

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

## **Regular Meeting Minutes**

### **Wednesday – February 23, 2022**

The regular meeting of the Housing Authority of the City of Ansonia was called to order at **6:32 PM** on **February 23, 2022**, by Chairman, Joseph Pinto via Zoom.

**Roll Call by Steven Nakano:** Joseph Pinto – Chairman, James Prestiano- Vice Chairman, Matthew Scarpa- Commissioner, Lorie Vaccaro – Commissioner

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

- **Motion to approve the minutes of the January 26, 2022, Regular 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:**

Executive Director Nakano gave a brief update on the end of year financial statements.

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

- **Motion to approve the financial statements.**

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

#### **Monthly Reports:**

**Executive Director**, Steven Nakano gave his monthly report for February, see attached.

Chairman Pinto asked if anyone had any questions for Director Nakano.

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

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

**HUD Report**, Lisa Thompson updated the monthly report, see attached.

- **Motion to approve the HUD Report.**

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

**Public Housing, Maintenance, Facilities & Modernization Report**, Jared Heon presented his monthly report, see attached.

There was a brief discussion regarding issues with fire alarms and an update on the process of electing a resident commissioner.

There was also a discussion regarding the replacement of equipment that was stolen from John J. Stevens Apartment complex.

- **Motion to accept the Public Housing, Maintenance, Facilities & Modernization Director Report.**

**Motion** by Commissioner, Matthew Scarpa. **Second** by Vice Chairman, James Prestiano. **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 February 2022.

**Report of Committees:** None.

**Unfinished Business:** None.

**New Business:**



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**Resolution 2022-03**

**RESOLUTION AUTHORIZING THE EXECUTION OF THE PURCHASE  
AGREEMENT FOR A 6-UNIT APARTMENT BUILDING LOCATED AT  
177-179-181 NORTH MAIN STREET, ANSONIA, CT IN THE AMOUNT  
OF \$650,000.00**

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**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 177-179-181 North Main Street, in the City of Ansonia, and County of New Haven, State of Connecticut; and

**WHEREAS**, the purchase price of \$650,000 is agreeable by both parties (see Purchase Agreement); and

**WHEREAS**, in a measure of good faith, the AHA is giving a deposit of \$50,000.00 in that the time-consuming processes involving acquisition; will hereby satisfy all parties concerned; and

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

1. The Chairman is authorized to execute all documents for the purchase of property located at 177-179-181 North Main Street, Ansonia, CT; and
2. The deposit (included in the total price of \$650,000 for 177-179-181 North Main Street, Ansonia, CT in the amount of \$50,000.00 is hereby approved to be issued; and
3. Associated fees; such as legal, real estate and inspections may be required and are not inclusive of the total purchase price.
4. This Resolution shall take effect immediately.

AYES

NAYS

ABSTENTIONS

ABSENT

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

\_\_\_\_\_ Date

Director Nakano stated that the purchase agreement is not quite ready. The attorney needed to add an addendum to it.

Chairman Pinto would like this resolution to be tabled until the agreement is completed.

- **Motion to table Resolution 2022-03.**

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



**Resolution 2022-04**

**RESOLUTION AUTHORIZING THE SUBMISSION OF THE FISCAL YEAR 2021  
SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM (“SEMAP”)  
CERTIFICATION BY THE HOUSING AUTHORITY OF THE CITY OF ANSONIA**

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**WHEREAS**, the Housing Authority operates a Section 8 Housing Choice Voucher Program as authorized under the U. S. Housing Act of 1937, as amended; and

**WHEREAS**, 24 CFR §985.101 requires a Public Housing Agency (“PHA”) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification Form attached hereto as Exhibit A to the U.S. Department of Housing and Urban Development (“HUD”) within 60 calendar days after the end of its fiscal year; and

**WHEREAS**, failure of the PHA to submit its SEMAP Certification within 60 calendar days after the end of its fiscal year will result in an overall performance rating of troubled and the PHA will be subject to the requirements at 24 CFR §985.107.

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

1. The HUD-required SEMAP Certification Form is hereby approved; and

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2. The Chairman and Executive Director are authorized to execute the HUD-required SEMAP Certification Form; and
3. The Executive Director is authorized to submit the HUD-required SEMAP Certification Form for Fiscal Year 2021 to HUD.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

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

Date \_\_\_\_\_

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

- **Motion to approve Resolution 2022-04.**

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

**Executive Session:**

- **Motion to go into Executive Session to discuss a personnel matter and pending real estate negotiation and inviting Director Nakano, Deputy Director Heon and Attorney Henderson.**

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

The Board of Commissioners came out of Executive Session at 7:43 P.M.

- **Motion to authorize labor council to make the offer to the employee that was discussed in executive session.**

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**Motion** by Vice Chairman, James Prestiano. **Second** by Commissioner, Matthew Scarpa. There was one nay. Motion passes three to one.



- **Motion to adjourn at 7:45 P.M.**

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



**\*Please see attached reports.**

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