

**Board of Commissioners Meeting
P.T. Barnum
301 Bostwick Avenue
Bridgeport, CT**

The Board of Commissioners of the Housing Authority of the City of Bridgeport met in at the Regular Meeting at 301 Bostwick Avenue, Bridgeport, CT, on the 17th day of April 2018, the place, date and hour duly established for the holding of such meetings Chairperson Andrews called the meeting to order at 5:47p.m.

The Recording Secretary stated that this meeting is being conducted in conformity with the Open Public Meeting Act. Notice of this Board Meeting was faxed to the City Clerk Office.

Roll Call:

Commissioner Andrews	Present
Commissioner Nightingale	Absent
Commissioner Garcia	Present
Commissioner Nelson	Present

[James Slaughter] Chairman you have a Quorum.

BHA Staff Present:

Alan Cashmore, Chief Financial Officer

Caroline Sanchez, Director of Procurement

Dave Ghio, Director of Planning and Mod

Diedra Perry, Resident Selection Manager

Seon Bagot, Director of Legal Services

We will move on to Public Comments. Is there a sign in sheet? Yes.

[Deborah Woodson, EOA] Before we begin with the Public Comments. I would ask individuals who have problems concerning parking issues; need for new appliances etc. to address your issues to Tony. He is here representing the Asset Management Department tonight, He will be glad to assist you and forward your concerns to your Manager. Thank you

Public Comment #1 Bettie Cook- Scattered Sites

Good Afternoon my name is Bettie Cook. I am here to address the board about scattered sites Stratford Avenue about the floors underneath the apartment building is sinking. Tony and Mike know about it; Dave and Mr. Slaughter know about it and nothing is being done again.

[Commissioner Garcia] What's the name of the street?

1810 Stratford Avenue, I see Dave had came back again to look, but still. If somebody falls through that floor over there, that young lady or her baby when she's walking. You can see the vibration in the basement. Because there was no subfloor put underneath there. I have been speaking about this at the last Commissioner's meeting, but no one is paying me any attention. And now I am talking about more than one apartment, it has gone to the opposite side.

[Commissioner Garcia] The reason why I am asking, I was looking on Stratford Avenue and someone was having a similar issue. All the houses are being retracted and the houses are shifting. They have hired some engineers to look at the property, foundation and structure.

They say the building has been shifting for 23 years, since I have been living there. The apartment that I am referring to is on the first floor.

[Commissioner Nelson] Is that the building that you live in?

Yes, it's my building. That apartment was empty for 7 years and it was rehabbed last year. And if you want the name of the contractor, I can give you the name.

[Dave Ghio] The contractor is JP Builders.

One other thing I would like to address the Commissioners about we had a RAB meeting with Mr. Slaughter last week about investing in these Tiny Homes. Before we do any investing, we need to fix up what we already got. The buildings haven't had paint; they have rugs on the floors for 20 – 30 years, they need to be removed and replaced. You need to do something with what we already got first. If you have any money left over, then you try and try and purchase something, But, right now the tenants are the ones who are suffering. Like I said invest in the buildings that we have.

Thank You

Public Comment #2 Karen Bracey- Trumbull Gardens

I was going to speak on the Tiny Homes. As you know we all have issues at each site. So, we would prefer to spend money on those sites instead of investing in Tiny Homes. Ms. Woodson said that anything to do with parking or maintenance, to please speak with Tony Manley, So I will do that later.

The only other thing that I want to talk about, since I heard some grumbling the text message that I sent the Mayor. I sent the mayor a text after election time in November about Commissioner Nelson, because he was an elected official and not him being on the Board. I heard some grumbling about it and it was my right to say whatever I needed to say. In the HUD rules and regs for Commissioners, it says an elected official cannot be on the board.

[Commissioner Andrews] Are you referring to the Hatch Act? The Hatch Act stated that an elected official in a partisan election cannot be an official on the board. Commissioner Nelson is on a democratic town committee, which is not a partisan. So, for an example, if you are running against republicans than the Hatch Act covers City Council, State Rep and State Senate, but it does not cover the town committees.

According to these rules and regs. it just says elected official.

[Commissioner Andrews] But it doesn't go into the Hatch Act, because it has nothing to do with the Hatch Act.

Then that should have been in the by-laws.

[Commissioner Nelson] If I may speak on this, I was appointed by the Mayor. The Mayor has city attorneys and everybody. They would not have appointed me and asked me to serve on the board if it wasn't legal.

At that time Sir, you were not elected.

[Commissioner Nelson] I have been the democratic district leader for the last four terms. That is not true. I just want to clarify this, so that you know, I retired from the City in 2016 and I was the democratic town committee representative. And just for people who want to know what that is, that committee backs your council people, you have a town committee rep in every district that you live in. That does not fall under that Rule.

Okay.

[Commissioner Andrews] The reason that I know about the Hatch Act, is because I got hammered by it.

Public Comment #3 Dione Dwyer – P/T Barnum

I am a tenant from P.T. I was going to ask questions about the parking. Ms. Dwyer was directed to speak with Tony.

Is there any old business? Is there a motion on the Floor to approve last month's minutes?

Commissioner Andrews Aye
Commissioner Garcia Aye
Commissioner Nelson Aye

Motion Garcia
Seconded Nelson

Minutes approved 3-0

Secretary's Report

[James Slaughter] If possible, I would like to schedule a Special Meeting, we can certainly do it via conference call for April 30th. The basis of the meeting is to approve the real estate council that is necessary component for the various agreements with JHM and other business concerning transfer of land and agreements. I would like to have the contract and real estate committee meet first to view the documents.

[Commissioner Nelson] I think I am in DC that week.

Finance

[Alan Cashmore] Does the board have any questions regarding my finance report. We are running in the red with both COCC is in the red with \$200,000 and Public Housing is in the red with about \$500,000 through February, So, we need to work on solutions and how we are going to resolve these issues. We have cut back on overtime and we need to look at some other things to do. Section 8 is making a little bit of money they are \$57,000 positive.

[Commissioner Andrews] I thought it was negative.

No, it's positive not counting OPEG expenses. The HUD required training through the recovery agreement will be done in May for the Finance Staff.

[Commissioner Andrews] I didn't see the utilities for the month. So, we are not paying 18% interest.

There weren't any. We paid them all. I just report the numbers

[Commissioner Andrews] We have to manage money very tight. People aren't paying attention to budgets.

Procurement

I currently have the following solicitations open for Marshall services, Boiler preventive maintenance and elevator repair. Any questions,

Planning and Development

[Dave Ghio] Good Evening. There are just a couple of highlights tonight. We have finalized the deal with the ECDC for a grant for the Crescent Crossing Project and we are ready to award a contract for legal services. The second week of May demolition will begin on Phase II on Marina Village. We believe we should be starting on time, so there is no reason that we will not proceed as planned.

[Commissioner Nelson] When is the start date”

May 8th. Any questions

Asset Management

We are at 96 % occupancy.

Resident Selection

Nothing to Report

Legal

So, in terms of legal. We have about 90 families in Court ordered payment agreements. That counts for a few hundred thousand dollars that we are trying to re- capture. We are pursuing another \$200,000 in monies that we are trying to capture in unpaid rent that we are trying to collect as well. HUD is mandated that each development have at least 10%. Most of the Amps are in their teens, so that is good to see,

Scattered Sites is at 25% of uncollected rents.

Why? Let’s get the info from the Manager.

I really have to hear from the AMP Manager.

ACTION ITEMS:

1. Action Items: (Resolutions)

1. RESOLUTION AUTHORIZING THE OPENING OF THE PUBLIC COMMENT PERIOD FOR THE REVISED PUBLIC HOUSING FLAT RENTS POLICY

Motion: Garcia
Seconded: Nelson

Motion carried: 3 - 0

2. RESOLUTION AUTHORIZING THE OPENING OF THE PUBLIC COMMENT PERIOD FOR THE REVISED PUBLIC HOUSING FLAT RENTS POLICY

Motion: Garcia
Seconded: Nelson

Motion carried: 3 - 0

3. RESOLUTION REVISING THE SECURITY DEPOSIT PAYMENT WITHIN THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP)

Motion: Garcia
Seconded: Nelson

Motion carried: 3 - 0

4. RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT WITH ARON SECURITY, INC. FOR SECURITY GUARD SERVICES AT TRUMBULL GARDENS BLDG. 10 & 11 FOR AN AMOUNT NOT TO EXCEED \$312,661.44 FOR A PERIOD OF ONE YEAR, WITH AN OPTION FOR A SECOND YEAR.

Motion: Garcia
Seconded: Nelson

Motion carried: 3 - 0

5. RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT IN THE NOT-TO-EXCEED AMOUNT OF \$694,000.00 FOR A PERIOD OF ONE YEAR, WITH L. HOLZNER ELECTRIC COMPANY FOR CHARLES F. GREENE HOMES & TRUMBULL GARDENS STAIR TOWER DOORS

Motion: Garcia
Seconded: Nelson

Motion carried: 3 - 0

5. RESOLUTION AUTHORIZING AN INCREASE IN THE CONTRACT AMOUNT AWARDED TO THE WORKPLACE D/B/A ENGAGE STAFFING IN THE NOT-TO-EXCEED AMOUNT OF TWENTY THOUSAND ONE HUNDRED AND FIFTY-TWO DOLLARS (\$20,152.00) AND APPROVE A ONE (1) MONTH

EXTENSION FOR TEMPORARY STAFFING FOR THREE (3) MAINTENANCE MECHANIC AND ONE (1) JANITOR AT VARIOUS SITES.

Motion: Garcia
Seconded: Nelson

Motion carried: 3 - 0

- 6 RESOLUTION AUTHORIZING AN INCREASE IN THE CONTRACT AMOUNT AWARDED TO REITMAN PERSONNEL IN THE NOT-TO-EXCEED AMOUNT OF EIGHTEEN THOUSAND DOLLARS (\$18,000.00) AND APPROVE A ONE (1) MONTH EXTENSION FOR TEMPORARY STAFFING FOR THREE (3) MAINTENANCE MECHANIC AT VARIOUS SITES.**

Motion: Garcia
Seconded: Nelson

Motion carried: 3 - 0

ADJOURNMENT 6:23