

Minutes
Regular Meeting of the Board of Commissioners
Housing Authority of the City of Bridgeport
The Eleanor, 695 Park Avenue, Bridgeport, CT 06604
Held on Monday, March 14, 2016

Board of Commissioners present included:

Richard DeJesus- arrived at 5:49pm
Hadassah Nightingale
Janet Ortiz
Rev. Sultan Stack- arrived at 5:41pm
Dulce Nieves

Board of Commissioners absent: None

PCC Staff Present Include:

George Lee Byers, Executive Director
Jeff Zimmerman, Director of Information Technology
Matthew Roessler, Director of Finance
Ana Brown, Human Resource Manager
Seon Bagot, Legal Analyst
KimberLee Centeno, Director of Asset Management
Diana Vasquez, COS
Elizabeth Perez, IT Manager
Alba Nydia Lugo, COS
Tamatha Falcon, Administrative Assistant
Jodie Driscoll, Esq. Berchem, Moses & Devlin PC.

Others present included:

Alice King, Greene Homes RAB Council President
Bettie Cook, RAB President/ Scattered Sites Council President
Marybel Torres, Fireside/Forest Green RAB Council President
Pearly Sams Allen, Fireside/Forest Green
Samantha Chettum, Trumbull Gardens
Richard Tenenbaum

At Roll Call, There was a quorum.

The Regular Board meeting of the Board of Commissioners of the Housing Authority of the City of Bridgeport was called to order at 5:37pm

PUBLIC COMMENT:

[Samantha Chettum, 60 C Terrace Circle, Bridgeport, CT] Asked why the Community Center at Trumbull Gardens isn't open and would like answer. Requested funds from Trumbull RAB Council President, Karen Bracey in order to have a community egg hunt for Easter and was told the funds are only for educational purposes. Would like information on how to make it an educational event in order to receive financial help from Housing.

MINUTES

Approval of the minutes for: Regular Meeting: December 14, 2015
Special Meeting December 30, 2015
Special Meeting: January 28, 2016

MOTION: Motion to approve the minutes was made by Commissioner Ortiz and seconded by Commissioner Nightingale.

[Mr. Byers] Would like to make a correction to the Special Meeting Minutes, January 28, 2016 on page 4. paragraph 2, sentence number 7.

MOTION: Motion to amend & correct the Special Meeting Minutes of January 28, 2016 was made by Commissioner Ortiz and seconded by Commissioner Stack.

VOTE: Vote all in favor

[THIS SPACE INTENTIONALLY LEFT BLANK]

[RECORD OF VOTE FOLLOWS]

BOARD OF COMMISSIONERS VOTE OF FINAL PASSAGE

X – INDICATES VOTE

COMMISSIONERS	AYE	NAY	NOT PRESENT	NOT VOTING	ABSTENTION
Nieves	X				
Stack	X				
Ortiz	X				
Nightingale	X				
DeJesus			X		

RESOLVED: Minutes for December 14, 2015 and December 30, 2015 were approved without modification.

Minutes for January 28, 2016, page 4, paragraph number 2, sentence number 7 were amended to read; Example: *EPC Contract costing over \$100,000 a month for the next 17 years that was suppose to lower our utility cost and it didn't now we have that bill and the utilities.*

BILLS & COMMUNICATION:

[Mr. Byers] Under Bills & Communication Finance will normally go over the various expenses of the Agency because we are in the middle of transition, Mr. Byers has not had a chance to sit down and brief the Finance Director on some of those responses. The finance reports fairly accurate. Mr. Roessler was invited to come up and give an overview.

[Matthew Roessler] Spoke on AP activity and the trend from October 2015 of 3.7 million up to February 2016 of 3.4 million total in AP. Mishner investment funds used to bring the AP down. Capital Fund, 2011, 2012 & 2013 Approved by HUD to draw down, and will be transferred to an account to pay down on our AP. Summary of AP aging given, believes the AP is in control.

SECRETARY'S REPORT:

Approval of the Secretary's Report for the month of February 2016

MOTION: Motion to accept the Secretary's Report was made by Commissioner Stack and seconded by Commissioner Nightingale.

DISCUSSION: Department Monthly Reports

[Matthew Roessler] Finance Department overview

[Jeff Zimmerman] Information Technology overview

[Ana Brown] Human Resource overview

[KimberLee Centeno] Asset Management overview including Resident Selection

[Mr. Byers] QUAD assessment overview on Section 8

QUESTIONS & CONCERNS:

[Commissioner DeJesus] Questioned Baldwin PBV drop, rent collection amounts specifically the variances in amount billed, due and collected. Questioned payment agreements vs. court stipulations and the management of those payments, also asked about the amount of time before a Marshall is called to deliver eviction notices. Concerns about the Asset Department report, titles on the columns are misleading.

[Commissioner Nightingale] Questioned Contractors being used on vacant unit turns vs. using in house maintenance and the work that is to be completed and the time frame allowed to complete work. Concerned that paying contractors is more expensive than paying in house maintenance and the time frame to complete work not being suitable for maintenance to complete in house.

VOTE: All in Favor

[THIS AREA INTENTIONALLY LEFT BLANK]

[RECORD OF VOTE FOLLOWS]

BOARD OF COMMISSIONERS VOTE OF FINAL PASSAGE

X – INDICATES VOTE

COMMISSIONERS	AYE	NAY	NOT PRESENT	NOT VOTING	ABSTENTION
Nieves	X				
Stack	X				
Ortiz	X				
Nightingale	X				
DeJesus	X				

RESOLVED: Secretary's Report for the month of February 2016 was approved without modification

ADJOURNMENT

Motion to adjourn was made by Commissioner Stack and Seconded by Commissioner Nightingale.

VOTE: All in favor.

Meeting adjourned at 7:10pm

Attest:

Secretary

