

Board of Commissioners Meeting
150 Highland Avenue
Bridgeport, CT 06608

The Board of Commissioners of the Housing Authority of the City of Bridgeport met in at the Regular Meeting at 150 Highland Avenue, Bridgeport, CT, on the 10th day of December 2018, the place, date and hour duly established for the holding of such meetings Chairperson Andrews called the meeting to order at 5:40 p.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.

The Bridgeport Housing Authority also known as Park City Communities Meeting will come to order. We are ready for the Roll.

Roll Call:

Commissioner Andrews	Present
Commissioner Garcia	Absent
Commissioner Nelson	Present
Commissioner Luna	Absent
Commissioner Cook	Present

[James Slaughter] Chairman you have a Quorum.

BHA Staff Present:

Alan Cashmore, Director of Finance

Caroline Sanchez, Director of Procurement

Dave Ghio, Director of Planning & Development

Tracy Norris, Legal Analyst

Tony Manley, Facilities Operations Administrator

Diedra Perry, Resident Selection

Ralph Villegas, Chief of Security

Deborah Woodson, Executive Operations Administrator

Public Comments:

Public Speaker #1 - Catherine Stewart – Harborview Towers

Good Afternoon my name is Catherine Stewart, I live at Harborview Towers. On behalf of Harborview Towers we need some more maintenance people., We need more than two people cleaning our building. We only have two maintenance people working and we have 240 units in our building. When you come into the building and don't go in the elevator because the smell will knock you out. We are too busy trying to free up the apartments and stuff and they can't get nothing else done. We need more maintenance help and that is the bottom line. We don't ask for much, but we should be able to live in a place that is clean and healthy. We need more manpower.

[Tony Manly] I met with Monica today and we are sending a janitor over there tomorrow.

[James Slaughter] In addition, we are hiring some more temps. We are also working with Workplace to bring other individuals in as far as maintenance. There will be no cost to us.

[Cowlis Andrews] Did we lose \$410,000 last year at Harborview. Where's Alan? Did we look at any budgets?

[Diedra Perry] We are looking at Workplace.

[Cowlis Andrews] But did you look at the budget. Each Amp should manage itself. And we are talking about making personnel decisions, without looking at what we can or cannot afford.

[Cowlis Andrews] Alan did we lose \$410,000 last year at Harborview?

[Alan Cashmore] I don't know that exact figure, but it was somewhere around there.

[Cowlis Andrews] We need to deconstruct that budget and figure out how to make it balance and get some more people if we can. We just can't write a \$700,000 deficit on it. We need to find out what the financial implications are going to be. I do understand walking into an elevator and having to smell someone else's bodily functions. So, I do appreciate that.

Public Speaker #2 - Karen Bracy – Trumbull Gardens

Good Evening, Karen Bracy, Trumbull Gardens

I just want to say that it was a long and tedious process to get that woman right there in that chair. If people had not been calling the League of Women Voters and being in the resident's business, that process would have taken place a long time ago. As I said last month, when it comes to the resident issues, especially an election, people need to stay out of it because it was terrible, Like I said it was terrible that grown folks would go behind people's backs and tell them not to run, so that other people can get in, all for political reasons. It's a shame.

BOARD OF COMMISSIONERS:

COWLIS ANDREWS - RICHARD GARCIA - STEPHEN NELSON - CARMEN LUNA - BETTIE COOK

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Unfortunately, those people are not here, because, if they were, I would tell them myself. So, thank you Ms. Cook. I know you are going to do a wonderful job representing the residents as this board should be. Thanks.

Public Speaker #3 - Denise Taylor Moya – Marina Village

Good Evening Everyone, just to piggyback off of what Karen Bracy said this has been a long, long process as residents to get a Commissioner in there. I am a very pro-active person.

I have been sitting on the RAB for something like 21 years. I have watched many Managers, ED's and Board Members come and go. The work that the housing authority was doing and was trying to give to us this time around due to the election process for the commissioner, I do want to commend you on that. But the outside forces were the ones that were derailing us from what needed to be done. I felt that as a housing resident and City Councilwoman and what I would say is that I am an asset to the committee that I sit on. I did what I had to do to make sure that the November 20th election did not happen. It was imperative that we did not allow anyone else to come in. I have been in elections. So, I know what it is like to go out an campaign. But I myself, did not walk the halls, did not walk into complexes, did not do anything, to help any of the candidates get that seat. I felt if they wanted that seat, they needed to get out there and show us residents, what they had and what they were going to do for us. Not go with any political leader or anyone else in the political limelight to help them.,

Because I was almost at the point of coming off of City Council just so that I could run in this election myself. This is how pro-active I am about housing. When it comes to housing, this is where I love. I don't live in the City Council Chambers and I refuse to let anyone say or make the process wrong. No one affiliated with the City should be trying to help in a process that belongs to the residents. This is why me as a resident, I said whatever, I have to do, I will drop it and run. For 20 -21 years I have been trying to protect not just the residents in Marina Village but all residents from the Greene's, Trumbull, Scattered Sites and Sec 8.

I could have brought over 50 people here to protest, to march, do anything to show that this was not right. But I did not do that. When it comes to Public Housing, I am City Wide and I am also National. If you come to the table wrong, you have come to the table with the wrong person. And that's the way I feel and I am going to sit down. The process was being down wrong. I will give credit to Ms. Woodson that you helped to get this back on the right track and that's all I have to say.

Old Business: None

Approval of Minutes: September 10, 2018 and November 13, 2018

Motion: Commissioner Nelson

Seconded: Commissioner Luna

[Cowlis Andrews] Are there any questions?

Roll Call:

Commissioner Andrews	Yes
Commissioner Cook	Yes
Commissioner Nelson	Yes
Commissioner Luna	Yes

Motion carried; 4-0

Bills and Communication:

Asset Management:

[Cowlis Andrews] What is the percentage that we are at now?

[Diedra Perry] 96% and we have an active plan for renovation, that we put together last week that will be implemented by the foreman this week. We are going to contract out quite a bit of the units. We gave some to Mod. The ones to Mod will be capital and the ones that have been contracted out, will go to some of our smaller contractors. These projects are under \$2,000 and that should bring us to 98%.

[Cowlis Andrews] So, there is a plan.

[Diedra Perry] Yes, we have a plan. Greene and 95% ready PT are ready for REAC. They are working at Trumbull to prepare for REAC and should be finished by the end of the week.

Greene Homes looks much better, the painting has been done and the hallways are clean. We have had the health department come in twice,

Once they are done at Trumbull, they will move on the Scattered Sites I and II.

[Cowlis Andrews] Are they going to be maintained?

[Tony Manly] Once we complete all the sites, we will go back to the ones with the low scores.

[Cowlis Andrews] Thank you.

Finance:

[Alan Cashmore] First thing I would like to do is thank my staff and John Sikes from Nan McKay for all their hard work. The audit was submitted on time for the second year in a row. This is an accomplishment. I really don't have anything else to share but what is in my report. We are on budget for the most part.

[Cowlis Andrews] Were we talking about cameras?

They started installing cameras at Fireside two and ½ weeks ago. And building 10 in the lobby. We are also installing cameras at the Greene and in the lobby.

Housing Choice Voucher:

[Coreen Toussaint} Not present

Human Resources:

[Darlene Perez]

I am trying to fill these positions that they are asking me for. We just hired 13 Temps for the Asset Management Department to address REAC issues.

Legal:

[Tracy Norris] We have approximately 80 residents on Court Stipulations. Unfortunately, with the pending Holidays we have noticed an increase in people not paying their rent. We have centralized the Stip payments. So now all the Stip payments, come to the legal department. That will give us more authority to keep with it and deal with it.

Modernization/Planning & Development

[Dave Ghio] Just to highlight a few developments this month and under REAC. PT Barnum Ventilation project is just about complete. We are fast tracking and expect to be done by the holiday season. Most of the projects that are geared toward REAC we expect to complete on or before the holidays. Fire doors have been installed and we have seen graffiti on some of the doors. If the contractor is on the premises, they have no problem painting over the graffiti. Tonight, you will be asked to authorize the Resolution for the Parapets for Greene and Trumbull Gardens.

[Cowlis Andrews] How are the humidifiers working at Fireside?

[Dave Ghio] I know that Jose purchased about a dozen humidifiers. And they are working so far.

[Tony Manly] They are working and running without any problems.

[Stephen Nelson] I know at the last meeting there were some residents at the meeting complaining about mold. Has that problem been fixed?

[Tony Manly] Humidifiers have been installed and are working in the 6 units.

[Cowlis Andrews] So, we re-did the roofs and the installation and increased the ventilation with a slow-moving fan and all the above seemed to help.

[Pearlie Sam's Allen] The mold situation has improved with the use of the humidifiers, but we can't seem to find out where the water is coming from. The water seems to be coming from the ground. Since the work has been done, I have not seen any water in my closet. They will have to find out where the water is coming from.

[Cowlis Andrews] This is our life long problem.

Procurement:

[Caroline Sanchez] Right now, we don't have any open items. We will have an open solicitation for General Counsel. Tonight, a resolution has been presented for CVR Management Consultant Services for HCV Management Support Services.

Resident Selection:

[Diedra Perry] Nothing new to report

Security:

[Ralph Villegas] I have been keeping in touch with the Bridgeport PD and they said that they are continuing to do that detail that we are no longer paying for. Mr. Slaughter has suggested that we meet with the Chief of Police and I am trying to arrange for that to happen. The Guards at Trumbull have been working out a lot better than in the past. We are having a lot of trouble with vandalism. They are destroying the sensors and they have been replaced.

We were able to see one of the youths on camera destroying cameras. This matter has been referred to legal.

We need to sue the parents and get our money back.

1. Action Items: (Resolutions)

- 1. RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT IN THE NOT-TO-EXCEED AMOUNT OF \$739,114.00 FOR A PERIOD OF ONE YEAR, TO CVR ASSOCIATES, INC. FOR HOUSING CHOICE VOUCHER MANAGEMENT AND SUPPORT SERVICES.**

Roll Call:

Commissioner Andrews	Yes
Commissioner Cook	Yes
Commissioner Nelson	Yes
Commissioner Luna	Yes

Motion carried; 4-0

- 2. RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT IN THE NOT-TO-EXCEED AMOUNT OF \$469,564.00 FOR A PERIOD OF ONE YEAR, TOVISION MANAGEMENT & MAINTENANCE FOR C.F. GREENE AND TRUMBULL GARDENS PARAPETS.**

Roll Call:

Commissioner Andrews	Yes
Commissioner Luma	Yes
Commissioner Cook	Yes
Commissioner Nelson	Yes

Motion carried; 4 – 0

Meeting adjourned 6:10 p.m.

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