

**Housing Authority of the City of Ansonia**  
**Regular Meeting Minutes**  
**Wednesday – January 27, 2021**

The special meeting of the Housing Authority of the City of Ansonia was called to order at **6:32 PM** on **January 27, 2021** by Chairman, Joseph Pinto via Zoom.

**Roll Call by Executive Director, Steven Nakano:** Joseph Pinto – Chairman, James Prestiano- Vice Chairman, Matthew Scarpa.

Commissioner, Samuel Levey excused absent.

Commissioner Lorie Vaccaro joined the meeting at 6:34 p.m.

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

- **Motion to approve the minutes of the January 5, 2021 Special Meeting of the Board of Commissioners.**

**Motion** by Vice Chairman, James Prestiano. **Second** by Commissioner, Matthew Scarpa. **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:**

There are no financials this month due to the accountant closing the books for FY2020.

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

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

**Monthly Reports:**

**Executive Director**, Steven Nakano gave a brief update.

Director Nakano reported the following:

# **Housing Authority of the City of Ansonia**

## **Regular Meeting Minutes**

### **Wednesday – January 27, 2021**

- During this time of the COVID-19/Coronavirus Pandemic, the AHA has been placing wellness calls to the residents of the housing complexes. Calls are very informative for the Coordinators in that they are aware of the general health of the residents.
- The Ansonia Housing Authority vinyl siding replacement project at the Monsignor Hynes Apartments is looking at installing outdoor shutters.
- The Ansonia Housing Authority is looking into scheduling a mobile unit for COVID-19 Vaccinations in conjunction with Griffin Hospital.

Chairman Pinto stated that the City was holding a COVID-19 Vaccine Clinic for persons 75 and older at the Ansonia Armory. Perhaps the Agency can look into offering bus rides to the residents. He received an email regarding this, and he will forward it to Director Nakano.

- The construction of the concrete support columns and vinyl siding replacement at 75 Central Street, John J. Stevens apartments work is nearing completion.
- The Five-Year Annual Plan (5YAP), for the Ansonia Housing Authority 2020-2025 has been submitted to the U.S. Department of Housing & Urban Development.

Chairman Pinto asked if anyone had any other questions for Director Nakano. Hearing none, motion was made.

- **Motion to accept the Executive Directors Report.**

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

**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 January 2021.

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

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

Ms. Thompson reported there were 6 work orders, and they were all completed. There are no vacancies at this location.

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

There were 20 work orders, and they were all completed. There are 3 units vacant at this location. Two of the unit's maintenance is turning over, the other open unit will be leased on February 1, 2021.

**Housing Authority of the City of Ansonia  
Regular Meeting Minutes  
Wednesday – January 27, 2021**

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

There were 20 work orders, and they were all completed. There are 4 units vacant. Of those four vacant units, two are in the process of being turned over for future occupancy. Regarding the other two units, one was leased up on January 13, 2021, and the other unit is ready for occupancy.

**Scattered Site Property- 11 May Street:**

There were 3 work order at this location, and they were completed. There are no vacancies.

Chairman Pinto asked if anyone had questions, if not a motion should be made.

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

**Motion** by Commissioner, Matthew Scarpa. **Second** by Commissioner, Lorie Vaccaro. **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 January 27, 2021.

**Report of Committees:** None.

**Unfinished Business:** None.

**New Business:**

Chairman, Joseph Pinto presented the following resolutions to the commissioners:

~~~~~  
**Housing Authority of the City of Ansonia**

**Resolution 2021-01**

**RESOLUTION AUTHORIZING THE THIRD ADDENDUM OF THE  
PURCHASE AGREEMENT FOR A 6-UNIT APARTMENT BUILDING  
LOCATED AT 1 HOLBROOK PLACE, ANSONIA, CT IN THE AMOUNT  
OF \$25,000.00 FOR CLOSING EXTENSION DATE**

**Housing Authority of the City of Ansonia**  
**Regular Meeting Minutes**  
**Wednesday – January 27, 2021**

---

**WHEREAS**, the Housing Authority of the City of Ansonia (AHA) has a need to replace additional units of housing through scattered site project-based voucher housing; and

**WHEREAS**, the Board of Directors deems it desirable and in the best interests of this Authority to acquire that certain property located at 1 Holbrook Place, in the City of Ansonia, and County of New Haven, State of Connecticut; and

**WHEREAS**, per the written constraints of the third addendum to the real estate purchase agreement; and

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

1. The Ansonia Housing Authority shall pay an additional \$25,000.00 to the seller for consideration of the closing date extension, therefore is approved; and
2. This Resolution shall take effect immediately.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

Signed by: \_\_\_\_\_  
Steven G. Nakano  
Executive Director

\_\_\_\_\_  
Date

The Board decided not to take action at this time.

Commissioner Scarpa made a motion to table this Resolution until the Board can discuss this further.

- **Motion to table Resolution 2021-01.**

**Housing Authority of the City of Ansonia**  
**Regular Meeting Minutes**  
**Wednesday – January 27, 2021**

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



**Executive Session:**

Pursuant to Section 1-200 (6) (D) of the Connecticut General Statutes there will be an executive session to discuss a real estate transaction.

- **Motion to go into Executive Session at 6:46 p.m.**

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

Chairman Pinto stated that there will be no action to vote on in executive session so the meeting will adjourn from the session.



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