

**Board of Commissioners Meeting
150 Highland Avenue
Bridgeport, CT**

Regular Meeting of February 12, 2018

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 12th day of February 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.

Present:

James A. Slaughter, Interim Executive Director
Sean Bagot, Senior Legal and Compliance Analyst
Deborah Woodson, Executive Operations Administrator/Meeting Recorder/Transcriber

The Meeting of the Bridgeport Housing Authority also known as Park City Communities will come to order. Ready for the Roll Call

[James Slaughter] Roll Call:

Commissioner Andrews	Present
Commissioner Garcia	Present
Commissioner Nelson	Present

Absent:

Commissioner Nightingale

[James Slaughter] Chairperson we have a Quorum.

[Cowlis Andrews] We are going to start our meeting with Jennifer Gottlieb Elazhari, Director of Public Housing for U.S. Department of Housing Development.

[Jennifer] Okay. Thank you, James and Commissioners for allowing me to address you at today's board meeting. I wanted to come down and have a face to face about the Recovery Agreement and the progress that has been made at the Authority. It is understood that it is within our ballpark to deliver the recovery agreement to you, but we are still working with you under the old recovery agreement. I sent a letter on January 23rd to you all, that we wanted to continue to receive reports on the old recovery agreement and that there are quite a few items on there, that are important to closed out. So, even though there are no deadlines in 2018 listed in that report, items that are open continue to need communication and reporting.

I wanted to just come here and not let it be just reports and emails, but periodically give you face to face updates, and also give you the chance to ask questions.

[Commissioner Nelson] We appreciate that.

One of the things that I wanted to point out and clarify, was and I am sure you probably know, but needs to be repeated. The Troubled status comes from a HUD system called PHAS (Public Housing Assessment System which is an annual rating. Made up of four (4) sub-indicators; one of them being capital fund. Which really isn't that important. You tend to get points. So, it's the other three other sub-indicators that we are focused on. Under federal regulation we are tasked with recovery a housing authority within two years and we are on year three. We have had internal discussions at HUD and it is understood that once a PHA becomes Troubled it probably means that the problems at the PHA are so entrenched that the can recover in two years; and that it is an imperfect rating system, in itself because it doesn't catch things in a timely fashion.

However, we are still held to that two - year regulatory period and we still have to answer to Congress. If it goes way beyond the two years; HUD doesn't allow that. So, I have been in discussions higher than me, my boss has been in discussions higher than her in Bridgeport and an update has been requested. What I did report is that, it seems that you are on the upswing, but we still need to worry about the next score and the fact that we are beyond the two year time period. Because you are under the field office oversight now and if it goes too far beyond the two-year time period and the people at headquarters don't see any improvement that they feel confident about, then we would have no choice in the field office and the decisions would have to be made above us to do other things besides field office oversight. I don't think anyone wants to see that. So, I need to be honest with you about it, and let you know why the two years is important because it's in regulation around year three. So, we really need to focus on getting improved scores. We know that you always needed to but these are really critical times.

So, on one end we have sort of a recovery agreement and we have kind of fallen off, to maintain that kind of urgency, that we brought to you years ago.

I want to explain a little bit about the indicators and then just go along with where we think you are on important matters.

FASS – is the Financial indicator. One of the reasons why I focus so much on Public Housing Management, which some people are not that pleased about, but I will continue to focus on it. The other two indicators which are important to you are your Physical **PASS** score which is your REAC scores and your **MASS**, which is your management score. So, it's finance is one thing and the other indicators are in Public Housing. So, we are really, really going to focus on Public Housing. The management score is made up of Occupancy and Rent Collection. So, we really need to worry about those two things.

I have some prepared notes that I am going to go over. I sent a letter to you on January 23, 2018 and thank you very much for responding.

But this letter of January 31st, which I will refer to, with my comments.

One of the things that I want to say and I will try to do as diplomatically as I can. There were some comments in the January 31st letter, which seem to be shifting and making excuses, because there were certain performance issues that they were raising and the responses came back on a few issues as, well we can't do the full job with that indicator until collective bargaining agreements are wrapped up and we don't have a full performance evaluation system in place etc. etc. So, what I would really like to deliver in terms of the message. Even though you might want that to happen and we are advocating for that to happen, you can't wait until you have the perfect system in place to do your job basically. Part of doing your job is to solve the problems, no matter what the impediments are. I will say as well, once you have that system in place, it's up to management to write the performance measures and to enforce them. So that's not any easy task either. But whether you have a formal evaluation system in place or not, it cannot be the reason why we perform or not. If you read this letter and go over some of the responses regarding occupancy and some of the other measures, it kept referring to, Well, when we have that in place, we will do that. But you really can't wait. That issue may be wrapped up this year, then you implement change management. We are looking at year three to be your strong architecture, But, you still need to perform evaluations now.

[Commissioner Andrews] Regardless!!

So, this also goes to back to what we have been saying to Bridgeport for years and not just to this team, but other teams. It's this notion of leadership and ownership. Whenever there is a problem, starting from the top with the Executive Director to the Asset Management Director, those people with the highest levels of management need to really, really feel a deep sense of ownership when it comes to dealing with problems. And not look for reasons to shift blame. It is also very important that every single staff person has that attitude of owning problems and not just wanting to blame their colleagues. So, they need their superiors to lead by example for them. In terms of that culture change. Again prior to this administration. But it's a persistent culture issue that you have to work with, even though the desire to fund ways out of owning problems.

[Commissioner Andrews] Can I be blunt? We have had these conversations in Committee Meetings. We are experiencing push backs from the Unions that they are not going to do certain things. It can be said that if they are holding us off that long, they may not have jobs. And this is not HUD saying this. We may go to Privatization! Because that may be the end result.

There can be a positive side to this, it's not all dark and dreary. And maybe that's part of managing through that encouragement, rewards, time off, birthday cards, flowers, however, you want to motivate your people. There is a sense of pride when owning a problem and dealing with it. It's not always darkness, when you have a basket full of problems. But also that sense of pride when you have a problem assigned to you. But it is a cultural shift, you may want to include Management Training. I think it's called "Change Training, that personally, I have gone through. Because I have experienced a lot of changes and there is a way to do it and it has to do with constantly sending message and reinforcing the message. But there are cultural issues there.

So, we are bringing this back to you, another issued that we have raised. It's very important to improve performance the notion of formalized Management Practices. This is not only burdensome, but once it's in place, it makes everyone's job easier. So, people will come to work and they will know what they are supposed to do. Performance at the lower level with maintenance staff and stuff, we have spent a lot of time talking about is lower level performance inefficient. There was an OIG finding about this, But, when we asked the maintenance people to fill out daily reports about their activities, they came back sort of in disarray, everyone's reports was in a different format. What is Management doing to manage those people at an above level of management. In terms of telling these folks what their assigned tasks are and what they are supposed to be doing the day and help them understand what a good report is. I believe that will help them during their work day. I have to tell you guys, I asked for report and it took me over a year to communicate to people what I wanted in the report. Although, to me it seemed fairly simple. Which is just your highlights for the next two weeks. It took me over a year to get an even sense, with a small group of people what that meant. It is not easy, but management has to actually engage with staff and that's what we are asking for. We want full engagement from Management with their staff and not blame frontline staff. I think there has to be ownership of a common problem. Also, how are they being supported and directed? It's a full 360-degree issue that requires the full engagement of Management. The reason we ask for these reports is because it provides a barometer of things that are happening or are not happening. We have tried at various times to communicate those reports. If there is a development with a lot of vacancies, I accept to see unit turnarounds right on the report. Because the AMP Manager should have assigned Unit 504 to someone and said, turn this around this week, That work should find itself onto the work plan. If we are seeing a workplan, that is not reflecting unit turnovers, then the question is did this person not know what he was supposed to do today?

On the response letter, it said that the reports from the lower level staff were coming back the way they were, due to limited literacy of some lower level staff. But I would say again, similar to the performance evaluations, you may have a staff member who is completely illiterate, but that doesn't mean that, that person doesn't have a good repour. You know why, in that case, the manger knows to sit down with that person and go over it and do it together. Whatever needs to be done in any particular case, to solve the problem, than that's what needs to be done to solve the problem. In other words, look for solutions, rather than state, why something can't be done, as an overall principal.

[Commissioner Garcia] Isn't that micro managing?

Well, that's micro managing maybe, in some cases, maybe that is called for and other cases, it's not. But it's up to the individual manager to know their staff and in certain situations, they will be able to figure this out.

In terms of resource allocation, I don't want to say too much about this, because I don't want to get into a sensitive area. But the resource allocation issue deserves resolution and attention. It appears that there are some areas that may have too many resources allocated to them and that causes an imbalance in other areas, that you can't afford to allocate resources too because, you have limited dollars. So, everything is related. And it all goes back to money. If you don't have enough staff time for unit turnover because you have too much middle management, then you go

out for outside contractors cost you money and this hits your FASS score. In the end, everything comes back to a financial impact.

[Commissioner Andrews] Money, Resources

[Commissioner Garcia] We are losing money from the vacancies and evictions.

I have to give credit to Seon for the incredible work that he's done. I know that he works really hard. A culture change regarding the tenants had to change. Management was part of the problem because, they were not doing lease enforcement. You were losing millions of dollars, not only that, people did not respect their housing and that leads to other problems. So, evictions in some cases needs to happen. But we hope that residents will get the message, that this is the way that we will be doing business and that will happen less and less.

Earlier in the day James and I had a conversation about evictions, maybe some social workers can come and try and help a family that has a particular problem. It should not be happening all the time, but let's say someone gets sick, a car breaks down, a problem that causes them to need assistance. We are here to house people not evict people, however, it was a very serious problem. A two years ago we did a report on TAR'S and you were losing a lot of money. Not only that, to get back to my preliminary comments which are the management scores, occupancy and rent collection. So, if you don't collect rent you can't do well.

I want to congratulate the Public Housing Team for a couple of important positive things that must be the result of a lot of hard work, because they are not easily achieved. You have been actually experiencing gains in Public Housing Occupancy since August. In August you had 92.2% and February 94.4%. That's a gain of roughly 50 units, which is a lot. That gain was partly through newly occupied units and partly through proper PIC reporting. So, thank you for that. But we still need to get to 96% so continue to keep up the pressure there, but we are at an upswing. So, by the time you get rated for Occupancy, if you get 96%, that would be outstanding.

Also, we met the new hire in Public Housing "Tony" and want to congratulate you on the new hire. He seems great and seems to be invested in Bridgeport, since he travels a good way to come here. I have done hiring in the past and it can be difficult just going through the process, it takes a lot of time, on the part of Management. Thank you for that. It's nice to say something positive.

So, I spoke a little about how we came down in October for an all hands Occupancy Meeting where we talked about the importance of having formalized policies and procedures. Now, BHA can say now we have a Maintenance Plan and it's been implemented. I don't know, if it has been implemented fully, but yes, you have a Maintenance Plan. But what I am talking about is more like a manual for employees.

Like what they should be basically spending their time doing. How, they should report to Resident Selection. How resident Selection should do their work. It would be great if Resident Selection had three families waiting to every one unit. So that if one doesn't work out they don't

have to wait to get another one, another one will already be in the works. We call that a “Leasing Plan” and Damaris has started asking Diedra for those and I don’t know if that is being done yet.

[James Slaughter] Yes, we do have one. We are pushing to not just have three, but four or five. Because within four or five of those packages, we have two to three turn downs. So, we cannot have gaps occur in between if somebody says no and a couple of weeks go by and the unit is not filled. That’s the big change and in terms of the linkage of the regular meetings on Wednesday, to connect the dots together.

We thought that it would be important if Tiffany acted as a point of contact, since she is the Director, between Resident Selection and the AMP Managers. I am trying to get towards a theme of centralization. So, if every AMP Manager is operating without Tiffany coordinating all of that, it’s going to be more chaotic and also set the standards on how communications happens; how the occupancy report is filled out. We spent a fair amount of time expressing to Tiffany how important it is that it be fully filled out.

Not only as a report to HUD, but so that it is an actual tool. It’s too bad that Tiffany isn’t here. James, I hope that you will express to Tiffany, what I am saying. And also, to limit access to the Occupancy report, so that people don’t change things in it. Have you limited access?

[James Slaughter] Yes. It’s down to the Central Office and only a few people have access.

Because they can change estimated ready dates and make it look like they are off line. There are a lot of risks when too many people have access. I actually caught one like that looking at the Occupancy Report last month and this month. It was just a small change like two weeks. But it just should, that someone had changed the actual date. Also, sometimes people put in a name but you don’t know if that person actually moved in. So, I spoke with James, I think a name should only be put in, once the 50058 has been entered; and we don’t even need a name.

[Commissioner Garcia] What if they accept it, once they show the unit, shouldn’t you put the name down as accepted? It doesn’t mean they are going to sign the lease right away.

I think the report should be something that anyone can pick up and understand what’s going on with that unit. So, if you want to right the name and accepted; yes, no, yes, put a move in date, fine. But sometimes you look at a unit, and you are not sure what happened to that unit.

Through these policies and procedures, it’s the hardest thing to go from reactive management to proactive management, because when you are still in reactive management you are reacting to fires all the time. So how do you make the time to write the policies and procedures to get to proactive management? That’s a tough one, so you just have to bite the bullet, I guess. If you don’t invest the time, you are always going to be reacting and you need management to engage. Now Tiffany does get a really good report from her people, below her which was a format that her predecessor had; and we urged her to continue using it.

Now, I don’t know what she does with those reports. So, if you are collecting information from folks, you have to analyze it; ask questions and use it as a tool. No report that we ask for; is just

to ask for reports, they all need to be used as tools. One of the things in that report is TAR's and the TAR's have been going up, at least according to what has reported. I spoke to James this morning and he thinks that may be a problem with respect to internal communication and that it is not going up as much as it seems.

[Commissioner Andrews] We have to look at the spreadsheet to make sure that the numbers haven't changed. We need to verify the numbers with PIC. We want those reports weekly so that management understands, how we are trending. We need to reconcile with PIC in terms of the TAR's.

[James Slaughter] Seon has set up a lot of court stipulations and people are paying on them. We have to make sure that falls into collection for that month.

I suggested since you have so many Stips; it's a lot of things to keep track and you guys have difficulty with LIPH staff. It would be better to have a centralized place to handle all the Stips, either in legal or finance; or hire someone else. Because that's where the money is going any. So, if you remove that extra step, and just have it go right to finance, that would be an idea.

Just to summarize the LIPH there is a need for standard operating procedures. Centralized reporting and centralized point of contact in LIPH and that should be the Director and the Assistant Director. They need to take ownership of improving the REAC scores. There has been some back and forth with HUD and the PHA, we did not agree on scores. But the scores are the scores. I don't think maybe I was looking at the year prior, which was different from what Tiffany was looking at, when I was talking about high scores. HUD Headquarters was looking at the year that I was looking at.

This PHA became troubled because of financial not because of physical., but nevertheless, the PHA has been under recovery from the day you went under the year 2014. 2015. And now you have lower scores today, which is harder to justify to my superiors.

[Commissioner Garcia] Jennifer with the new changes, everyone is getting hit on the REAC scores. Many of us are now prepared. I don't know if your office has approached HUD relative to the matter.

You just have to prepare for REAC very diligently. For recovery, you have to worry about your financial and physical management. I know that Maplewood did very bad. Some of the other ones did fairly poorly too. Even ones like Albion, it wasn't terrible but you have to understand that it could probably be in the 90's; given the fact that it is a pretty good building, Historically, when BHA has been involved with a third party, BHA has been pretty hands off. Those are your units and you are going to get rated on them, so you should be as involved in making sure that Albion, Maplewood, Franklin Eleanor, PT and everything else, because you are going to be scored on them. Although the third party managed properties are okay. If they were a few point higher.

Strong central management of Resident Selection and formulation of a plan for each vacant unit. That includes several possible referrals for each one and AMD should act as the point of contact

between Resident Selection and the AMPS. We need better daily efficient reports, which actually should be weekly, so that you are not generating a piece of paper every day.

When your program is audited, the Auditor wants to see your financial records but when you want to audit staff efficiency, you want to see what staff is doing. However, you need to get there, literacy should not be a problem. I am going to move on to Finance. Actually, I don't have much to say on it. This is your IPA Audit letter from last year. There were a lot of findings. When you have findings, you get audit penalties and lowers your FASS score. Not all the findings are in the Finance Department. There is one in the HCV Program; One in Wait List in Public and Indian Housing. In order to make sure that you are addressing these, I would suggest that the Finance Dept. and the ED address audit findings and specifically what are you doing, so that they don't happen again.

BHA said that we settle accounts when possible. If you set a goal that you have to settle monthly that's a goal that you will have to meet. Set more strict goals, at least I would.

You need a better system of inventory control and electronic system and continue to control costs.; which I know that James has been dealing with. You need to eliminate overtime. I haven't asked Greg, but I know that you are rewarding overtime.

[Commissioner Andrews] Yeah.

[James Slaughter] Only on a limited basis.

You need to make sure that it doesn't get out of control.

As far as the HCV Program goes, you have a CVR report that and the May 17th QUAD report, Again you don't have those formalized plans through collective bargaining, but, nevertheless, where there is lack of people doing their basic job, you can still hold them accountable, I would think. The voucher program manages 26 million dollars of federal funds here. It's a lot more money than Public Housing.

[Commissioner Andrews] We have to have a conversation with the Union quickly.

The voucher program is really important. The HCV staff needs to respect Coreen; they need to respect James and they need to respect the requirements of the program. So that might be "Change Management" in that department. The voucher program doesn't work that much into your PHAS score, but if you have an OIG audit and they find ineligible costs and we think they would be a lot, because the HUD QUAD report audited just a small number of files that you could count on one hand and they found \$9,000 of ineligible HAP. This was due to late re-certifications; where people are over income for the program and they were still having HAP being paid on there behalf; and there were rent increases approved during that time period. So, it's a big risk for you and a big rick for is.

That's all I have to say. I would be happy to take questions and feedback.

This is a tremendous board, very engaged and I know that there are people working incredibly harder than most at other housing authority. Some people are busting themselves to achieve the same goals but with less sweat.

[Commissioner Andrews] Turn arounds and Rent Collection is a priority. I want to thank you. We are engaged with the folks. We have staff that work hard for the authority and their work is showing.

[Commissioner Andrews] With that said, we will move into the Public Comment portion of the meeting.

Public Comments #1 Karen Bracey:

Good Evening Karen Bracey from Trumbull Gardens. First, I would like to present this check to housing to put in the Trumbull Gardens Account. We got this check from Aquarion for our boys Summer Basketball League and uniforms. So, Deborah I will give this check to you. I would also like to address that incident that happened last month. I am sorry that the two people that were involved are not here, but I am going to speak about it anyway. I think that it was inappropriate; I think it was wrong and I hope that this never happens again. But what I really don't like is that a housing authority employee walked out of this building and said the things that were said and came back the next day and said more things (i.e. like she should have been hung on a tree) I didn't like it. Honestly, I hope that this gets addressed. I will tell you this, it would not be me. So that really needs to be addressed. I don't think we need sensitivity training, I think that individual needs to have more respect. True enough one thing was said, but the ranting and the tirade that when on, was just disrespectful. I did have something else to say, but I can't remember what it was.

Public Comment #2 Bettie Cook:

Good Evening My Name is Bettie Cook. I am President of Scattered Sites and the RAB. I would like to piggy back on of what Ms. Bracey said. It's not the first time that employee. It's not the first time that this employee has reacted this way, because, he did it to me. This employee only came to my house because Mr. Slaughter told him to go to my house and apologize. If you are a grown man, and you know that you are wrong, no one should have to tell you to apologize. And another time, he walked out of an all staff meeting at Harborview because the maintenance guys were talking. Grabbed his stuff and stormed out of there. So, when things don't go his way he acts like he doesn't have good sense. Like I said I called Slaughter he needs to be disciplined, He put a hole in the wall downstairs Oh yeah. Whether you guys know about it or not. The girl that was sitting there was very upset because he broke a cup. If you are going to be an employee you are supposed to have discipline and you never know when that person could go off with a gone. So, think about that. Since scattered sites has a hired Adina Miller, as the new Manager for Scattered Sites I. I want to say they are going out and checking work that these contractors are doing. They were supposed to put in a sub-floor and that was not done. I told Slaughter and Cowlis and nothing was done about it. When I asked Tony to come and look at it, he saw that they had ripped everything out and had not replaced the sub-floor. Mr. Slaughter called me and talked about the conditions of the sub-floor. I told him, I told you. Is it because I am a woman

that you don't believe me. I know what's going on because I am nosey and I ask questions. They will come on Monday when Tony returns. I want to say thank you for hiring Tony as the Assistant Director of Assessment Management because he has done more work in two months than Tiffany has done in one year that she has been here.

Public Comments #3 Shaurice Bacon

We are still having issues with the gutters. I have brought more pictures for you to see. There is even a bird's nest inside the gutter. These are picture of Gary Crooks. I brought this to your attention at the August Board Meeting. I have spoken to Lorretta since August and nothing has been done. We have gone back and forth about. I also have complaints about the heat from various residents.

Was this during the cold period. Was there a problem with the boilers?

I don't know what the problem was. Loretta never got back to me. I tried to reach out to her in November. She didn't get back to be until the 6th of December. I let things blow over because of the holidays in December. I just want to know, why we are still experiencing the same problems. After our meeting on the 16th Loretta said we would have a meeting. Loretta said she had nothing on the gutters or heat.

[Andrews] We will address them. James please set up a meeting with Tony and the managers. Are you available next week and set up something. Coordinate with Deborah to set up a meeting next week.

Public Comments #4 Dione Dwyer

I just want to piggy back on what Ms. Bacon is saying and talk about the parking issues.

I have lived there long enough to know that there used to be assigned parking.

People were assigned parking by the apartment numbers. Apparently, that doesn't exist anymore. Whether it did or not, I always found ways to get out of peoples way, when there was a parking spot available. Recently, I have been getting parking tickets. I am single mother trying to make it in this world and I can't afford these tickets. I have raised three children there. But if I keep getting parking tickets, it going to be a problem. I have found ways to get these tickets resolved at some point, but this morning, I am standing at the bus stop with my son and there are at least three or four other mothers there. There is a new tenant and she has a handicap child and not just mentally challenged but physically challenged. She has a minivan and she is parking across the street. That is disrespectful and she has a handicap sticker. What is that about? I have pictures on my phone.

[Commissioner Andrews] Are they legally parked. We have to look at all of the AMPS.

[Commissioner Nelson] Have the manager check. And set up a meeting.

Public Comments #5 Lee Mabry

I am a Community organizer. I am just here to piggyback on what has already been said regarding the issues at PT. I walk through and there are cars with no stickers. Where residents should be allowed to park, they are walking. I have been taking complaint forms for two months. Ladies and elderly have to walk through the projects late at night to get to their units.

At some point we need to talk about this. Also, we must talk about sick housing. Housing that is making people get sick. I am talking about mold. Do you have copies of the work orders? A lot of the residents are fearful and intimidated.

Do you have the unit numbers so that someone can follow up? If they are paying their rent, they will not receive a Notice to Quit.

Public Comments #6 Eneida Martinez

[Eneida Martinez, Council Woman 139th, Housing Liaison for City Council]

I will like an update on where are we with the repairs of Boston Commons, which is in my district. The BHA has received funding for renovations.

Information on joint joining with clinics that will provide services for mental health and or therapy.

Turnaround time for matching of PBV & TBV. How are they being prioritized by needs?

How are the needs of handicap accessibility being prioritized for the new tenants and or current tenants? What is the turnaround in meeting these standards?

Please let me know the plan in place for inspection of units prior to tenants moving in, and what is the turnaround once inspection is done, when can they move in?

How will complaints be addressed going forward? What is the turnaround period for complaints with receiving a correspondence back? Is there a complaint compliance department?

What strategies are going to be put in place to meet accurate repairs and safety issues in a timely matter?

Please email this writer the process taken before an eviction is served. What are the Board hearing protocols?

Can I get a Motion for the Approval of the Meeting Minutes from January 8, 2018?

Motion was made by:

Commissioner Nelson

Moved and properly Seconded:

Commissioner Garcia

Are there any questions? Minutes had been approved.

Roll Call:

Commissioner Garcia Aye
Commissioner Andrews Aye
Commissioner Nelson Aye

Motion Carried: 3 – 0

Secretary's Report:

[James Slaughter] No.

Action Items:

- 1. RESOLUTION AUTHORIZING AN AMENDMENT TO THE CURRENT CONTRACT WITH ARON SECURITY FOR ADDITIONAL SECURITY GUARD SERVICES AT THE ADMINISTRATION BUILDING, 150 HIGHLAND AVE., FOR AN AMOUNT NOT TO EXCEED \$12,200.00 FOR NINE WEEKS.**

Commissioner Garcia Aye
Commissioner Nelson Aye
Commissioner Andrews Aye

Motion Carried 3-0

- 2. RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT (HACB) TO ENTER INTO AN AGREEMENT TO ENTER INTO A HOUSING ASSISTANCE PAYMENT (HAP) CONTRACT FOR PROJECT BASE VOUCHER (PBV) ASSISTANCE WITH A TO-BE-FORMED OWNERSHIP ENTITY OF WINDWARD DEVELOPMENT ASSOCIATES, LLC FOR UP TO FIFTEEN (15) UNITS FOR THE DEVELOPMENT OF 20 JOHNSON STREET, BRIDGEPORT, CT, ALSO KNOWN AS THE WINDWARD APARTMENTS FOR THE INITIAL TERM OF TEN YEARS WITH AN OPTION TO RENEW FOR AN ADDITIONAL 10 YEARS AT THE AUTHORITY'S SOLE DISCRETION**

Roll Call:

Commissioner Garcia Aye
Commissioner Andrews Aye
Commissioner Nelson Aye

Motion Carried: 3 – 0

- 3. RESOLUTION AUTHORIZING AN INCREASE IN THE CONTRACT AMOUNT AWARDED TO THE WORKPLACE D/B/A ENGAGE STAFFING IN THE NOT-TO-**

EXCEED AMOUNT OF EIGHTY THOUSAND DOLLARS (\$80,000.00) AND APPROVE A NINETEEN WEEKS EXTENSION FOR TEMPORARY STAFFING FOR TWO MAINTENANCE MECHANIC AND ONE JANITOR AT THE FIRESIDE/FOREST GREEN APARTMENTS.

Roll Call:

Commissioner Garcia Aye
Commissioner Andrews Aye
Commissioner Nelson Aye

Motion Carried: 3 – 0

- 4. RESOLUTION AUTHORIZING AN INCREASE IN THE CONTRACT AMOUNT AWARDED TO THE WORKPLACE D/B/A ENGAGE STAFFING IN THE NOT-TO-EXCEED AMOUNT OF FIFTY-SIX THOUSAND DOLLARS (\$56,000) AND APPROVE A TWENTY-SEVEN WEEK EXTENSION FOR TEMPORARY STAFFING FOR THREE JANITORS AT THE HARBORVIEW TOWERS.**

Roll Call:

Commissioner Garcia Aye
Commissioner Andrews Aye
Commissioner Nelson Aye

Motion Carried: 3 – 0

- 5. RESOLUTION AUTHORIZING AN INCREASE IN THE CONTRACT AMOUNT AWARDED TO REITMAN PERSONNEL IN THE NOT-TO-EXCEED AMOUNT OF THIRTY-SIX THOUSAND DOLLARS (\$36,000.00) AND APPROVE A TWENTY-EIGHT (28) WEEK EXTENSION FOR TEMPORARY STAFFING FOR TWO MAINTENANCE MECHANIC'S AT PT BARNUM APARTMENTS.**

Roll Call:

Commissioner Garcia Aye
Commissioner Andrews Aye
Commissioner Nelson Aye

Motion Carried: 3 – 0

- 6. RESOLUTION AUTHORIZING AN INCREASE IN THE CONTRACT AMOUNT AWARDED TO REITMAN PERSONNEL IN THE NOT-TO-EXCEED AMOUNT OF**

NINETY-NINE THOUSAND DOLLARS (\$99,000.00) AND APPROVE A TWENTY-SEVEN (27) WEEKS EXTENSION FOR TEMPORARY STAFFING FOR THREE MAINTENANCE MECHANIC'S AT SCATTERED SITES II.

Roll Call:

Commissioner Garcia	Aye
Commissioner Andrews	Aye
Commissioner Nelson	Aye

Motion Carried: 3 – 0

- 7. RESOLUTION AUTHORIZING AN INCREASE IN THE CONTRACT AMOUNT AWARDED TO THE WORKPLACE D/B/A ENGAGE STAFFING IN THE NOT-TO-EXCEED AMOUNT OF FORTY-ONE THOUSAND DOLLARS (\$41,000) AND APPROVE A TWENTY-SEVEN WEEK EXTENSION FOR TEMPORARY STAFFING FOR TWO JANITORS AT CHARLES F. GREENE HOMES.**

Roll Call:

Commissioner Garcia	Aye
Commissioner Andrews	Aye
Commissioner Nelson	Aye

Motion Carried: 3 – 0

