

**Board of Commissioners Meeting
Trumbull Gardens
Community Center
Bridgeport, CT**

The Board of Commissioners of the Housing Authority of the City of Bridgeport met in at the Regular Meeting at Trumbull Gardens, Bridgeport, CT, on the 18th day of June 2018, the place, date and hour duly established for the holding of such meetings Chairperson Andrews called the meeting to order at 5:45p.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	Present
Commissioner Nelson	Present
Commissioner Luna	Arrived late

James Slaughter] Chairman you have a Quorum.

[BHA Staff Present:

Ray Collette, Senior Accountant

Dave Ghio, Director of Planning and Mod

Diedra Perry, Resident Selection Manager

Seon Bagot, Director of Legal Services

Tiffany Maldonado, Director of Asset Management

Tony Manley, Facilities Operations Administrator

[Cowlis Andrews] We are ready for public comments.

Public Comment #1 Betty Cook (Scattered Sites 1 & 2)

Good Afternoon and I am Betty Cook and the President of the RAB. I have a problem with all the sites calling in work orders. Some of the sites you call, like my site you receive a COS. You call Harborview you get Monica and they take the work orders. At 11:00 at night we had a problem the alarm kept going off in the basement and she kept calling the 3378 number and they

said they couldn't get in touch with anybody. So, we need to fix this so the tenants don't have problems to call in a work order. So, the fire department checked it wasn't carbon monoxide and it wasn't a fire.

[Commissioner Nelson] Did you say an alarm malfunctioned?

[Bettie Cook] Yes. It's not the first time that this happened. Because in my building they go and sometime the fire department does not come.

[Chairman Andrews] Your point is well taken and we are supposed to be working on something for each Amp.

[Bettie Cook] I don't know, I get calls and I relay the messages back to whoever is working, I called Mike and he said he would check it out for Scattered Sites 1.

[Chairman Andrews] We need to develop a consistent process.

[Bettie Cook] Well we don't have one because Scattered Sites 1 had a temp in there taking work orders and they were let go and one was transferred to Harborview. So when people call the calls are going to voicemail.

[Chairman Andrews] I know the calls are going to a black hole. Let's have a process mapped.

[Bettie Cook] Commissioner Garcia was also checking out my building 1810 Stratford Avenue. Like I told him, when the girl falls through the floor, I will be her witness.

[Chairman Andrews] I thought it was fixed?

[Bettie Cook] No it's not!

[Tony Manley] She's referring to another unit. The other unit has been fixed.

[Dave Ghio] Was the toilet fixed?

[Bettie Cook] The toilet was fixed.

[Chairman Andrews] Let's not go another meeting, please have that fixed. Hopefully, by the July meeting it will be fixed and we will not have to talk about this again.

[Bettie Cook] Thank you.

Public Speaker #2 Karen Bracey, President Trumbull Gardens

Good Evening Karen Bracey President of Trumbull Gardens Res. Association

Sharon Thurman, Vice President

Shonda Ancrum. Secretary and volunteer at the center

Early this week, we felt the sting of your slap by advertising for someone to run the center at \$17 \$20.00 per hour. I thought everyone like free because that's what Shonda and I have been doing. Free for a little over a year now. We felt the kick in the stomach when the center was completed

but not for our children but for a Board of Commissioners Meeting. Shane on housing and this Board. Shonda and I have spent our money and managed time so that we could provide services for our children here at our center. And a lot of programs were done here, All we want to know who owes who a favor? Political or otherwise, because right now, I don't know who to blame. Mr. Slaughter who is supposed to be running the day to day operations of the Bridgeport Housing or the Board. Hell, I am going to blame all of you. Evil.

Public Speaker #3 Tammy Roseboro P.T. Barnum

Hi my name is Tammy Roseboro, Resident Council I live at P.T. I have been living there for 6 years and 7 months. And I just have a problem with the way they operate. I pay my rent, I just don't understand. My toilet doesn't work; my shower head drips; my cabinets need to be fixed.

We keep complaining about the same things over and over again and nothing is getting done. If I don't pay my rent, I'll get kicked out. If I pay my rent nothing gets done. I don't get it? That apartment was given to me 11/1/2011. That apartment was given to me and it was raggedy; it has mold and mildew. I live in Bldg. 15, #105.

[Chairman Andrews] What are the specific issues in the apartment?

[Tammy Roseboro] The cabinets are about to fall down. The floors need to be repaired; this a bullet hole in the wall; all four doors need to be repaired.

[Chairman Andrews] Someone please get out there and check.

[Commissioner Garcia] The manager needs to follow up with those work orders.

[Tammy Roseboro] She said the cabinets are on order.

[Chairman Andrews] We need a report to the board by the end of the week. We will follow-up and wait to receive a report. Thank you.

Public Speaker #4 Denise Taylor Moye, President Marina Village

Good Evening Everyone, Board of Commissioners and Mr. Slaughter.

I am here to speak about two things. I want to thank Cowlis Andrews for looking into what I had asked at the last meeting and returning my call in reference to the meeting at Marina Village. I am still waiting on the full answer. The second thing that I would like to talk about is our children and it's about our community that we live in. Here at Trumbull we have a beautiful Community Center that should be used by the children and parents that live here. And the second piece is Marina and it's the same problem with using the Community Center for the children. You know we also have The Greens that does not have the correct facility. So, what I am trying to say to you now, that every facility should have something there for our children. There should be some type of activities and resident services, There should be something there for our residents at each complex and this is not happening at the housing authority. I understand that there are some things that are not going good for the housing authority. But I am also looking at if you hire people that can write the grants, the grants will be able to serve the residents that are in the community. I have a problem having people that don't have the expertise to do the job that needs to be done for the residents. I know that you have helped me with funding with the after-

school program for Marina Village and everything there. But you helping me is not what's important. I need you to help all the complexes and that's what's important to me. I would give up some of my funding in order to share it with other complexes. All complexes need to have activities and fun things for the children to do through the summer and winter months. My suggestion to you is to take whatever money you have left and hire a resident service coordinator that will be able to write grants and that will be there for the residents in general. I just wanted to say that and thank you Cowlis Andrews for looking into that and I look forwards to hearing from you.

Public Speaker #5 Mayor Joe Ganim

I would like to bring the public and the entire board up to speed with my appreciation to our newest member to the Board of Commissioners and some of the residents up to speed. Denise has been strongly advocating for the residents of Marina Village, which I know was one of your topics tonight and Alfredo and Ed Adams. I have had more time knocking on doors with residents and throughout the City. Several issues were brought up such as mold, that has been there for a while. Stephen and I have met on those issues and some things on structure. And some conversations have been revisited and some of the positive aspects and ask Mr. Adams about making some positive contribution toward capital to the board and address some of the needs and challenges that we have. We need to make sure to follow up on some of the things that we need to build on. When I spoke to residents specifically about the mold throughout parts of the City and East Washington Street. So as Mayor I would like to reiterate along with support from our City Councilman and the liaison from the City Council who's all over the City with me and I appreciate it. We would like to help facilitate the access of the board with the support of the residents especially over the next few months. Lastly, the City wants to make sure that we are doing our part as partners with you especially with projects that have been successful throughout the City. The City would like to help with Marina in any way that I can.

[Chairman Andrews] We are working together with our developer to start demo in approximately 6 weeks.

We have had our police mobile unit around the City and this will aid us in our collective goals. If the board has any questions for me, I would be happy to answer any. We have a council meeting scheduled for this evening and we would like to invite you Mr. McCuskey to one of our meetings to make sure we are on track with some of the special projects and things that we are trying to accomplish with the housing authority as well. Alfredo, I will hand it over to you.

Public Speaker #6 Alfredo Castillo, Councilman

I want to address the board about some calls that I received from the foreman's. The foremen manage the day to day operations of the housing authority. We are already short staffed so my question is if you take away the manpower what are the alternatives.

[Chairman Andrews] Basically, to answer your question. As you may or may not remember, this housing authority is in troubled status. HUD asked the Mayor to get rid of the entire board, we were losing about five million dollars a year and we are working our way out. I think some of you were at the meeting when they announced that we had a five-million-dollar loss, which has

been running for two to three years now. This year we have had a six to seven hundred loss so it's been two years that things have turned from a five-hundred-dollar loss to a six or seven-hundred-dollar loss. We are looking to realign labor to meet the needs of housing. I don't want to talk to much about this because it's regarding personnel issues. In order to bring back the FSS Coordinator that we need, I think the first thing that we have to do is get out of troubled status. So, our goal is to get our financial house in order. Every month we are dealing with similar issues that Commissioner Garcia is asking why does it take months to get things done? So, we are cognizant of that and as I said we are trying to get our financial house in order, Things may look a little a little bit awkward now, but I think that we will be okay.

Looking at the Greenes, the Manager is working with the schools to utilize the school gym after hours for our children. Elections have consequences. If you look at our President Donald J. Trump and our Secretary of HUD, right, wrong or indifferent, when he spoke in Washington a couple of months ago, he said Public Housing would lose 6 million dollars a year. So, we have to get ahead of the curb. Residents have to live in these properties and you want them to be safe, sanitary and decent.

Is there any old business?

Is there a motion to approve the minutes of May 14,2018?

APPROVAL OF MINUTES OF May 14, 2018

Roll Call:

Commissioner Andrews	Yes
Commissioner Garcia	Yes
Commissioner Nelson	Yes
Commissioner Luna	Yes
Motion carried;	4 - 0

Finance

[Ray Collette for Alan Cashmore] Good Evening my name is Raymond Collette. I am in the finance Department and I am here on behalf of the CFO Alan Cashmore. Regretfully, he was unable to attend this meeting. All of you have been presented with a finance report for the June board meeting. It provides all the current account activity, income and expenditures. In addition, the CFO would like me to relay to you that we have received our final pre-draft audit. We will be filing our report on time. There were still some audit findings, but they have been substantially reduced since the previous year. That being said if you have any specific questions I will be happy to answer them for you.

[Chairman Andrews] This is the second year that we have submitted the audit on time.

That's correct.

[Chairman Andrews] How many years has the audit been submitted late?

I don't really know. I have no idea. HUD provided us with the 2018 proration and capital fund numbers this year. They raised us from 85% to 94% funding. We should be receiving about 17 million dollars. But pro-ration means that Congress only authorizes x percentage of dollars which needs to spread out between all the housing authorities throughout the country, which is 5% on the dollar. We are trying to be as cautious as possible about our expenditures for the rest of the year. Are you guys still meeting with the managers on a weekly basis to discuss the budget? We are always about a month and a half behind.

We are meeting monthly. Each manager must be able to manage their budget for the AMP.

Procurement

[Caroline Sanchez] So for procurement, in your board package you should have four Resolutions for extensions and new awards of contract, for elevator emergencies, boiler preventive maintenance and repairs; waste services. We also have bids for the PT Barnum ventilation, you will see an award for that. I also have a resolution for painting services and that is on a timely basis. What we are going to do is select a few painters as needed to use for unit turnovers. In your board package there is a closed solicitation to award boiler repair and maintenance services, Elevator maintenance we put it out to bid and only received two proposals. We decided to keep who we had. There is a board resolution asking for additional funds, for CF Greene, Trumbull Gardens and Harborview Towers.

[Commissioner Garcia] Are work orders being generated every time we receive work orders? We have to keep a close eye on them because they try to make overtime on you. Before they leave I request a report and attach it to the work order. Overtime is \$800 an hour. I am signing invoices for \$5 - \$6,000 a weekend.

Are there any local elevator repair companies?

Planning and Development

[Dave Ghio] Good Evening Everyone

If you look at my report, you can see all the activity for the Planning, Development and Mod. I am not going to go over all of these projects because they are outlined in my report. But I will answer any questions that you may have.

Last year at this time. We were all sitting in this room sweating profusely. Now, we are sitting in this gym and we are all comfortable, due to the fact the air conditioning has been fixed. Thanks to the persistence of Karen Bracey and the Board of Commissioners. This is a place that the children and community will be using. On top of that, my Director has asked me to work with the City and fix the tennis courts, basketball courts and water pumps. If you drive through this weekend you will see all the roofs on the townhouses being replaced. I didn't bring a sample of what the roofs were made of which was particleboard. The wrong material was used it was the

wrong installation and that was the cause of the roofs leaking. And thank you to our Director and this Board for finally allowing us to repair the roofs at Trumbull Gardens. This will make a difference in the lives of the people in the community. The fire doors have been ordered for Trumbull Gardens and CF Greenes. The ventilation system at P.T. which has gotten a lot of press is being rebid. This project was out to bid about four months ago according to Federal Guidelines and will take 60 -90 days to advertise. I would be happy to answer any questions that you may have.

Public Comment Speaker #7 Todd McClutchy

[Todd] Good Evening everyone. I did have a power point presentation for everyone but there is no screen to use in the gym. So, I will give you a quick update as to what we have ahead of us. And you may ask questions and I will see if there is anything else to answer.

As everyone knows, the two first Phases of Crescent Crossing have been completed. Both are 100% occupied. We have had tremendous success. Currently, we have hundreds of people on our wait list for both properties. It has really been a pleasure having such demand and to get that type of response from the community. We have been able to build on those first two phases of Crescent Crossings. There are three additional phases of construction. One phase is another phase at Crescent Crossings and the second one has been funded and we expect to close soon, is the first phase over at Marina Village, which will be a tremendous success for us. We have been able to demolish some of the area over at Marina Village and now it's time that we get replacement housing over there. The site on the corner of Park Avenue has been sitting vacant for the past almost two years. We have the opportunity to relocate and provide housing for residents that have been relocated. We want to finish that phase in the next three months. We are working out some issues with the City. Once they are resolved we can move forward with the financing of that. We will then post a number of job fairs within the City and Procurement office. We will work with some of the colleges where we can identify and advertise the availability of jobs, if there are typically going to be construction related services. So, folks will have the opportunity to find employment there.

[Commissioner Garcia] Who is going to be in charge of locating these residents? Are they going to have to live there during this process? Are we prepared to start relocating the residents, once demolition starts?

[Chairman Andrews] I think that's on us.

[James Slaughter] We have relocated everyone in Phase one and two. When we get to the point of demolition, everyone will have to be relocated because of the foot print of the second phase, impacts phase three. What we can do, to reduce dust and a lot of materials we will have to go the extra mile.

[Commissioner Nelson] Where would the residents be relocated?

[James Slaughter] Residents will be given vouchers.

Asset Management

LIP is currently 96 % occupied and our Pic Rexam Score is 99.64. Our department is currently working on Standard Operating Procedures to assist with improved coordination and efficiencies with the departments we work with, We continue to work on the outstanding measures on the Recovery Agreement. Are there any questions? There is also a bedbug policy in your package and a resolution is also enclosed.

Resident Selection

You heard that we are at 96%, so we must be doing something. Our report is so simple and the number are what they are. Right now we have over 755 people on a centralized waitlist. We have 105 people on the 3-bedroom waiting list. We want to keep at least 1500 people on our waiting list because it is manageable. We are getting a lot of reasonable accommodations. They are crippling us.

[Chairperson Andrews] Can't we fix the units that they are already in? You guys need to figure out how you can keep people in their units. They are gaming our system. This must be addressed. Anyone can get a doctor's note to say what they want.

I wish we could do that. Most people fix it so that they have to be moved. People are making more than one request. We have a lot of people with asthma and we have to enforce the no-smoking policy. People smoke in the hallways. We need to do signs and get more proactive. Any rehabs that we do. They do not install carpet.

We have 7200 on our waiting list. I think we need to send some of our applicants over here.

HCV

Out on FMLA.

Security

I am Ralph V. Chief of Security. I would like to welcome Commissioner Luna. If you look at my report, I was unable to get police reports. The police department is changing their computer system and having trouble. So, you can't retrieve reports. Effective today I haven't received reports since May. They can't even retrieve accident. I have been working with Erin IT consultant installing cameras at various locations. The mobile precinct has been moving from place to place. They have the anti-crime and gang unit. The federal people are out there and we still have the two officers assigned. Spot shooter can pick up where a gun has been fired. The City is going to use Spot Shooter as well. We are adding some cameras at Fireside and an alarm system. We are a little behind at building 10. With the changing of staff, we are a little behind.

Legal

So, in terms of lease enforcement, we have a little under 100 families in court ordered stipulation agreements. About 150 of those are for non-payment. Asset Management and myself will be meeting to review rent collection measures and create new policies.

1. Action Items: (Resolutions)

1. RESOLUTION ADOPTING PARK CITY COMMUNITIES BEDBUG POLICY FOR LIPH DEVELOPMENTS

Roll Call:

Commissioner Andrews	Yes
Commissioner Garcia	Yes
Commissioner Nelson	Yes
Commissioner Luna	Abs.

Motion carried; 3 -0 – 1 abs.

2. RESOLUTION AUTHORIZING ADDITIONAL FUNDS TO THE CURRENT CONTRACT IN THE NOT TO EXCEED AMOUNT OF \$200,000.00, FOR PAINTING SERVICES AGENCY WIDE FOR VACANT UNIT TURN, TO VARIOUS PAINTING CONTRACTORS

Roll Call:

Commissioner Andrews	Yes
Commissioner Garcia	Yes
Commissioner Nelson	Yes
Commissioner Luna	Abs.

Motion carried; 3 – 0 – 1 abs.

3. RESOLUTION AUTHORIZING ADDITIONAL FUNDS TO THE CURRENT CONTRACT WITH EAGLE ELEVATOR COMPANY, INC. FOR ELEVATOR EMERGENCY REPAIRS IN THE NOT-TO-EXCEED AMOUNT OF \$300,000.00

Roll Call:

Commissioner Andrews	Yes
Commissioner Garcia	Yes
Commissioner Nelson	Yes
Commissioner Luna	Abs.

Motion carried; 3 – 0 – 1 abs.

- 4. RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT IN THE NOT-TO-EXCEED AMOUNT OF \$232,900.00 FOR A PERIOD OF ONE YEAR, WITH AN OPTION FOR A SECOND YEAR WITH HUNTER MECHANICAL, INC. FOR BOILER PREVENTIVE MAINTENANCE AND REPAIRS.**

Roll Call:

Commissioner Andrews	Yes
Commissioner Garcia	Yes
Commissioner Nelson	Yes
Commissioner Luna	Abs.

Motion carried; 3 – 0 – 1 abs.

- 5. RESOLUTION AUTHORIZING AN EXTENSION OF THE CURRENT CONTRACT WITH WILLIE J. SMITH FOR STATE MARSHAL SERVICES AGENCY WIDE FOR AN AMOUNT NOT TO EXCEED \$15,000.00 FOR AN ADDITIONAL TWO MONTHS.**

Roll Call:

Commissioner Andrews	Yes
Commissioner Garcia	Yes
Commissioner Nelson	Yes
Commissioner Luna	Abs.

Motion carried; 3 – 0 – 1 abs.

- 6. RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT IN THE NOT-TO-EXCEED AMOUNT OF \$400,000.00 FOR A PERIOD OF ONE YEAR, WITH AN OPTION FOR A SECOND YEAR WITH EAGLE ELEVATOR COMPANY, INC. FOR ELEVATOR PREVENTIVE MAINTENANCE AND REPAIRS.**

Roll Call:

Commissioner Andrews	Yes
Commissioner Garcia	Yes
Commissioner Nelson	Yes
Commissioner Luna	Abs.

Motion carried; 3 - 0 – 1 abs.

7. RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT IN THE NOT-TO-EXCEED AMOUNT OF \$211,192.68 FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION TO EXTEND FOR ONE (1) ADDITIONAL YEAR, TO ALL AMERICAN WASTE FOR REFUSE REMOVAL SERVICES AT MARINA VILLAGE, C.F. GREENE HOMES, FIRESIDE/FOREST GREEN, HARBORVIEW TOWERS, TRUMBULL GARDENS AND SCATTERED SITES

Roll Call:

Commissioner Andrews	Yes
Commissioner Garcia	Yes
Commissioner Nelson	Yes
Commissioner Luna	Abs.

Motion carried; 3 – 0 -1 abs.

8. RESOLUTION AUTHORIZING THE SECOND-YEAR OPTION IN THE CURRENT CONTRACT THENOT-TO-EXCEED AMOUNT OF \$99,500.00 FOR A PERIOD OF ONE YEAR, WITH AN OPTION FOR A SECOND YEAR WITH A&E CARTING AND REFUSE, LLC FOR REFUSE REMOVAL SERVICES AT PT BARNUM

Roll Call:

Commissioner Andrews	Yes
Commissioner Garcia	Yes
Commissioner Nelson	Yes
Commissioner Luna	Abs.

Motion carried; 3 - 0 - 1 abs,

9. RESOLUTION APPROVING AND AUTHORIZING THE BOARD OF COMMISSIONERS PRESIDENT AND ACTING EXECUTIVE DIRECTOR TO EXECUTE A RECOVERY AGREEMENT AND ACTION PLAN BETWEEN THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND THE HOUSING AUTHORITY OF THE CITY BRIDGEPORT

Roll Call:

Commissioner Andrews	Yes
Commissioner Garcia	Yes
Commissioner Nelson	Yes

Commissioner Luna

Abs.

Motion carried;

3 – 0 – 1 abs.

Meeting adjourned 8:27

/dw