

Housing Authority of the City of Ansonia
Meeting Minutes
Wednesday– March 27, 2019

The regular meeting of the Housing Authority of the City of Ansonia was called to order at **6:35 PM on March 27, 2019** by Chairman, Joseph Pinto at the Ortol Community Center, located at 70 Woodlawn Avenue, Ansonia, CT.

Pledge of Allegiance.

Roll Call by Executive Director Steven Nakano: Joseph Pinto – Chairman, Wilson Lopez -Vice Chairman, Samuel Levey – Commissioner, Matthew Scarpa - Commissioner.

James Prestiano – Commissioner absent.

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

- **Motion to approve the minutes of the Regular February 27, 2019 and the March 18, 2019 Special Meeting of the Board of Commissioners.**

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

Additions, deletions or corrections to the agenda:

Chairman Joseph Pinto would like to add 11- C to the Executive Session, to discuss CBA regarding Carol Mobilio.

- **Motion to add 11-C, to discuss CBA regarding Carol Mobilio.**

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

Public Session:

Chairman Pinto opened the public session.

Chairman Pinto 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 Nakano gave a brief summary of the financials for February.

Director Nakano reported revenues from operations for the two-month period ended February 28, 2019 were \$323,397 as compared to budgeted operating revenues of \$447,779 for the same period (a 27.78% negative variance). The basis for this variance was less than anticipated CFP grant income

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(from Riverside Apartments) and the FSS grant of \$69,000 was not yet available for requisition. Mr. Nakano stated there was a 23.81% positive variance. The annual Health Savings Account payment of \$16,425 was the driver behind the expense overage.

Director Nakano stated the financial statements are attached on the following pages.

- **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 will present his Director's Report for March and April at the April 24, 2019 Board Meeting.

Compliance Coordinator Report, Lisa Thompson presented the monthly report.

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

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

John J. Stevens- 75 Central Street:

Ms. Thompson reported there were 14 work orders and they were all completed. There is only one vacancy at this location, and it is completed and ready to be leased.

Monsignor Hynes Apartments- 70 Woodlawn Avenue:

There was a total of 19 work orders for the month and all were completed. There are two vacancies at this location. One of the units will be leased on 4/1/19 and the other unit maintenance is turning over.

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

There was a total of 16 work orders with two emergencies and all were completed. There are eight units vacant. Three of the units are scheduled to be leased on 4/1/19. Two of the units are scheduled to be completed by 3/16/19. The remaining three unit's maintenance will be turning over. The work that needs to be done is basic routine work for a unit turnover.

Chairman Pinto stated the maintenance staff is doing a great job on unit turnovers.

Scattered Site Property- 11 May Street:

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There were 2 work orders, and both were completed. This property had no vacancies.

Chairman Pinto asked if anyone had any other questions. Hearing none motion was made.

- **Motion to accept the Compliance Coordinator Report and the Housing Operations Report.**

Motion by Commissioner, Matthew Scarpa. **Second** by Commissioner, Samuel Levey. **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
March 27, 2019.

Report of Committees: None.

Unfinished Business: None.

New Business: None.

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**Executive Session:**

Pursuant to Section 1-200 (6) (A) (D) of the Connecticut General Statutes there will be an executive session to discuss a personnel matter, the CBA regarding C. Mobilio and to discuss negotiations for a pending real estate transaction.

- **Motion to go into Executive Session at 6: 46 p.m. to discuss a personnel matter, the CBA regarding C. Mobilio and to discuss negotiations for a pending real estate transaction inviting Director Nakano and Attorney Christopher Hodgson.**

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

**The Board came out of Executive Session at 7:20 p.m.**

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- **Motion to adjourn at 7:20 p.m.**

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Motion by Commissioner, Matthew Scarpa. **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.