

Housing Authority of the City of Ansonia
Minutes
Wednesday August 2, 2017
Special Meeting

The *Special Meeting* of the Housing Authority of the City of Ansonia was called to order by Chairman, James Prestiano at the main office located at 36 Main St., Ansonia, CT.

Pledge of Allegiance.

Roll Call: James Prestiano - Chairman, Wilson Lopez – Vice Chairman, Joseph Pinto-Commissioner, Matthew Scarpa- Commissioner, Samuel Levey-Commissioner.

Public Session:

No one from the Public attended.

New Business:

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

Housing Authority of the City of Ansonia

Resolution 2017-08

**RESOLUTION AMENDING THE CONTRACT BETWEEN THE HOUSING
AUTHORITY OF THE CITY OF ANSONIA AND PAYNE ENVIRONMENTAL, LLC
FOR ENVIRONMENTAL SERVICES RELATED TO THE DEMOLITION OF
RIVERSIDE APARTMENTS FROM DECEMBER 31, 2013 TO APRIL 3, 2017 IN AN
AMOUNT NOT TO EXCEED AN ADDITIONAL \$26,315 AND TO INCREASE THE
AMOUNT OF THE CONTRACT TO \$390,189.90.**

WHEREAS, the Housing Authority of the City of Ansonia (“AHA”) issued a Request for Proposals for Phase III Environmental Services related to the demolition of buildings on the Southside of Riverside Apartments; and

WHEREAS, four responses were received prior to the submission deadline date from Payne Environmental (“PAYNE”), EnviroMed, Fuss & O’Neill and TAG Associates; and

WHEREAS, PAYNE submitted the lowest responsible and responsive proposal and, therefore was awarded a contract in the amount of \$38,750 on August 15, 2012; and

WHEREAS, on September 5, 2012 Change Order Number 1 was approved for \$750 for additional testing for volatile organic compounds bringing the contract amount to \$39,500; and

WHEREAS, on October 17, 2012 the Board of Commissioners of AHA approved Resolution 2012-23 authorizing Change Order Number 2 to the Contract between AHA and PAYNE for environmental services associated with hazardous materials abatement and demolition activities increasing the contract amount from \$39,500 to \$99,300 and extending the contract term from September 30, 2012 to March 31, 2013; and

WHEREAS, on January 16, 2014 the Board of Commissioners of AHA approved Resolution 2013-38 authorizing Change Order Numbers 3 and 4 to the Contract between AHA and PAYNE for additional abatement, oversight, testing, project close-out and to obtain the final certification memo increasing the contract amount to \$142,654.90 and extending the contract term from March 31, 2013 to December 31, 2013; and

WHEREAS, supplemental environmental testing and consulting services for Riverside Apartments (Northside) is needed to include environmental testing of soil and groundwater, testing for hazardous materials in site buildings; development of Hazardous Materials Abatement Specifications and development of a final Remedial Action Plan to address impacted soils at the subject site; and

WHEREAS, additional time is needed to enable PAYNE to provide environmental testing and project oversight during planned hazardous materials abatement and demolition activities; therefore, the term of the contract is being extended to March 1, 2017; and

WHEREAS, on October 4, 2016 the Board of Commissioners of AHA approved Resolution 2016-10 authorizing an extension to the Agreement between AHA and Payne for environmental services related to the demolition of Riverside Apartments from December 31, 2013 to March 1, 2017 in an amount not to exceed \$195,000 and to increase the amount of the contract to \$338,554.90; and

WHEREAS, on December 15, 2016 a change order was submitted by PAYNE for additional project management oversight for hazardous materials abatement and demolition in the amount of \$25,320 to complete the project; and

WHEREAS, on January 25, 2017 the Board of Commissioners of AHA approved Resolution 2017-01 ratifying Resolution 2016-10 from December 31, 2013 to March 1, 2017 in an amount not to exceed \$25,320 and to increase the amount of the contract to \$363,874.90; and

WHEREAS, on May 31, 2017 a final bill was submitted by PAYNE for the final certification report and the additional project oversight services and laboratory costs related to the asbestos containing materials in the foundation of the Tinney Community Center in the amount of \$26,315.00.

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

1. The Interim Executive Director is hereby authorized to amend the contract between AHA and PAYNE for environmental services related to the demolition of Riverside Apartments from December 31, 2013 and ending April 3, 2017 in an amount not to exceed an additional \$26,315 and to increase the amount of the contract to \$390,189.90.
2. This Resolution shall take effect immediately.

AYES

NAYS

ABSTENTIONS

ABSENT

The Chairman declared said motion and said resolution adopted.

APPROVED BY: _____
Carol L. Mobilio, Interim Executive Director Date

- **Motion to approve Resolution 2017-08 as presented by Chairman James Prestiano.**

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

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**Housing Authority of the City of Ansonia**

**Resolution 2017-09**

**RESOLUTION AUTHORIZING A RENT INCREASE FOR SECTION 8 TENANT  
BASED UNITS AT JAMES J. O'DONNELL APARTMENTS, 63 WOODLAWN  
AVENUE, ANSONIA, CT**

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**WHEREAS**, Ansonia Housing Authority owns a State Elderly Development, James J. O'Donnell Apartments, located at 63 Woodlawn Avenue in Ansonia; and

**WHEREAS**, the current rent to Ansonia Housing Authority for Section 8 tenant based units at James J. O'Donnell Apartments is below market value; and

**WHEREAS**, a Rental Unit Reasonableness Rating analysis was performed on behalf of AHA by John D'Amelia and Associates for the Section 8 tenant based units at James J. O'Donnell Apartments;

**WHEREAS**, AHA recommends increasing the monthly rent at James J. O'Donnell Apartments to \$741 for efficiency units and \$872 for 1-bedroom units.

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

3. The Rent Increase for Section 8 Tenant Based Units at James J. O'Donnell Apartments is hereby approved and adopted by the Board of Commissioners of the Housing Authority of the City of Ansonia; and
4. The Resolution shall take effect immediately.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

Signed by: \_\_\_\_\_  
Carol Mobilio  
Interim Executive Director

\_\_\_\_\_  
Date

- **Motion to approve Resolution 2017-09 as presented by Chairman James Prestiano.**

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

**Adjournment:**

- **Motion to adjourn at 6:07 PM.**

**Motion** by Commissioner, Joseph Pinto. **Second** by Vice Chairman, Wilson Lopez. **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.