

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

Regular Meeting of September 11, 2017

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 11<sup>th</sup> day of September, 2017, 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, Director of Legal Services

Dave Ghio, Interim Director of Planning and Development

Alan Cashmore, Chief Financial Officer

Coreen Toussaint, Director of HCV Program

Tiffany Maldonado, Director of Asset Manager

Deborah Woodson, Executive Operations Administrator/Meeting Recorder/Transcriber

**Asset Management Staff:**

Monica Ratley, Manager, Harborview Towers

Greg Johnson, Housing Manager. C.F. Greene

Diedre Perry, Resident Selection

Mayra Ramirez, Manager, Trumbull Gardens

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 Nightingale Present

Commissioner Andrews Present

Commissioner Garcia Present

Commissioner Nelson Present

[James Slaughter] Chairperson we have a Quorum.

[Cowlis Andrews] We are going to move on to Public Comments. Mae Dickey. It looks like Ms. Dickey has left, so we will move on to Ms. Cook.

**Public Comments #1 Bettie Cook**

Good Afternoon, my name is Bettie Cook. I would like to introduce the new RAB for 2017 to 2019. Charisse Bacon, Catherine Stewart, Pearl Sams. I will supply you with a list of my RAB.

the system before the winter time. I just want to put it out there, When they call me, I am going to call you.

[Commissioner Andrews] Okay

[Commissioner Garcia] Are we doing preventive maintenance on our systems??

[James Slaughter] Yes, we are checking our systems annually. We also have a preventive maintenance program going on with our elevators and have hired contractors to respond to emergencies and to make sure the necessary maintenance is being done.

[Commissioner Nelson] Are they keeping a record of when the last time the boilers were checked. Or something to that effect.

[Commissioner Andrews] Our mechanics should be able to do some of that work.

[Commissioner Nightingale] I have been living at Harborview for 10 years and we have been having the same conversations every year and every winter, They need to be checking and I pray that it is not a bad winter because I don't care if it's 4:00 o'clock in the morning, If we don't have heat, I will be calling all of you. So I need everyone's cell phone number because I will be calling you.

#### **Public Comment # 4 Charisse Bacon P.T. Barnum**

I have a list of current issues at P.T. Barnum. I spoke with Mr. Slaughter around the second week of August about the gutters, I spoke with Mr. Slaughter because he noticed. I brought pictures of some of the gutters at P.T. for you to look at. At building #18 our gutters are horrible, #21 there is debris and greenery in the gutters. One of the gutters actually have holds. I don't mind seeing greenery, but not in our gutters. I spoke to Loretta about this issue on August 15<sup>th</sup> and she told me that she would look into it and get back to me. She hasn't gotten back to me. So, I went to see her on the first of the month and contacted her by email. On the 5<sup>th</sup> of September and she told me that it was on her list of things to do. These issues might seem small to you guys but we are having a problem with mosquitos. West Nile is in Connecticut. We have a mold problem. Who knows this might help the mold problem. I just wanted to point these things out to you. I am just trying to get these things fixed. In some cases, the leads are missing, and there are other occurring issues at P.T. Barnum. But these are the things that I spoke to Executive Director, Slaughter about.

[Commissioner Andrews] Is it okay if we pass the pictures around for the other Board Members to see and our Director of Asset Management.

[Commissioner Garcia] I see glass inside the gutters there must be broken windows.

[Charisse Bacon] There are no broken windows.

Trees are also growing inside the gutters at Fireside. We are having a lot of issues with mold

We have to keep the gutters properly drained. I took pictures and sent them as they relate to P.T. These are basic maintenance issues. It's tedious, because you have to get up on a ladder to take the stuff out. But it basic stuff that protects the buildings.

**Public Comment #7 George Cruz**

Good Afternoon Ladies and Gentlemen. My name is George Cruz. This is my first time attending a Board of Commissioner's Meeting, The reason that I am here is because I filed a complaint against Denise Taylor Moye and I gave it to Mr. Slaughter. Of course, this is election year and I feel as though in order to have a fair election, people should abide by the rules. This is the complaint that I filed and I also sent a copy to the Mayor. This complaint was filed against your tenant Denise Taylor Moye and your Manager Irma Ross. Ms. Ross was asked to facilitate a meeting with residents wherein Ms. Taylor use that meeting to further her campaign. She began to pass out flyers with her picture on there. As far as I am concerned this is bad practice. I believe she was taking advantage of her position. I am also running in the election for the same district and feel as though she has taken advantage of her position to manipulate the political process. I come before the Board of Commissioners to ask Ms. Taylor from facilitating a future meetings. I know that she lives at Marina Village and wish that she were here,

[Commissioner Andrews] I don't. I am glad she is not here, we don't want to have any confrontations.

[Commissioner Andrews] It's a violation and speak with staff. We are not going to allow politics at the housing authority and we will not allow staff to be used. It could be a violation of the Hatch Act.

[Commissioner Nelson] I heard at P.T. they are posting pictures of the candidates in the buildings and mailboxes. I think that this matter has to be stopped.

[Commissioner Andrews] It's a good thing that tomorrow is voting day.

[Commissioner Nightingale] Some of the resident are working for the candidates. It's hard to stop. Some of the residents are working for the candidates. It's a federal building and against the Hatch Act.

[Commissioner Andrews] Yes we will take responsibility.

Approval of Special Meeting Minutes of July 17, 2016

Is there a Motion on the floor?

Moved: Garcia  
Second: Nelson

Moved and properly seconded.

Are there any questions on the Minutes? None

Commissioner Garcia	Aye
Commissioner Nightingale	Aye
Commissioner Nelson	Aye
Commissioner Andrews	Aye

Minutes have been approved 4 – 0

[Commissioner Andrews] Bills and Communications. Finance and IT.

[Commissioner Nightingale] So how many roofs have you repaired. From what I understand there is a lot of mold. They said it was reported three times.

[Catherine Stewart] Transformer blew out and the generator was not working.

Monica is on top of the situation.

### **Human Resources**

Not available.

### **Asset Management**

[Tiffany Maldonado] We are still trending at 94% Occupancy. We have upcoming REAC scheduled for Greene Home, P.T. Barnum and Trumbull Gardens. I have requested overtime for the maintenance staff in addition to vacant unit turn arounds. Additionally, we are working on a plan between Asset Management and Planning and Development. The Resolution has been submitted to the Board for approval. And the vacant maintenance positions have finally been advertised. TAR's are at 25% and 95% for our Re-Exams submission.

### **Resident Selection**

Wasn't called

### **Security**

Not Available.

### **Legal:**

No report this month.

### **Action Items:**

- 1. RESOLUTION AUTHORIZING AN INCREASE IN THE CONTRACT AMOUNT AWARDED TO NAN MCKAY AND ASSOCIATES FOR THE INTERIM DIRECTOR OF HOUSING CHOICE VOUCHERS TO PROVIDE SUPPORT IN THE HCV DEPARTMENT IN AN AMOUNT NOT TO EXCEED 99,576.00 TO COVER SERVICES RENDERED. (This Resolution was tabled by the Board of Commissioners for further information)**

Roll Call:

Commissioner Andrews	Aye
Commissioner Nightingale	Aye
Commissioner Garcia	Aye
Commissioner Nelson	Aye

Resolution passed 4 - 0

- 5. RESOLUTION AUTHORIZING AN INCREASE IN THE CONTRACT AMOUNT AWARDED TO THE WORKPLACE D/B/A ENGAGE STAFFING IN THE NOT-TO-EXCEED AMOUNT OF TWO THOUSAND FOUR HUNDRED SEVENTY DOLLARS AND FOURTY CENTS (\$2,470.40) AND APPROVE A TWO-WEEK EXTENSION FOR TEMPORARY STAFFING FOR JANITORS AT THE C.F. GREENE HOMES.**

Motion Submitted: Nelson  
Seconded by: Garcia

Roll Call:

Commissioner Andrews	Aye
Commissioner Nightingale	Aye
Commissioner Garcia	Aye
Commissioner Nelson	Aye

Resolution passed 4 - 0

- 6. RESOLUTION AUTHORIZING AN INCREASE IN THE CONTRACT AMOUNT AWARDED TO THE WORKPLACE D/B/A ENGAGE STAFFING IN THE NOT-TO-EXCEED AMOUNT OF TWO THOUSAND FOUR HUNDRED SEVENTY DOLLARS AND FOURTY CENTS (\$2,470.40) AND APPROVE A TWO-WEEK EXTENSION FOR TEMPORARY STAFFING FOR JANITORS AT THE C.F. GREENE HOMES.**

Motion Submitted: Garcia  
Seconded by: Nelson

Roll Call:

Commissioner Andrews	Aye
Commissioner Nightingale	Aye
Commissioner Garcia	Aye
Commissioner Nelson	Aye

Resolution passed 4 - 0

Commissioner Andrews	Aye
Commissioner Nightingale	Aye
Commissioner Garcia	Aye
Commissioner Nelson	Aye

Resolution passed 4 – 0

**10. RESOLUTION AUTHORIZING AN INCREASE IN THE CONTRACT AMOUNT AWARDED TO REITMAN PERSONNEL IN THE NOT-TO-EXCEED AMOUNT OF THIRTY-THREE THOUSAND DOLLARS AND ZERO CENTS (\$33,000.00) AND APPROVE A ELEVEN WEEKS EXTENSION FOR TEMPORARY STAFFING FOR TWO MAINTENANCE MECHANIC AT SCATTERED SITES II.**

Motion Submitted by: Garcia  
Seconded by: Nelson

Roll Call:

Commissioner Andrews	Aye
Commissioner Nightingale	Aye
Commissioner Garcia	Aye
Commissioner Nelson	Aye

Resolution passed 4 – 0

**11. RESOLUTION AUTHORIZING AN INCREASE IN THE CONTRACT AMOUNT AWARDED TO REITMAN PERSONNEL IN THE NOT-TO-EXCEED AMOUNT OF FIFTY-SEVEN THOUSAND DOLLARS AND ZERO CENTS (\$57,000.00) AND APPROVE A NINETEEN WEEKS EXTENSION FOR TEMPORARY STAFFING FOR THREE MAINTENANCE MECHANIC AT TRUMBULL GARDENS.**

Motion Submitted by: Nelson  
Seconded by: Garcia

Roll Call:

Commissioner Andrews	Aye
Commissioner Nightingale	Aye
Commissioner Garcia	Aye
Commissioner Nelson	Aye

Resolution passed 4 – 0

Roll Call:

Commissioner Andrews	Aye
Commissioner Nightingale	Aye
Commissioner Garcia	Aye
Commissioner Nelson	Aye

Resolution passed 4 – 0

**16. RESOLUTION AUTHORIZING A LONG TERM COMMERCIAL LEASE AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT AND THE NORTH END COMMUNITY COUNCIL FOOD BANK**

Motion Submitted by: Garcia  
Seconded by: Nelson

Roll Call:

Commissioner Andrews	Aye
Commissioner Nightingale	Aye
Commissioner Garcia	Aye
Commissioner Nelson	Aye

Resolution passed 4 – 0

**17. RESOLUTION TO ADOPT THE FY2017 ADMISSIONS & CONTINUED OCCUPANCY POLICY**

(There was discussion relative to the ACOP Resolution. This Resolution was passed based on the premise that the Director of Asset Management would meet with the RAB to discuss and receive comments)

Motion Submitted by: Garcia  
Seconded by: Nelson

Roll Call:

Commissioner Andrews	Aye
Commissioner Nightingale	Aye
Commissioner Garcia	Aye
Commissioner Nelson	Aye

Resolution passed 4 – 0

Roll Call:

Commissioner Andrews	Aye
Commissioner Nightingale	Aye
Commissioner Garcia	Aye
Commissioner Nelson	Aye

Resolution passed 4 – 0

Meeting Adjourned 7:35 p.m.