

**Board of Commissioners Meeting
Harborview Tower Apartments,
376 E. Washington Avenue
Community Center
Bridgeport, CT 06608**

The Board of Commissioners of the Housing Authority of the City of Bridgeport met in at the Regular Meeting at Harborview Tower Apartments, Bridgeport, CT, on the 29th day of August 2018, the place, date and hour duly established for the holding of such meetings Chairperson Andrews called the meeting to order at 5:44 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	Present
Commissioner Nelson	Present
Commissioner Luna	Absent

[James Slaughter] Chairman you have a Quorum.

BHA Staff Present:

Alan Cashmore, Director of Finance

Dave Ghio, Director of Planning and Mod

Caroline Sanchez, Director of Procurement

Seon Bagot, Director of Legal Services

Tony Manley, Assistant Director of Asset Management

Ralph Villegas, Chief of Security

[Cowlis Andrews] I need to make a change to the agenda because it appears that the public comments section is not there, we want to add public comment section after the minutes. Is there

any old business? None. Is there a motion to approve the minutes? Motion. Moved and properly seconded are there any questions? All in favor.

So, prior to going into public comments I'd hate to do this to you all, is there a motion going to executive session? Motion executive session. Moved and properly seconded. Are you ready for the question? This is to discuss personnel questions. Mr. Nelson? Yes. Mr. Garcia? Yes Mr. Andrews? Yes. Motion carried.

Is there a motion to come out of executive session? Second. Moved and properly seconded. Is everybody in consent? Is everybody in favor? Is it unanimous? Yes. For the record we are recognizing Ms. Hadassah Nightingale. Let the record reflect that Ms. Nightingale former commissioner Nightingale... (Inaudible talking). We are going to go to public comments section. Ms. Betty Cook, do you wish to speak?

Public Comment #1 Betty Cook

Good afternoon my name is Betty Cook I am the president of the RAB board and president Scattered Sites. I have a problem. I have several problems. I am getting sick and tired of people calling me to complain when housing isn't doing their job. The cutting of the grass is by some contractor they are doing a half (expletive) job. They are leaving all the stuff in the back of the tenant's houses and stuff instead of picking up the branches and stuff. I got about six calls. And when I get them I call tony. Another thing...

[Commissioner Garcia]: Where Ms. Cook?

[Betty Cook]: Scattered Sites. From what I understand it's a man and a woman that is cutting the grass she is doing the weed whacking and he's doing whatever.

[Commissioner Garcia]: Are there specific properties?

[Betty Cook]: Scattered Sites different properties yes.

[Commissioner Garcia]: So this is all in general all of the properties throughout the city.

[Betty Cook]: The ones that they have to cut the grass yes. I have another problem. The lockout problem, when the tenants leave their keys in the house they are locked out they can't get back in. If it's on a Monday they have to sleep in the community room in the hallway because housing will not let them in. Yes! That's what I'm saying they do not let them in. One woman was out on Friday night she called in with her 3 kids she had to sleep in her car all weekend up at Trumbull Gardens. Nobody would let her in

[Commissioner Andrews]: What she lost her keys?

[Betty Cook]: Some of the doors when you walk out automatically slam.

[Commissioner Garcia]: Keys to get in the building or apartment apt?

[Betty Cook]: She could get in building but not her apartment. Before you do a lock out you need to write a letter for every single tenant letting them know that you are not going to let them in because what you all are doing is not right. No manager has sent out a letter to anybody. Trumbull Gardens, Scattered Sites, P.T. Barnum, Marina or Fireside about the lockout and it's not right.

[Commissioner Garcia]: Ok let me ask you a question. Tony those doors are they spring hinges the units at Trumbull Gardens?

[Tony Manley]: yes.

[Commissioner Garcia]: Spring hinges?

[Tony Manley]: Yes sir.

[Betty Cook]: Like I said, before you do some (expletive) like this everybody needs to have a letter.

[Commissioner Andrews]: Ms. Cook I agree with you however the authority and employees are under strict orders from us the board to adhere to a budget and when someone comes in they charge what? 4 hours?

[Betty Cook]: and what if we don't pay our rent?

[Commissioner Andrews]: You'll be evicted.

[Betty Cook]: Then you'll want to evict us. Some services should be done for the tenants and stop paying all these other people all these raises.

[Commissioner Andrews]: The thing is if you make a policy whatever the 4 hours is worth whether its \$125.00 dollars per lockout that needs to go on their next bill.

[Betty Cook]: Well I'll tell you one better. One lady called the fire department and she is still going to be charged. She still got in her place. So you either let them in or they will call the fire department.

[Commissioner Garcia]: How did they get them in? The window?

[Betty Cook]: They put the pick up and took the window screen out the window and one of the firemen went in and she was on dialysis.

[Commissioner Andrews]: The other issue is we have to negotiate with the union to hire someone for the evening shift by the same token there has to be a charge

[James Slaughter, Executive Director]: The contract for maintenance is they get paid 3 hours and after 10 its 5 hours overtime if they called in automatic. If they come in during after hours between 5 and 10 it is automatic 3 hours foremen is 4 hours.

[Commissioner Andrews]: Let's work with this later by the next meeting you will have a policy

[Betty Cook]: By next meeting we will have a policy? September? Like next week or so?

[Commissioner Andrews]: In like 2 weeks we will work on that.

Public Speaker #2 Karen Bracey

Good evening. Karen Bracey for Trumbull Gardens. I just want to piggy back off of what Ms. Cook said. The resident that was in Trumbull Gardens had a 3 year old son with her that got locked out and I just want to know for safety reasons where was she supposed to go? She has no family here. Where was she supposed to go? Stay in the hallway? If she happened to get raped or if something happened to her child whose responsibility is that? Don't let it happen to me because I am suing every last one of you at that desk.

[Commissioner Garcia]: What time of the day was this?

[Karen Bracey]: It was at night I want to say somewhere around 9pm and 9:30pm. It's not right. No letters were sent out to anyone. None. No resident got a letter about this. And you can't change rules and regulations when it affects us without notifying us.

[Commissioner Andrews]: What was the rule before?

[Karen Bracey]: That if you came out we got charged \$150.00 to open the door for the residents not \$125.00. I thought it was \$150.00. If that's the case just up it to \$175.00, anything, but don't leave us hanging. Sometimes it is the fault of the resident but sometimes especially with the doors at Trumbull Gardens that it...

[Commissioner Andrews]: She left the keys in the house?

[Karen Bracey]: Yes.

[Commissioner Andrews]: You're right from the management perspective we need to do better. We just have to figure out what balance we strike so you're right.

[Karen Bracey]: Ok thank you I'm done.

Public Speaker #3 Dontrese Porter

Good evening everybody. I am here because I just want to address Mr. Slaughter. We have recently met sometime in April for the first time he showed up to my door with Tony and with my site manager as well and security. At the time I remember you promising to help get me get

relocated out of this building. During that same time a month later a notice went out stating this building was for senior citizens only and if those who do not meet the requirement, if you wanted to stay you can stay if you don't then you would need to do the proper paperwork to get moved out of this building. I have done the emergency move twice. You have promised to meet with me that never came through. I sent you numerous emails I left voicemails. You have directed me to Tony numerous times that never came through. You sent me to other people saying that there were meetings that were supposed to happen that never happened. So, I am here today finally after since April of this year for the second time seeing you in person asking you what do I have to do? You promised to move me so I am asking you to be a man of your word and move me out of this bld.

[Commissioner Andrews]: You want to move out of the elderly and disabled?

[Dontrese Porter]: Yes I have done the paperwork twice

[Commissioner Andrews]: Ok we have to research this but no individual can promise you anything because we have to follow federal guidelines.

[Dontrese Porter]: Ok well he did and the director promised me in front of Tony, Monica Ratley and security.

[James Slaughter]: We actually said we will work with him to see what we could do.

[Dontrese Porter]: Mr. Slaughter your words were, in the middle of our whole conversation nobody brought up moving whatsoever it wasn't even on my mind, you said let's move him from there I was given Tony's business card and was told to work with tony. Your thing was let's move him so I was like ok I do want to move.

[Commissioner Andrews]: We will look at options.

[Dontrese Porter]: Again I was told numerous times by Mr. Slaughter that we would look at options.

[James Slaughter]: We will set up a meeting and as I told you last week. We will set up a meeting to discuss this and talk to Resident Selection to address this issue.

[Dontrese Porter]: Ok and this is the same thing you keep promising to me

[James Slaughter]: You will be getting called for an appointment.

[Commissioner Andrews]: You know what? The honest fact is straight up we don't have a unit for you right now.

[Dontrese Porter]: What's your name sir?

[Commissioner Andrews]: My name Cowlis Andrews?

[Dontrese Porter]: Cowlis, if Mr. Slaughter would have said that to me it would've been over with. The fact that he never responded to me since he made this promise is the problem.

[Commissioner Andrews]: And I apologize for him that shouldn't be the case but when we have a unit available for you we will work and when we do we will contact you.

[Dontrese Porter]: I just want to go back to this key thing. Basically you are saying that if someone comes out after hours they get paid for 4 hours or whatever the jig is. I have, since I've been here, called the hotline for my tub being stopped up and my toilet being stopped up. I was told numerous times through the hotline that someone was coming out and no one comes out.

[Commissioner Andrews]: Did they get to you in the morning?

[Dontrese Porter]: I have gone a whole weekend with my tub and toilet being stopped up. That's only one bathroom. So again it seems like what it is that whether it's someone being locked out or an emergency situation these workers are not showing up to do their job or you're telling them to not come out due to the budget.

[Commissioner Andrews]: Everything comes down to money and there are some budget implications for everything it's unfortunate but that's the way it is. We have to watch the budget because we are forced to adhere to a budget but we will try with the resources that we have to do better service.

[Dontrese Porter]: So this third party service that we call into the hotline, is that contracted into the budget? You are basically telling the workers to not come out. If you're telling the workers to not come out but you're paying third parties agency that's money you could be paying the workers.

[Commissioner Andrews]: Ok thank you.

Public Speaker #4 Patricia Broadnax

Hello everyone I'm here once again. I'm the woman who has a stinky apartment. Somebody is smoking over there. Now the lady downstairs on the first floor under me, she is eliminated because they took her out. So now it's coming from the apartment either across from me or upstairs and my house stinks and it's not no cigarette smoke. I don't know what it is but somebody is smoking and my house smells I have put in compliant after complaint. This has nothing to do with any money somebody needs to come out there. When I put in the report they need to come out immediately to see who is smoking. Ok/ so what's going to happen about that/

[Commissioner Garcia]: Are you in contact with Tony

[Patricia Broadnax] Yes I have

[Tony Manley]: What we are going to do next time we have a situation and it is evident that's what's going on call me and I'll come out.

[Patricia Broadnax]: Ok I'm going to take your word for that, you are all witness to that right?

Public Speaker #5 Pearl Sams Adams

Hi, my name is Pearl Sams Adams. I live at Fireside Apartments, 655 Palisades Avenue, Apt. H6. Gentleman the problem has not been addressed, from the last commissioners meeting since I was promised that I was the only one who had the problem or have been speaking about the problem that you were all going to work with me but it has not. In the meantime, I have put in a work order since July to get these little bags that take the humidity out, some of it anyway, but I have not received them yet. But I have been working hard for it. My apartment is still damp. There was I believe she said she was the project manager came out with the site manager Vicky. She came out and said and basically said it was my problem that I have something sitting in front of the sensor in my kitchen. However the blower in the kitchen is working but the blower in the bathroom is not working. She said, "oh you have this sitting in front of there that's why it's not working." That wasn't interfering with the blower in the kitchen but in the meantime my house is still wet. My bath cloth that I use in the morning is still wet at night it does not dry. There's that much humidity and water in my house

[Commissioner Garcia]: Are there fans or vents in the bathroom?

[Pearl Sams Adams]: and that's what I'm concerned about because you are all paying someone money to put these things in. there was supposed to be what like 75 or 85 test units before they did all of fireside with this stuff am I right?

[Commissioner Andrews]: We are under the impression that they are working

[Commissioner Garcia]: If they don't do periodic maintenance inspections then we will never know

[Commissioner Andrews]: We will go back and do some test. I believe they are doing periodic inspections.

[Pearl Sams Adams]: Well the one in my bathroom in not working and it's not taking moisture out of my house.

[Commissioner Andrews]: We will get somebody out there, we will.

[Tony Manley]: Dave are the ventilation fans still under warranty?

[Dave Ghio]: Depends because they were done in 3 different phases so it was only good for a year. I can assure you they were all working they were inspected. They are low velocity so you won't see them on here. My project manager did complete a report. As a result of that inspection from my project manager the system was working.

[Commissioner Andrews]: Ok we are going to take care of it.

[Commissioner Garcia]: Circling back to the lady that was here about the smoking you guys know that as of July 31 there is no smoking on HUD property period. Listen, now which I think your concern was about marijuana. Ok marijuana, here's the deal with marijuana. Marijuana, if you are a patient and you have a certificate from a doctor, you would have to submit a reasonable

accommodation okay. It has to go before the reasonable accommodation committee for approval. I'll be honest with you it's not going to get approved. There have already been legal challenges in the state of Maryland regarding the marijuana issue. Smoking it's been challenged. Courts have ruled in the favor of HUD. The only thing the courts are having challenges with is the marijuana issue and that's something that we have to come up with policy and it has to be sent down or have a meeting with the residents so they understand what the process is for marijuana use. Even though federal law says marijuana is illegal, however, there has been legislation in place now to try to move that from class 1 to class 2 so there are a lot of changes to come in the pipeline regarding marijuana because that seems to be the most that is challenging the judges in the courts.

Public Speaker #6 Martha Arrington

Hello my name is Martha Arrington; I went to the commissioners meeting at Fireside. I came in support of the managers and the maintenance people from Scattered Sites because they had said the commissioners should hire more of them and you had said the managers need to make sure with what they have. So manage them better, they can borrow from each other and work together. Then I came here today because you had said if we weren't home we had the right to make an appointment. But when I was at the managers meeting they said they can't do that. So what you're saying and what they are saying is left hand and right hand doesn't know what they are talking about. So now if you don't have enough for the people you have hired right now, why are you hiring a third party to cut the grass and all that? Can't you use the people we have now and save money?

[Commissioner Andrews]: We are working through management issues

[Martha Arrington]: Ok so you know you don't have enough people. You keep saying tell Tony. But how can he do all you want him to do if he doesn't have enough people to do it? Is he a miracle worker? So we come back all the time with the exact same problem it makes no sense.

[Commissioner Andrews]: Are you at scattered sites?

[Martha Arrington]: Yes I am

[Commissioner Andrews]: Then you need to make an appointment for a specific time.

[Martha Arrington]: I prefer to be home in my apartment.

[Commissioner Garcia]: She has that right.

[Commissioner Andrews]: She has that right but with limited people you guys have to work it out. If you want that service you're at the whims of the managers. We had this discussion so why are we talking?

[Martha Arrington]: We are talking because you said over at Fireside and so did Mr. Garcia. I have the right to not have someone in my apartment if I'm not there.

[Commissioner Andrews]: You do

[Martha Arrington]: So why is that different now?

[Commissioner Andrews]: it's not different but you can't have your cake and eat it too.

[Martha Arrington]: What cake am I eating?

[Commissioner Andrews]: Ok you want someone there when your there when are you there?

[Martha Arrington]: I make appointments.

[Commissioner Andrews]: When is your appointment?

[Martha Arrington]: I call them. They call me I tell them when I'm off and I've made appointments and they don't make it.

[Commissioner Andrews]: Is there a specific appointment they didn't make it to?

[Martha Arrington]: Yes.

[Commissioner Andrews]: Ok that is a problem.

[Martha Arrington]: And I've taken time off from work.

[Commissioner Andrews]: That's a problem you all have to deal with that.

[Martha Arrington]: I don't think he was involved at that time.

[Tony Manley]: I've been to her apartment twice already. She is talking about before me.

[Commissioner Andrews]: So you all deal with it.

[Tony Manley]: My guys are taking care of it.

[Martha Arrington]: Can you please tell me do we have enough people now?

[Commissioner Andrews]: We don't have enough people.

[Martha Arrington]: Ok we don't have enough people.

[Tony Manley]: We will set up a date like we talked about already.

[Commissioner Andrews]: Do you want somebody at your house that's the issue do you want somebody at your house?

[Martha Arrington]: The issue is that you're saying....

[Commissioner Andrews]: Ma'am, ma'am do you want somebody at your house?

[Martha Arrington]: Yes

[Commissioner Andrews]: Ok Tony deal with it. Thank you! Mr. Alfredo Castillo.

Public Speaker #7 Alfredo Castillo

Hello board members I'm Alfredo Castillo and I'm a city councilman for the City of Bridgeport and an acting liaison for the Housing Authority. I got 2 phone calls today. One I met in person and the other one was Tiffany who was let go today not by James Slaughter but by Seon. Who is the director here? And she got let go because she said she had a death in her family she brought documentation. She brought it here and they said it was not valid and they let her go.

[Commissioner Andrews]: That is a personnel issue. We cannot discuss personnel issues.

[Alfredo Castillo]: She called me.

[Commissioner Nelson]: I know but you won't get an answer.

[Alfredo Castillo]: Second one was I was at the city today and I ran into one of the contractors. His name is Pete. I know him personally because when I worked here he was one of the contractors. He was allocated a job to do Section 8, some carpets. Friday he seen you (Tony) brining rolls of carpets. James Slaughter, you were helping him bring them in. He was ready to do the job on Friday they told him he is not doing the job. He is a Bridgeport Resident. He is a contractor for Bridgeport. Section 3 and the job was given to somebody from New Jersey that Tony you brought them to do the job.

[Tony Manley]: Sure did.

[Alfredo Castillo]: So, Caroline she is the one who does the contracts, so how is Tony allocating who does the contract, who takes what contract, what's going on here?

[Commissioner Nelson]: Where was that at?

[Alfredo Castillo]: At the Administrative Building Section 8, he pulled me to the side I didn't know what was going on, he pulled me to the side.

[Caroline Sanchez]: I have no record of where the carpet came from and I have no record of who is installing the carpets.

[Commissioner Garcia]: Was this on a contract this guy from NJ?

[Caroline Sanchez]: I have no information about that.

[Commissioner Nelson]: Did we bid this out?

[Caroline Sanchez]: I have no information.

[Commissioner Nelson]: So there's no bid?

[Commissioner Nelson]: Just so I know what's the Admin Building?

[Commissioner Andrews]: The main building highland Ave.

[Alfredo Castillo]: I didn't know about it on Friday I seen him coming in with the rugs, Pete I ran into him at the City he pulled me to the side and said Alfredo I need to talk to you and this is what he told me. That was today, he came to me I didn't alright.

[Commissioner Andrews]: Where's Margarita Cooke?

Public Speaker #8 Unknown Person

[Unknown person]: Can I discuss my pothole situation. It keeps coming back every time they fix it. I don't understand why it can't be fixed the first time. It's a pothole 3 times fixed now there's another pothole.

[Commissioner Garcia]: The person you need to speak to is your property manager. Where's your property manager

[Unknown person]: We don't have a property manager. Scattered Sites 1 doesn't have a property manager

[Commissioner Andrews]: ok we are making transfers. Ms. Cooke go ahead.

Public Speaker #9 Margarita Cooke

I would like to speak to you because the smoking ban is not being done at scattered site buildings at all. We have no designated parking for people to go to they are still smoking in the apt.

[Commissioner Garcia]: As of July 31st

[Margarita Cooke]: They are not doing it.

[Commissioner Garcia]: As of July 31st HUD regulates that every Housing Authority should have a policy in place and signs should have already been posted, noticed should have already been sent to the residents.

[Margarita Cooke]: Nobody is bothering because no one is showing them a designated smoking area. They are not supposed to smoke in the building. It supposed to be 25 feet outside but they are still smoking in the building.

Finance

[Cowlis Andrews]: Ok is there a finance report? Let's do the finance report.

[Alan Cashmore, CFO]

Yes, I did a revised budget. There are only 2 months left for the year so there is not much time to save any money. I have an objective LIPH Budget of an income of \$390,000, however, \$1.3 million is all coming from Marina so we are seeing extra subsidy for Marina. The other sites for example Harborview is a little over \$400,000 and \$390,000 will not help much in our operating reserves. So I am currently working on the new budget we should have it for September 30th and starts October 1st which will be coming to the board at our next meeting. I will be sending it to the finance committee meeting sometime early next week.

[Cowlis Andrews]: Ok, Thank you.

Planning and Development

[Dave Ghio, Director of Planning and Development]

Two fire units at fireside (inaudible) the unit that had damage in the living room and the front wall will be going out for bid also in September on that individual unit. (Inaudible). Three parking garage ceilings are being inspected by the fire marshal. The fire department is taking an extra step by obligation once they come and inspect the ceilings they will also be inspecting the common areas. Those common areas are being thoroughly inspected and brought into compliance. The things they are looking for are that the doors are all self closing. That the doors close without resistance with proper emergency signs and exit signs. It is a very positive thing to know that our larger scattered sites will go through this process and be certified. (Inaudible) all ten now are operational and pressurized. Fire door project at C.F. Greene and Trumbull Gardens are underway. That started just this month of August. Doors have not hit the sites yet. But we have gone through and evaluated every single door, frames and hardware to identify any reusable parts and we have a negligible amount of reusable parts. They will be stored and forwarded to Asset Management.

We just collected the bids on the character walls for all 7 high rises. Five at the Greene's and two at Trumbull Gardens. We had a good spec (inaudible) we had \$400,000 to \$600,000 proposals which have not been reviewed as of yet. We received them late last week. That recommendation should be presented to you next month at the next board meeting. Town homes roofs for Trumbull Gardens is approximately 25% complete. There was a concentration on Fireside roofs which are about 80% complete. Actually just today our contractor was issued an award. They participated in a BBQ that was held by the BHA management. Contractors made a donation. I really don't know how much or exactly what but I was very glad and appreciative.

[Commissioner Nelson]: They actually donated a bike to Trumbull Gardens last Saturday.

[Dave Ghio]: There was a ground breaking that was planned for Maria Village Phase II demolition that was scheduled for this Friday with the Mayor. It has been cancelled. (Inaudible) There will be an announcement in the next 2 weeks. There will be a press release. This is another very positive experience for this agency. P.T. Barnum Apartments ventilation will be awarded to

the recommended contractor who through competitive bid followed the proper procurement guidelines. We have in my opinion received the best value. We are trying to narrow down to the lowest responsible bidder to a field of about six bidders. \$160,000 for the entire ventilation system. I should remind you this is in direct response to some politician who came down talking about this stuff. We made promises so he will be following up. The Hartford office is also tracking this. Tonight I will also be asking you to review my resolution for Rodriguez and Associates Architectural Planners, LLC for architect to bring this agency into compliance after we have failed in an over 30 year old MOA. We are now in being able to be in complying factor with our first 2 units. There is some more depth that needs to be discussed about this.

[Commissioner Garcia]: Are you merging units together to make up the new ones?

[David Ghio]: No, we have reviewed 80 of our 88 complying units. We have identified what it would take to make those ramifications. There were no cases where units could be combined. We were able to satisfy more than our minimum requirement agency wide without having to combine units, perform structural changes or other physically expensive projects.

Procurement

[Caroline Sanchez, Director of Procurement]

So, right now in procurement we are waiting on solicitations. Our main focus is the end of year closing. We are getting ready to add inventory and integrate it into the system by the end of the month. We are also getting new software. We are pretty much busy updating all of our information. Tonight let's look at agency wide painting services. I want to let everyone know little of the procurement process. When I get a request from a site or from a director saying we need these types of services, I usually have a scope. We are required per HUD to put this in the news paper for at least 2 weeks and invite minority contractors and/or all kinds of contractors to bid on a solicitation. So that is how we get our responses back. We meet with a director or site manager or site foreman. People that have experience in whatever scope we are pertaining to, to evaluate. After that we begin to negotiate prices. We have guidelines that we have to follow. It's a combination of cost estimate and what the contractor bids. Then after we pick a contractor we do due diligence and we check the background, we check references we check the finances. We try to see if they can fit what we are looking for. So it's not like we are giving our contractor a \$400,000 contract just so that you have an idea of the vetting process. We keep the solicitation open for 30 days and then maybe 2 weeks for the evaluations then I have to present it to you. So what you are going to see tonight are contracts for various contractors to do painting services agency wide on an as needed basis. This is for vacant units only. We are short staffed and it's on an as needed basis for a whole year. We are giving each contractor \$50,000 for the whole year. But it is a not to exceed amount. That doesn't mean that if they didn't do the work at the end of the year they will get paid \$50,000. Only if they do the work. Just wanted to clarify that for the RAB board so that they may now know the procurement process. We also put out for Marshal Services. We also did procurement for that, we got no response. Sometimes contractors get

intimidated because there is a lot of paperwork. There are also thresholds that are in place when I don't put a big procurement out and there are also justification forms. In the marshal case there is only like 10 marshals in Bridgeport. So what we do is we reach out to the Fairfield area and if they want to do business with us we negotiate a price. There is a set price that they can't go over. You will see that there are 3 state marshals that are willing to do business with the Housing Authority. That will be split between them with a not to exceed price of \$50,000 a year. That is all I have today.

Security

[Ralph Villegas, Chief of Security]

I've stated before I am having issues with the Police Department as far as reports go due to them changing their system. I have spoken to the Chief and several others to be trained. I am on the list to be trained. There are still other police officers that need to be trained. It's still difficult to get reports. I can't do it. I have to have the records for it. It is very time consuming now. I'll say that, it appears that things are much quieter now than they were a few months ago in our housing projects. Trumbull has sort of calmed down to some extent. We have installed some of those cameras in building 10. We still have some more work to do to tie it into the public system but right now police are able to look at building 10.

[Commissioner Garcia]: was there a shooting in Greene Homes last night? I heard there was a shooting.

[Ralph Villegas]: I got a call last night near Trumbull. So basically there is nothing really unusual that's happened. Now there is security at night. We now have limited access at night. The people that come into the building have to stop at the desk. That has eliminated a lot of people just roaming in.

[Commissioner Garcia]: How is the lighting in all of our buildings?

[Ralph Villegas]: The lighting isn't that old but it needs to be updated. The back lot is not lighted enough at Trumbull Gardens. P.T. Barnum Apartments has fairly decent lighting.

Legal

[Seon Bagot, Director of Legal]

So I am going to present you a snapshot of what we are doing as far as lease enforcement. We normally average around 100 families on court stipulations. I think that we are doing just about ok in terms of getting rent. Around school time it's going to be a bit difficult. People are buying school clothes and school books and things like that but we are normally able to recoup that money later on in the year so those individuals who have forgone in paying their rent around this time so they can buy school clothes, sneakers and books we will hold that information so that we can get that money back.

1. Action Items: (Resolutions)

- 1. RESOLUTION AUTHORIZING SECOND NEW OPTION FOR CURRENT CONTRACTOR RODRIGUEZ AND ASSOCIATES ARCHITECTURAL PLANNERS, LLC FOR 504 AND ADA CONSULTANT SERVICES IN A NOT TO EXCEED AMOUNT OF \$100,000**

Roll Call:

Commissioner Andrews	Yes
Commissioner Garcia	Yes
Commissioner Nelson	Yes

Motion carried; 3-0

- 2. RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT THE AWARD OF CONTRACT TO BARRY ASSOCIATES FOR THE PHINEAS T. BARNUM APARTMENTS VENTILATION UPGRADES NOT TO EXCEED THE AMOUNT OF \$464,000 FOR THE PERIOD OF ONE YEAR**

Roll Call:

Commissioner Andrews	Yes
Commissioner Garcia	Yes
Commissioner Nelson	Yes

Motion carried; 3 - 0

- 3. RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO PERFORM PAINTING SERVICES NOT TO EXCEED THE AMOUNT OF \$400,000 AGENCY WIDE ON AN AS NEEDED BASIS TO VARIOUS CONTRACTORS**

Roll Call:

Commissioner Andrews	Yes
Commissioner Garcia	Yes
Commissioner Nelson	Yes

Motion carried; 3 - 0

- 4. Resolution authorizing the award of a contract to perform marshal services not to exceed the amount of \$300,000 for a period of two years for various state marshals for state marshal services agency wide**

Roll Call:

Commissioner Andrews	Yes
Commissioner Garcia	Yes
Commissioner Nelson	Yes

Motion carried; 3 – 0

5. MOTION TO TABLE A RESOLUTION AUTHORIZING THE HOUSING AUTHORITY CITY OF BRIDGEPORT TO ENTER INTO A SERVICE AGREEMENT WITH CMC ENERGY SERVICE, INC. TO UPGRADE THE COMMON AREA AND EXTERIOR LIGHTING AT TRUMBULL GARDENS APARTMENT COMPLEX

Roll Call:

Commissioner Andrews	Yes
Commissioner Garcia	Yes
Commissioner Nelson	Yes

Motion carried; 3 – 0

Meeting adjourned 7:30 p.m.

/gv