, 2016; and

**WHEREAS**, after descoping the work proposed by the lowest respondent, it was determined that Standard Demolition Services, Inc., was the lowest responsive and responsible bidder; and

**WHEREAS**, Resolution 2016-08 authorized a Contract between AHA and Standard Demolition Services for the Demolition of Phase II Northside, Riverside Apartments, 106-165 Olson Drive, Buildings 8, 9, 10, 11, Boiler Room, and Tinney Community Center from August 1, 2016 to January 28, 2017 in an amount not to exceed \$1,024,350.00; and

**WHEREAS**, Resolution 2017-03 authorized the ratification of Resolution 2016-08 from January 28, 2017 to April 7, 2017 in an amount need to exceed an additional \$27,725.22 and to increase the amount of the contract to \$1,052,075.22 for the removal of asbestos in the foundation of the Tinney Community Center; and

**WHEREAS**, on April 11, 2017 a Change Order was submitted from Standard Demolition Services for the disposal of asbestos containing materials in an amount not to exceed an additional \$5,052.64 and to increase the amount of the contract to **\$1,057,127.86**.

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

1. The Executive Director is hereby authorized to amend the contract between AHA and Standard Demolition Services, Inc. for the Demolition of Phase II Northside Riverside Apartments, 106-165 Olson Drive, Buildings 8, 9, 10, 11, Boiler Room, and Tinney Community Center from January 28, 2017 to April 30, 2017 in an amount not to exceed an additional \$5,052.64 and to increase the amount of the contract to \$1,057,127.86.
2. This Resolution shall take effect immediately.



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**Motion** by Commissioner, Joseph Pinto. **Second** by Vice Chairman, Wilson Lopez. **Three votes in favor. James Prestiano opposed.**

- **Motion for Robert Henderson’s termination to be effective immediately.**

**Motion** by Commissioner, Joseph Pinto. **Second** by Vice Chairman, Wilson Lopez. **Three votes in favor. James Prestiano opposed.**

- **Motion to appoint Carol Mobilio as Interim Executive Director until such time a permanent Executive Director is hired.**

**Motion** by Commissioner, Joseph Pinto. **Second** by Vice Chairman, Wilson Lopez. **All in favor.**  
Motion passes unanimously.

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**Adjournment:**

- **Motion to adjourn at 8:16 PM.**

**Motion** by Commissioner, Joseph Pinto. **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.