

**Meeting Minutes**  
**Special Meeting of the Board of Commissioners**  
**Housing Authority of the City of Bridgeport D/b/a**  
**Park City Communities**  
**150 Highland Avenue, Bridgeport, CT 06604**  
**Held on Tuesday, May 03, 2016**

**Board of Commissioner Present Include:**

Dulce Nieves  
Rev. Sulton Stack Jr.  
Richard DeJesus

**Board of Commissioner Absent Include:**

Hadassah Nightingale  
Janet Ortiz

**PCC Employee's Present Include:**

George Lee Byers, Executive Director  
Seon Bagot, Legal Analyst  
James Slaughter, Director of PRM  
Tamatha Falcon, Meeting Recorder  
Jodie L. Driscoll, Esq., Legal Council

**Others Present Include:**

Renee Dobos, MHA  
Cathy Petracone, Housing Enterprises, Inc.  
Marie Lapointe, MHA  
Dimitri Tournas, Wiggin & Dana LLP d/b/o MHA  
Edward Adams, Mayor's Office

The special meeting of the Board of commissioners of the Housing Authority of the city of Bridgeport was called to order at 10:50a.m. There was a quorum.

**1. PRESENTATION FROM MUTUAL HOUSING ASSOCIATION OF SOUTHWESTERN, CT**

- a. Renee Dobos gave a background on the Mutual Housing Association of CT; Agency has been in business for 15 years and manages 600 Units, MHA is a Developer and Manager of Affordable Housing.

**2. ACTION ITEMS**

- a. Resolution Authorizing an Assignment and Assumption of the Existing Housing Authority of the City of Bridgeport's ("HACB") \$720,000.00 mortgage and note in connection with the proposed Maplewood Court refinancing.
- b. Resolution Authorizing the Bi-Laws of the Housing Authority of the City of Bridgeport ("HACB") D/b/a Park City Communities ("PCC") be Amended to include Board Meeting Minutes be Posted on the PCC Website Via-Voice Recording and/or Summary.

**RESOLUTION OF  
HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT  
RESOLUTION NO. 05-03-16-16**

**SPECIAL BOARD MEETING DATE: May 3, 2016**

**RESOLUTION AUTHORIZING AN ASSIGNMENT AND SUBORDINATION OF THE EXISTING HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT'S ("HACB") \$720,000.00 MORTGAGE AND NOTE IN CONNECTION WITH THE PROPOSED MAPLEWOOD COURT REFINANCING.**

Factual Content Certified

Approved:

Park City Communities

In House Attorney

By: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Steven Durham

George Lee Byers

Seon A. Bagot, Esq.

Chief of Operations

Secretary/Executive

Director

WHEREAS, Maplewood Court is in the process of rehabilitating units damaged during Hurricane Sandy; and

WHEREAS, these units will provide much needed affordable rental opportunities to qualified tenants from the Bridgeport area; and

WHEREAS, the Connecticut Housing Finance Authority (CHFA) and the **Department of Housing** (DOH) will provide funding for the Maplewood project, provided that HACB subordinate the \$720,000 outstanding debt owed to it by Maplewood. Subordination of the loan will give CHFA and DOH priority over HACB in collecting debt owed; and

WHEREAS, Maplewood is requesting HACB assign the current HAP contract and ACC contract in place to the new ownership entity for Maplewood Court. The current agreement obligates HACB to give Maplewood 8 project based vouchers and requires they designate 8 ACC units to the project to satisfy the Father Panic Agreement; and

WHEREAS, the United States Department of Urban Development ("HUD") approval is necessary for the assignment of the current HAP contract to the new ownership entity for Maplewood Court; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT AUTHORIZE:

1. Subordination of the \$720,000.00 outstanding debt owed to HACB from Maplewood; and
2. HACB assign the current HAP contract and ACC contract in place to the new ownership entity for Maplewood Court; and
3. HACB submit a formal request to HUD asking to assign the current HAP contract to the new ownership entity for Maplewood Court; and
4. The Secretary-Executive Director be and he is hereby authorized, empowered and directed to take any and all such action necessary, ancillary and incidental thereto to fulfill the foregoing purpose(s); and
5. This resolution will take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present on May 12, 2016.

**MOTION:** Motion to table was made by Commissioner DeJesus and Seconded by Commissioner Stack

**DISCUSSION:**

**VOTE:** VOTE ALL IN FAVOR

[THIS AREA IS INTENTIONALLY LEFT BLANK]

[RECORD OF VOTE FOLLOWS]

BOARD OF COMMISSIONERS VOTE OF FINAL PASSAGE

X – Indicate Vote    NP – Not Present    NV – Not Voting    AB - Abstention

COMMISSIONERS	AYE	NAY	NP	NV	AB
Nieves	X				
Stack, Jr.	X				
Ortiz			X		
DeJesus					
Nightingale	X		X		

**RESOLUTION OF  
HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT  
RESOLUTION NO. 05-03-16-46**

**SPECIAL BOARD MEETING DATE: May 03, 2016**

**RESOLUTION AUTHORIZING THE BI-LAWS OF THE HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT (HACB) D/b/a PARK CITY COMMUNITIES (PCC) BE AMENDED TO INCLUDE BOARD MEETING MINUTES BE POSTED ON THE PCC WEBSITE VIA- VOICE RECORDING AND/OR WRITTEN SUMMARY.**

Factual Content Certified

Approved:

In House Legal

Seon Bagot, Esq.

By: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

George Lee Byers

George Lee Byers

Seon Bagot, Esq.

Secretary/Executive  
Director

Secretary/Executive  
Director

WHEREAS, the Freedom of Information Act of the State of Connecticut requires all minutes to be posted for public view within 7 days of the meeting date (**SCHEDULE A**); and

WHEREAS, all Annual, Regular and Special meetings of the Board of Commissioners are recorded; and

WHEREAS, posting the recording of said meetings mentioned above with an outline of the minutes would be within the Freedom of Information Act of the State of Connecticut regulations; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT THAT:

6. The Bi-Laws be amended to include Board meeting minutes be posted on the PCC website via- voice recording and/or written summary.
7. The Secretary-Executive Director be and he is hereby authorized, empowered and directed to take any and all such action necessary, ancillary and incidental thereto to fulfill the foregoing purpose(s); and
8. This resolution will take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present on May 03, 2016.

**MOTION:** Motion made by Commissioner DeJesus and Seconded by Commissioner Stack

**DISCUSSION:** NONE

**VOTE:** VOTE ALL IN FAVOR

[RECORD OF VOTE FOLLOWS]

BOARD OF COMMISSIONERS VOTE OF FINAL PASSAGE

X – Indicate Vote    NP – Not Present    NV – Not Voting    AB - Abstention

COMMISSIONERS	AYE	NAY	NP	NV	AB
Nieves	X				
Stack, Jr.	X				
Ortiz			X		
DeJesus	X				
Nightingale			X		

3. ADJOURNMENT: ( 11:47a.m.)

Motion to Adjourn made by Commissioner DeJesus and Seconded by Commissioner Stack

VOTE: All in Favor

Attest: Dulce Nevins  
Chairperson