

Housing Authority of the City of Ansonia

Regular Meeting Minutes

Wednesday – February 22, 2023

The regular meeting of the Housing Authority of the City of Ansonia was called to order at **6:30 PM on February 22, 2023**, by Chairman, Lorie Vaccaro via Zoom.

Roll Call by Steve Nakano: Lorie Vaccaro – Chairman, Kim'mula Eason-Vice Chairman, Ralphine Siggars- Commissioner, Brian Laskey- Commissioner.

Chairman Vaccaro asked for the minutes to be reviewed and approved.

- **Motion to approve the minutes of the February 1, 2023 and the February 9, 2023 Special Meetings of the Board of Commissioners.**

Motion by Vice Chairman, Kim'mula Eason. **Second** by Commissioner, Brian Laskey. **All in favor.** Motion passes unanimously.

- **Motion to add to the agenda under new business an Executive Session to discuss a real estate transaction.**

Motion by Vice Chairman, Kim'mula Eason. **Second** by Commissioner, Ralphine Siggars. **All in favor.** Motion passes unanimously.

- **Motion to add to the agenda under new business Resolution 2023-05.**

Motion by Vice Chairman, Kim'mula Eason. **Second** by Commissioner, Brian Laskey. **All in favor.** Motion passes unanimously.

Public Session:

Chairman Vaccaro opened the public session.

Chairman Vaccaro asked three times if anyone from the public wishes to address the Ansonia Housing Authority Board of Commissioners. Since no one from the public was in attendance, the Public Session was closed.

Review of Financial Statements:

Director Nakano gave a brief update on the financials, see attached.

- **Motion to approve the January financials.**

Motion by Vice Chairman, Kim'mula Eason. **Second** by Commissioner, Brian Laskey. **All in favor.** Motion passes unanimously.

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Monthly Reports:

Executive Director, Director Nakano gave his monthly report, see attached.

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

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

Motion by Vice Chairman, Kim'mula Eason. **Second** by Commissioner, Brian Laskey. **All in Favor.** Motion passes unanimously.

HUD Calendar Update, Director Nakano updated the monthly report.

- **Motion to accept the HUD Calendar Report.**

Motion by Commissioner, Brian Laskey. **Second** by Vice Chairman, Kim'mula Eason. **All in Favor.** Motion passes unanimously.

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

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

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

Motion by Commissioner, Ralphine Siggars. **Second** by Vice Chairman, Kim'mula Eason. **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 22, 2023.

Report of Committees: None.

Unfinished Business: None.



Executive Session:

- **Motion to go into Executive Session at 6:56 p.m.**

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Motion by Commissioner, Brian Laskey. **Second** by Commissioner, Ralphine Siggars.
All in Favor. Motion passes unanimously.

- **Motion to come out of Executive Session.**

Motion by Commissioner, Ralphine Siggars. **Second** by Vice Chairman, Kim'miua Eason.
All in Favor. Motion passes unanimously.

The Board of Commissioners came out of Executive Session at 7:10 P.M.

New Business:



Housing Authority of the City of Ansonia

Resolution 2023-04

**RESOLUTION AUTHORIZING THE SUBMISSION OF THE FISCAL YEAR 2022
SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM (“SEMAP”)
CERTIFICATION BY THE HOUSING AUTHORITY OF THE CITY OF ANSONIA**

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 2022 to HUD.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

Signed by:

Steven G. Nakano
Executive Director

Date

- **Motion to approve Resolution 2023-04.**

Motion by Vice Chairman, Kim'mula Eason. **Second** by Commissioner, Brian Laskey.
All in Favor. Motion passes unanimously.

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**Housing Authority of the City of Ansonia**

**Resolution 2023-05**

**RESOLUTION AUTHORIZING MODIFICATION OF \$562,500.00 LOAN WITH ION  
BANK IN CONNECTION WITH ONE HOLBROOK PLACE, ANSONIA,  
CONNECTICUT, AND THE EXECUTION AND DELIVERY OF LOAN DOCUMENTS  
WITH ION BANK IN CONNECTION THEREWITH**

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**WHEREAS**, in July, 2021, the Authority acquired the property located at One Holbrook Place, Ansonia, Connecticut, using a loan from Ion Bank in the original principal amount of \$562,500.00; and

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**WHEREAS**, the Ion Bank loan provided for an eighteen (18) month period of interest only payments during the construction period; and

**WHEREAS**, it has been determined that the improvement work is more extensive than originally anticipated, and taking longer to complete; and

**WHEREAS**, as a result there is a need to extend the interest only period of the Ion Bank loan from eighteen (18) months to twenty-four months, and modify the amortization period for full principal and interest payments from twenty-five (25) years to twenty-four (24) years and six (6) months; and

**WHEREAS**, this resolution is to authorize the modification and authorize the Executive Director to execute and deliver the document with Ion Bank to effectuate the foregoing;

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

1. The modification of the Ion Bank loan as set forth hereinabove, and upon such other terms and conditions as the Executive Director determines necessary and appropriate, be and hereby is authorized; and
2. The execution and delivery of such documents and instruments to effectuate the foregoing be and hereby is authorized and directed; and
3. The Executive Director be and hereby is authorized and directed to execute and deliver any and all such documents, agreements and instructions as may be required to effectuate the foregoing purposes; and
4. This resolution shall take effect immediately.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

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

\_\_\_\_\_ Date

Chairman Vaccaro asked if anyone had any questions concerning this resolution. Hearing none, motion was made.

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- **Motion to approve Resolution 2023-05.**

**Motion** by Commissioner, Ralphine Siggars. **Second** by Vice Chairman, Kim'mula Eason.  
**All in Favor.** Motion passes unanimously.



- **Motion to adjourn at 7:15 pm.**

**Motion** by Commissioner, Brian Laskey. **Second** by Commissioner, Ralphine Siggars.  
**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.**