

Meeting Minutes
November 14, 2016

Regular Meeting of the Board of Commissioners

The Board of Commissioners of the Housing Authority of the City of Bridgeport met in a Regular Meeting at 150 Highland Avenue, Bridgeport, CT, on the 14th day of November 2016, the place, date and hour duly established for the holding of such meetings Chairperson Andrews called the meeting to order at 5:30 p.m.

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

Board of Commissioners Present:

Chairperson Cowlis Andrews
Vice Chairperson Hadassah Nightingale

Present Via Phone Conference: Commissioner Theresa Ramos

Board of Commissioners Absent:

Commissioner Richard Garcia

Legal Counsel: Chris Sugar, Esq. (Berchem, Mosses & Devlin, P.C.)

Also Present:

James A. Slaughter, Executive Director
Sean Bagot, Senior Legal and Compliance Analyst
Dave Ghio, Director of Planning and Development
Becky Gligo, Acting Director of the HCV Program
Jeff Zimmerman, Director of Information Technology
Deborah Woodson, Executive Operations Administrator/Meeting Recorder

[Since this was a Regular Meeting the floor was opened to Visitors for Public Comments]

Public Comment #1

Karen Bracey of Trumball Gardens, Building 11 – Unit 503

[Karen Bracey] addressed the Board of Commissioners and Executive Director about the need for security doors at Tribal Gardens. A man was seen bring a motorcycle into one of the building. Ms. Bracey asked the individual where he was going and he just kept on going without responding. Ms. Bracey said the unidentified man laughed and kept on going. We have to do a better job.

[Karen Bracey] What's happening with Transfers? Transfers must be addressed. The residents that are waiting and have been waiting for quite some time due to over housed/under housed situations. Residents need to move.

[Karen Bracey] handed out a List of Events they are going to do at the Community Room and programs that she is running at Tribal Gardens for its residents. She spoke of her After School program started October 4th for the children, basketball league for boys and various other activities for our youths.

[James Slaughter] Reminded Ms. Bracey to submit paperwork for Basket ball league for our young boys at the center in Fairfield County for insurance purposes.

[Karen Bracey] Holding off on New Year's Eve dance since they don't have enough table and chairs. Once we receive our TPF funding we will have a dance next year for our residents. She will purchase chairs and tables for the residents.

[Chairperson Andrews] Referred Karen to the Witness Project - is a culturally competent community-based breast and cervical cancer education program through which cancer survivors and lay health advisor increase awareness, knowledge, screening and early detection behaviors in the African American Community. In an effort to reduce the mortality and morbidity rate of cancer. This organization donates funding for women to take mammograms. Comm. Andrews said that Marilyn has state funding and is looking to provide funding to the center. They are looking to provided services at Tribal. Tell her that you spoke to me.

[Karen Bracey] Thanked Comm. Andrews for the information and said she would give Marilyn Moore a representative a call.

[James Slaughter] In addition they entered into a MOA with Optimus Health to provide a Medical Center. We are in the process of getting a permit to convert it into a medical facility.

[Chairperson Andrews] Asked if the Manager of Tribal was present and wanted to know, what's going on with the issues she pointed out at Tribal?? Do we have cameras on the site, so we can see who is trespassing?

[Myra Ramirez] Myra responded the Executive Staff is aware of what is going on and said she was familiar with the problems going on at Trumball. We can check the cameras.

[Chairperson Andrews] Some people need to be in jail. We need to find out who this person is coming in with a motorcycle and have him arrested. When people's health and safety are threatened we need to take this seriously. We need to find out what apartment he went to.

[James Slaughter] We are moving on evictions. We need to find out that the tenant is that is allowing this person to come in the building. This involves health and Safety.

[Chairperson Andrews] Are there any other Public Comments?

Public Comment #2

Betty Cook (President of RAB/Scattered Sites)

[Betty Cook] addressed issues relative to the scattered Sites and Manager, Sharon Nelson. Tenants at Presidential have been complaining and nothing is being done by the Manager for the scattered sites. Ms. Cook reiterated the incident of the man bringing a motorcycle into the building, which is a safety issue. It was stated that the gasoline can cause a fire. Motorcycles are in the basement. Letters have been brought to the Admin Office.

[Chairperson Andrews] If there's a fire people could die.

[Betty Cook] stated that residents are parking their cars on the grass that don't live there but they stay there.

[Vice Chair Nightingale] Greens – I had a resident ask me, When are out doors supposed to be fixed? Residents have key fobs but the system has not been activated.

[Vice Chair Nightingale] Stated the weekend answering service was not responding to work orders. The person told her that they have not taken work orders during the weekend, in a long time. They were directed by the Vice Chairperson to take Work Orders. Residents are renting their apartment for \$500-\$600 a month and not paying their rents.

[Dave Ghio] Responded that they were in the process of completing the installation of doors and accessing the use of key fobs. It will take two weeks, it's a system upgrade.

[Chairperson Andrews] Are there are other public comments??
We are waiting for Commissioner Ramos to call in.

We were advised by Legal Counsel [Chris Sugar, Esq.] that the Minutes can be discussed only and they cannot be approved.

[Chairperson Andrews] Are there any Bills and Communications?

[James Slaughter] I have provided you with reports from the various department and the Directors of each department are here to answer any questions that you have and that can give you a brief synopsis of the activities of the previous month.

Housing Choice Voucher Program:

[Becky Gligo] Provided an update on where the Sec 8 program is on all of our major functions, which includes number of vouchers we have on the street; we were are on utilization; number of

inspections conducted and number of reexaminations completed, etc. These are the key indicators for our HCV department.

[James Slaughter] Any General Questions?

[Chair Andrews] I was looking for a different type of report.

[Becky] Asked if Chairperson Andrews was looking for a narrative?

[Chair Andrews] Identified that Commissioner Ramos calling in.

Notice is hereby given pursuant to the Open Public Meeting Act, that a Regular Meeting of the Board of Commissioners of the Housing Authority of Bridgeport will be held on Monday, November 14, 2016 at 5:30 p.m. at 150 Highland Avenue, Bridgeport, Connecticut for the purpose of acting upon:

[Chairperson Andrews] We are going to move to approve the Action Items while we have Commissioner Ramos on the phone.

Roll Call

Andrew	Present
Nightingale	Present
Ramos	Present

[James Slaughter] Chairmen you have a Quorum.

1. Resolution to Adopt Schedule for Regular Board Meeting for the 2017 Calendar Year

[Chairperson Andrews] Is there a Motion on the Floor?

Motion was made by Chairperson Nightingale and Seconded by Commissioner Ramos

Roll Call

Andrews	Aye
Nightingale	Aye
Ramos	Aye
Garcia	Absent

Motion carried: 3-0

2. Resolution Authorizing the Interim Executive Director to Draw Down on the Housing Choice Voucher Reserves In the Amount of \$1,045,720.67 In Response to the U.S. Department of Housing and Urban Development's Request for a \$2,120,480 Offset

Explanation: HUD wants their money back, HUDs funds that have been sitting in account.

It's part of a larger depository in our name that we were drawing interest on. We are not loosing this money it will be in the federal depository.

[Chairperson Andrews] Is there a Motion on the Floor?

Motion was made by Commissioner Nightingale and Seconded by Commissioner Ramos

Roll Call:

Andrews	Aye
Nightingale	Aye
Ramos	Aye

Motion carried: 3-0

3. Resolution Authorizing An Extension of the Existing Contract with ADP, LLC for Professional Payroll Processing & Human Data Management Services In An Amount Not to Exceed \$48,563 For An Additional Year

Is there a Motion on the Floor?

Motion was made by Commissioner Nightingale and Seconded by Commissioner Ramos.

Roll Call

ANDREWS	AYE
NIGHTINGALE	AYE
RAMOS	AYE

Motion carried: 3-0

4. Resolution Authorizing a Contract In the Amount of \$50,789.00 to A+ Technology & Security Solutions, Inc. for the Purchase and Installation of a Security Camera System in the Harborview Towers Development

[Jeff Zimmerman] We choose to Soul Source and did not have to go out for bids. We can piggyback off of the City of Bridgeport procurement, the worked is offered through our State Contract. We do not have to go through the procurement process of acquiring RFP or three bids. The existing cameras are old and outdated and need to be replaced. Revamp of the existing system, they will fix the five or six cameras that are down and add a couple of new ones. Jeff passed out attachments relative to the selection. Several slip and falls have been taken place and the cameras will help. This will integrate with the existing cameras.

Is there a Motion on the Floor?

Motion was made by Commissioner Nightingale and Seconded by Chairperson Ramos

Roll Call

Andrews Aye
Nightingale Aye
Ramos Aye

MOTION CARRIED: 3-0

- 5. RESOLUTION AUTHORIZING AN EXTENSION OF THE EXISTING CONTRACT WITH FOUR STAR MOVERS, INC. FOR PROFESSIONAL MOVING AND STORAGE SERVICES IN AN AMOUNT NOT TO EXCEED \$67,000.00 FOR AN ADDITIONAL YEAR

[Chairperson Andrews] Is there a Motion on the Floor?

Motion was made by Commissioner Nightingale and Seconded by Commissioner Ramos.

ROLL CALL:

RAMOS AYE
NIGHTINGALE AYE
ANDREWS AYE

MOTION CARRIED 3-0

[CHAIRPERSON ANDREWS] NO MORE VOTES WILL BE TAKEN TONIGHT. NOW WE ARE GOING BACK TO REPORTS.

ASSET MANAGEMENT:

[JAMES SLAUGHTER] EXPLAINING CURRENT PERCENTAGE OF OCCUPANCY.

FIRESIDE & FOREST GREEN	100%
GREENE HOMES	91%
HARBORVIEW	96%
PT BARNUM	97%
MARINA VILLAGE	0%
SCATTERED SITES 1	94%
MAPLEWOOD	50%
SCATTERED SITES 2	90%
TRUMBALL	94%

[James Slaughter] We have an issue turning units around, bringing units back on line and an issue collecting rents. Illegal activities, guns, drugs, long term non - payment of rents and illegal occupancy. The summary includes work orders.

[Chairperson Andrews] Why are we down 50% on rent collection?

[James Slaughter] PCC used to have a lock box; residents are taking advantage and are not paying. Residents paying rent as low as \$4.00 are not paying rent.

[Vice Chair Nightingale] Managers are doing their jobs. This problem is on management. PCC needs law enforcement. The managers are only doing what you tell them to do. Residents need to see something coming from legal.

[Seon Bagot] As of Nov 1st the eviction process has started in house.

[Chairperson Andrews] Your report does not encapsulate the number of evictions.

I don't want to hear about hirsch and levy I want to know what you are doing.

[Seon Bagot] We have already served 30 summons and complaints. The marshall is out there locking out residents.

[Chairperson Andrews] if this agency does not do its job, we will be under receivership. I will not be on this board.

[Seon Bagot] The main challenge is consistency. We have had no one doing the job.

[Chairperson Andrews] I observed one of our resident smoking weed in from of the kids. We need to make sure that the manager's are doing their jobs.

[James Slaughter] We should be at 96% for occupancy, some places we are down to 50%. We should be between 96 and 100. We are at 66%.

[Chairperson Andrews] Our goal is to be at 96%. Units have to be turned around.

[James Slaughter] We have to be more aggressive in collecting rents. I have asked the Managers to come to some of the RAB meetings, so that they can get together/

ITT

[Jeff Zimmerman] To do list completed from October the Recovery Agreement. Seon and I took care of public housing; the landline phone bills are very high and too expensive. We will have an analysis done. The migration will make sure that we are 5013C compliance. The police substation trying to get approval by HUD to take two units off line.

Planning, Procurement and Modernization

[Dave Ghio] In Two weeks the doors will be activated. Continue to move out of Boston Commons. There was a ground breaking ceremony by the contractor. The contractor is working on the perimeter of the building and introduced himself to the residents. Cider and donuts were given to the residents

They are pouring concrete for the new mailboxes at Marina Village. We continue with our 504 inspections. We have enlisted the services of three new architects. One fire unit to be renovated. With regard to the recovery the Dept of PPM have completed their issues and received accolades.

Harborview we have talked about renovating the front lobby and will take six months. Design and structural alterations. The Heating and cooling systems need to be inspected. Most are under service agreements.

[Chairperson Andrews] The board should be informed of any ground breaking. Give the board members the respect we deserve. Vandalism on the 8th floor was discussed.

Security Report

[Rafael Villegas] Apologized for the short report this month. He was having problems with his feet and had to see a podiatrist. He was not able to get police reports. He breaks them down to the sites and to the main office. He attended emergency drill with the EOC. Is it possible to have police officers walk the sites, we only have 5 security officers and they are unarmed. They are afraid for their lives.

Rafael handles, Security, Law suits, Liaison between Police Dept and Federal Agencies and maintains insurance for housing authority vehicles. I used to have clerical person, I could use help.

[Chairperson Andrews] Do we have money available?? Do we have money to take care of these issues, can the money be reprogrammed.

[Dave Ghio] Not for projects that are already planned.

[James Slaughter] We would have to change the priorities and go back to HUD.

[Chairperson Andrews] Residents are fearing for their lives. What's more important than that? Please talk to HUD about Trumball Gardens. I haven't seen the budget.

[James Slaughter] We would have to reprogram that capital year and if HUD agrees than we can take the necessary steps and we can work on the priorities. We are obligated to follow the procurement rules and may have to go out for bids. We may not be able to Soul Source.

{James Slaughter} I want to discuss the Trespass and Ban policy. We want to come to you in December with this policy. HUD requires us to have a Trespass and Ban Policy. We have met with the RAB about this policy.

We have illegal occupancy, homeless people staying in the stairwell. Police escort them out and they come back. We have to hold residents accountable for allowing people to come into our building illegally. The people can be arrested for breaking out trespassing and ban policy.

We will bring it to the Board for discussion in December.

[Chairperson Andrews] Work plan report needs to submit each month.

[Jeff Zimmerman] Each department will provide a report in the recovery agreement style.

[James Slaughter] Agenda Completed.

We were advised by Legal Counsel that we could not do Roll Call since there was no Quorum.

[Chairperson Andrews] Apologized for being rough on staff but stated this is serious business.

Motion to Adjourn could not be done since we do not have a Quorum.

Meeting Adjourned.