

Special Meeting Minutes
Board of Commissioners Meeting
March 22, 2017

The Board of Commissioners of the Housing Authority of the City of Bridgeport met in a Special Meeting at The Franklin and Eleanor Apartments, 695 Park Avenue, Bridgeport, CT, on the 22nd day of March, 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. Notice of this Special Meeting was faxed to the City Clerk Office on March 21, 2017 @ 11:16 a.m.

Present:

Chairperson Cowlis Andrews
Vice Chairperson Hadassah Nightingale (via telephone)
Commissioner Richard Garcia
Commissioner Stephen Nelson

Also, Present:

James A. Slaughter, Interim Executive Director
Sean Bagot, Senior Legal and Compliance Analyst
Caroline Sanchez, Contract Specialist
Alan Cashmore, Chief Financial Officer
Deborah Woodson, Executive Operations Administrator/Meeting Recorder

Asset Management Staff:

Tiffany Maldonado, Director of Asset Management
Monica Ratley, Manager, Harborview Terrace
Lorretta Fuller, Manager, PT Barnum
Diedre Perry, Resident Selection

Motion was made by: Commissioner Garcia
Seconded: Commissioner Nightingale

[Commissioner Nightingale] I am not participating in the meeting. I would just like to make a statement only.

[Commissioner Andrews] Okay, the floor is yours.

[Commissioner Nightingale] Good Evening Commissioners, Mr. Slaughter and Ms. Gotlieb. I wish to make a statement. Are the RAB members there and all employees of Park City Communities present?

[James Slaughter] Yes.

[Commissioner Nightingale] I am calling about things that I am hearing about things that the Board is making agreements on, or things that the board has passed, I am unaware of any of these things. Sorry, I am a little slow, I just go out of the hospital yesterday. I am only speaking for me. There are things that I am hearing that we are doing this and we are doing that.

There is no one person that can speak for the Board and it appears that is what is happening. One person is speaking for the entire board. If only one person is speaking and whatever is being said, is of no value. The residents are getting the worse of everything happening. Resolutions are being passed, the work is not getting done, we don't hear any more about it. I keep saying one person cannot speak for the entire Board. We had elections but we are going down the same road. The only thing that has changed is the names. I wish to have a discussion and meeting with someone from HUD, Mr. Slaughter and RAB members, because the residents are getting the short end of the stick. I do not like how things are going and I am going to fight tooth and nail to see that things are turned around, so that we are representing the residents like we should be.

[Commissioner Andrews] Ms. Nightingale that is all your right.

[Commissioner Nightingale] Commissioner Andrews I am not finished speaking. That is a bad habit of yours. I made my statement and I wish to make arrangements to have a discussion with HUD, Mr. Slaughter and the rest of the Commissioners.

[Jennifer Gotlieb] This is Jennifer for those of you that don't know me. I am the director of the local HUD office in Hartford. We would be happy to speak with you at any time, Ms. Nightgale as you know. At this point and time, I am not aware of what you are talking about. Of course, any resolutions that are passed, would have to be on the record.

[Jennifer Gotlieb] We would be happy to meet with you and the other Commissioners as you know.

[Commissioner Nightingale] You are aware that one person cannot speak for the entire board.

[Jennifer Gotlieb] Yes, I am aware of that.

[Commissioner Nightingale] Yes, but they aren't practicing what they are aware of.

[Jennifer Gotlieb] Yes, I am aware of that and I think everyone here is aware. But it's important that we all have patience with one another and that.

[Commissioner Nightingale] Like I said although we have had elections, nothing has changed. The only thing that has changed is the names. We are going down the same road.

[Commissioner Andrews] I really take offense to that.

[Commissioner Nightingale] I am really sorry, but it needed to be said.

[Commissioner Andrews] No, don't be sorry because you said it. It was your intention. But for the record I take offense to that.

[Commissioner Nightingale] I see the Board going down the same road. I am sorry if I offended you, but that is how I feel. I am entitled to my opinion.

[Jennifer Gotlieb] Ms. Nightingale can I speak??

[Commissioner Nightingale] Yes, please do.

[Jennifer Gotlieb] What I was beginning to say is that we see the cultural of the agency in terms of everyone pulling together for the common good. From the Board, down to Management down to frontline staff to be central to your recovery. And with that there must be unity on the Board and sensitivity to each other because if there's not, it's going to be communicated to management and down to frontline staff. And frontline staff need to respect management and management needs to respect the Board. I think it's important to have these discussions in private so as not to deteriorate from the leadership of the Board. I understand your concerns and I think everybody here will be sensitive to them and understand the value of supporting each other down through because that's what will change the culture of this agency. From our perspective, I am very pleased and I know my leadership both in Boston and in HUD Headquarters are extremely pleased with the recent changes on the Board and we see a tremendous change from the last Board to the current Board.

So, we look forward to working with this Board and if there is anything that we can do to facilitate on getting along well with each other as a team, we would be happy to do. But I think it's important not to make these kinds of issues so divisive, so that it takes away from the Central work, to the finite staff to which our team and that we are all here to cooperate for the common good, both at the Board level and that is what we expect all the way down to through ranks. To display conflicts especially in public I think is going to extract from that strength. So, I would ask that you would like to discuss this at another time and that hope that you would consider attending this meeting. I understand that you don't feel well. We could place you on mute so that you could listen. And even though you are upset, you would be showing you are willing to be this meeting because HUD has spent a lot of time preparing for this meeting. for the benefit of the Board and we want you to have the benefit of all this information, if possible. If you would consider that.

[Commissioner Nightingale] I will. As long as I am feeling up to it.

[Jennifer Gotlieb] Thank you.

[Jennifer Gotlieb] So do you want to do roll call?

[James Slaughter] Yes, we must do the roll call. Commissioner Nightingale are you going to participate in the roll call?

[Commissioner Nightingale] I will participate as long I am feeling up to it.

[James Slaughter] Okay

[James Slaughter] Roll Call:

Commissioner Nightingale	Present
Commissioner Garcia	Present
Commissioner Andrews	Present
Commissioner Nelson	Present

[James Slaughter] Chairperson we have a Quorum.

[Commissioner Andrews] We would like to start with our Guest Speaker Jennifer Gotlieb from HUD.

[Jennifer Gotlieb] Hi, everyone. Welcome Commissioner Nelson it is nice to meet you. I am the HUD Director of the Hartford Office and as everyone knows I would like to say a few words of introduction to you. HUD has an annual rating system called **PHAS (the Public Housing Assessment System)** whereby we rate agencies annually. A couple of years ago the Bridgeport Housing Authority was rated “Troubled”, which necessitates a Recovery Agreement. Under HUD regulation we are required to recover the agency within in a period of two years. After the two-year period, it is up to the discretion of HUD to do what they want to do, after the two-year period is over. We feel that the agency is making adequate progress. Even if you haven’t recovered in the PHAS System it would be my offices recommendation to continue to work with the Housing Authority. If we feel like you are not making adequate progress and there is no hope through the two-year process, there is a possibility that you could be referred for something like “Receivership”.

I do feel at this point and time especially with the changes on the board, which we are very pleased with. And we are pleased that we have an Executive Director that we feel we are working in “Good Faith” with a lot of the measures on this which is our Recovery Agreement are not closed out. I am going to discuss in greater detail in the Recovery Agreement. So, we want to see more concentration in terms of getting over the finish line on some things, but we do feel there is “Good Faith”.

In terms of us working together we have this agreement we get monthly reports or when things are due, we get reports from your management. I will refer to it a little bit. I also give quarterly reports directly to the Board of Commissioners directly from our office and not through Mr. Slaughter. The last time I gave the Board a report was in December 2016 and I am coming out with a new one soon.

So, I am going to touch a little bit on some of the issues in this report and some of the issues here. There are a lot of issues on the Recovery Agreement so, I am going to go over them, but, I don’t want to take three hours for that. So, what I am going to do, is go over the highlighted areas of the document and what I think I have identified as points of leverage. Those things that

are possibly not as compliance based, but more things that once they are cleared up, we see other things clearing up as a result. So, those are possibly more important things.

So, I am going to try and focus on those points of leverage tonight and just kind of give some feedback on your progress, so that we can have this discussion.

In the December report, there were many things discussed. We have a financial section here; we are working on and we are clearing these things up with the Finance Staff. The Aged Payables have been brought down significantly. So, I am not going to go over that in greater detail because the housing authority is still working on that. We have made significant progress coming from three million dollars about a year ago to I think about \$800,000 right now.

Security had been identified as a point of leverage that the housing authority should have supplemental Police Services at certain developments. A (MOA) Memorandum of Agreement has been worked on between the housing authority and the City of Bridgeport. We were under the impression that it was being implemented but I heard today that we are waiting to hear back from the City and the City must bless a few more things about it. There are trespassers at Green Homes, homeless people, there are some security issues at other developments. And we think it is very important that you finish up this MOA with the City and get those extra services in.

[Commissioner Andrews] Thank you for your input. We are trying to get this to the finish line by having weekly conference calls with the City. I think when we sent the draft to your office, your input was good in terms of moving things around, spreading things around and trying to get the largest bang for our bucks.

[Jennifer Gotlieb] Things can happen but, Safety and Security obviously are of the utmost importance. We all want to be safe in our homes. If you have people going into the buildings sleeping in stairwells, it's very helpful at 10:00 at night. Staff isn't there so you need someone to do a sweep at night to get those people out if these are causing a mess in the hallways. People can slip and fall, assaults can take place in the hallways. These are all things that we should not have to tolerate. So, we want you to get the Security Agreement done.

I have here your performance evaluations we had asked that all that from frontline staff to the Executive Director be subject to annual performance evaluations, clear job descriptions so that when evaluations are done, staff knows what's expected of them. Staff should be rated on their performance and this should be documented every year. That's for the protection of staff and for the housing authority's protection. I believe this will be part of the collective bargaining that you are going into. Because you haven't had performance evaluations in place prior for staff and we feel this will be an important measure. The BHA Board of Commissioners shall establish measurable performance standards for the Executive Director even with a contract and a schedule for regularly reviewing his performance.

Marina Village Replacement Units. We had asked when development occurs for Marina Village Replacement that all redevelopments include as many affordable units as possible. There are only two types of deeply affordable units as possible. There are only two types of deeply affordable units that Public Housing Units and Project Based Vouchers. They are both HUD

type of units. Tax credit units are not deeply affordable. They are affordable because they offer some discount on rent but they are not flexible if you lose your job, you still have to pay your rent. The rent won't be discounted as much as a HUD unit. So you might go from \$1000 to \$700 but they are not going to go all the way down to \$200, like in a HUD unit. So, in your developments with your partners we would like for you to put as many deeply affordable units as possible can.

There is currently an opportunity to apply to HUD for Project Based Section 8, but I can't guarantee that you would get that but at least it's an attempt. We are asking the housing authority to put in as many public housing units as possible. We are asking the housing authority to take that position. into negotiations on the redevelopment. Because these are redevelopment units from Marina, so you can't make these tax credit units without the additional subsidy. So not everything in the model is deeply affordable, there are social issues for that as well as financial issues. But to the extent that you can keep an eye on that in your redevelopment efforts.

Public Housing Occupancy. There are two issues of primary importance, that the agency still needs to work hard on. And this appeared in my December report and it's still an issue now and has been an issue for a long time prior to Mr. Slaughter. But we really want you to fix it.

Tenants Accounts Receivable (TAR's) are too high. This is the rent that you have to collect. Currently it's at 30% uncollected rent. So in the recovery agreement we are asking for 2.5 %. We are willing to back off of that, in hopes that it will go down to at least 20% or less. This is the money that you need to collect. The model is not that HUD subsidizes you, you have to collect your rent. But now even more so going into the future under this administration.

Public Housing Occupancy in some developments the vacancies are too high. One of the places that it is too high, is Scattered Sites. We think this is you're most desirable program. One of the reasons is that you hadn't opened up the waiting list to public housing and not the general public. The Executive Director, Director of Asset Management and the Board of changed that and have decided to open that list to the general wait list as well and those in public housing more opportunities. We hope to see that implemented sooner rather than later. You also have high vacancies in Green Homes, Trumbull and a lot is related to security concerns. People would rather sleep on someone's couch rather than not feel safe. Those are the things from the last report that I wanted to highlight.

You just got inspected from **REAC**, I don't believe they are finished, but the scores this year are significantly worse this year than they were last year, in some developments. Trumbull Gardens received a score of 44 out of 100 point score; last year it was 60. Fireside received 69 out of 100 point score; last year it was 85. You have to look at the REAC scores and see what the problems were. It was a combination of the prior ED holding up a lot of capital projects and not following Asset Management for a time period.

I want to breeze over some things. We already discussed performance standards. We can set up recovery agreement meeting for another time.

Formerly adopt an **Inventory Control Policy**. We saw that you are in the process of implementing something today. During our meeting regarding the OIG Audit we saw that you had a policy on the books, but it wasn't being implemented, So now you are going to implement it. For a long time we heard that having good inventory control would be part of a computer upgrade, which never materialized. So, you not going to do the computer upgrade anytime soon. We asked you about that but you have to have proper inventory controls. Another thing that we want to see is that the BHA offers good polices. Sometimes but we have to see that they are implemented and this is part of an OIG Audit. I will explain what an OIG Audit is at another time.

If you have any questions about that.

[Commissioner Nelson} When you say Inventory Control Policy what do you mean??

[Jennifer Gotlieb] It's like when someone orders a refrigerator and takes possession of it, logs it in and you know that you have it.

[Commissioner Nelson] So currently there is no system.

[Jennifer Gotlieb] The policy that was in place was inadequate.

[James Slaughter] There was a system in place but it needed to be revamped. Not only will equipment be logged in, equipment can also be tracked so that we know where it went. So we are trying to set up a whole new system to be followed.

[Jennifer Gotlieb] The Director of Asset Management has to establish a weekly report form for her staff to measure vacancies, TAR's, bed bugs, etc. This is a large agency, you have a lot of people working here and you have to have good communication.

[Commissioner Andrews] The Sub Committees will be working with staff to see that things get done. We were talking about management and staff in terms of making sure that things get done on the Asset Management level. To make sure that things are adhered to, whether it's Finance, Real Estate or Personnel or whatever those issues are.

[Commissioner Andrews] Commissioner Nelson will be assigned to some of those committees as well.

[Jennifer Gotlieb] Everyone has to occupy units, collects rents so that format will give her the ability to see people's self report. We are asking Tiffany, Director of Asset Management to establish and implement a Preventative Maintenance Plan. So the key here is establishing and implementing. I know a couple of months ago you didn't have a plan, now you do. We just want to see how it is implemented.

[Tiffany Maldonado] You want to see staff actually filing out reports.

[Jennifer Gotlieb] So on your next submission, give us the actual reports.

Tiffany Maldonado] Okay. Not a problem.

[Jennifer Gotlieb] We need to see the physical scores improved and I already talked about Marina Village briefly. We talked about the importance of enforcing the Lease, which is causing evictions, occupying units and turning them around timely, a unit will be vacant too long. You will have an outside contractor that contracted and they don't finish or staff doesn't finish in a timely fashion. Staff needs to be held accountable as to what is required of them. I believe you have over 100 vacant units.

[Tiffany Maldonado] As of today we have 152 vacant units.

[Jennifer Gotlieb] On page 7 of the Recovery Agreement you will see highlighted, **Review Agreements with nonprofit partners** to ensure they are operating consistently with both the BHA and HUD's requirements.

On your Project Based Section 8 Program and some other projects with third parties. In some cases, there is no agreement with the third party or the agreement doesn't exist since neither party has a signed contract or copy. The BHA is sometimes doing things under the impression that they have to do those things. The Project Based Vouchers that you have set aside for service providers is a case in point that we talked about today. There are people that are homeless or at risk of being homeless. Any agreements that you may have with outside parties we need you to look at it analyze it, see what your real obligations are and do you even have an agreement. So what we have is a list from BHA, we found some agreements but we didn't find others. We want you to take account of what you have and take account of what you don't have, which is the next step. Analyze what you actually want, out of agreements. If there is something that you want to do with that party then you enter into an agreement and on terms that you want to have.

It's up to you but you need to follow through and complete the process.

[Jennifer Gotlieb] HUD to propose items for Project Based Section 8 and Scattered Site Program Management. We haven't discussed this yet it's like a shot over the barrel. This agreement was done a couple of years ago, there maybe some changes that you want to do to it.

Conduct a Needs Assessment for legal services required by BHA. We believe you are paying too much for legal services. So you really need to determine what you need and determine what you can afford and the manner in which you use legal services. A cost analysis wasn't done, you have possibly been overpaying for legal services and we need you to do your analysis.

On page 10 - Review and Revise the Personnel Policy. Your current Personnel Policy is outdated. I spoke to James today and he said he has someone working on that. It was due October 31, 2016. Again, this is something that you want to close out. There was no vehicle policy in it. It needs to be updated.

[James Slaughter] We are drafting a vehicle policy tomorrow and then we will have it ready to present to the Personnel Sub Committee. I would think that this policy as far as the change and based on statute the board is going to have to approve this.

[Commissioner Andrews] That's good. I was asking about the overall policy that was due in October to make sure we get it updated and approved. So we need to have that by the end of April and let HUD know that we will have it.

[Jennifer Gottlieb] We also don't want you to rush, it's a balance. We want things closed out but we want it done in a thoughtful and meaningful way.

[Commissioner Andrews] Let's communicate and let HUD know that something is coming or not coming.

[James Slaughter] In addition to the use of the vehicles we also want to discuss disposing of vehicles. We also want to do an assessment on how many vehicles are needed.

[Commissioner Andrews] I don't want to get stuck on talking about vehicles. But I want the overall policy to the Board. You are the Executive Director, you can deal with that.

[Jennifer Gottlieb] I know you have Bill working on the Personnel policy and collective bargaining agreements. Two things, we want things finished but we don't want to rush you so that you are going crazy. What type of timeframe do you need?? You don't have to tell me right now. There's a lot of things going on.

[Commissioner Andrews] Everyday there is something new.

[Jennifer Gottlieb] This is something that I learned as a manager. It took a while for me to learn with my staff. Just how long do you need??

In conjunction with the City, the BHA will implement a Security Plan.

[James Slaughter] We just have to send it to their cooperation counsel. I would assume they have done it.

[Jennifer Gottlieb] I want to stop for a minute and draw your attention to is really important, **Determine sustainable Employee Benefits** Board and Executive Leadership determine what employee benefits and retirement costs are sustainable based on report from Finance Department or consultant. Develop short and long term plans to address sustainability issues such as retirement costs. Produce a report with a proposal regarding what savings are required to become a sustainable agency long term. The retirements issues with housing authority's health care issue is very unfortunate. At a certain point and time we are not going to have so much obligations to our retirees, that we won't be able to manage active staff. Where is that point?

You have to study your projections not only for this year, but projections for the next five years.

Your income and expenses and draw a picture of where you are so when you are going into contract negotiations and collecting bargaining with outside vendors, what do you want your position to be. Understand your full contract, I am at 100 coming down to 80 I will still be very bad. When you go into negotiations you are not going to get everything that you want. But you have to understand what you can't accept because it's not sustainable for you. So we have asked for the study to be done, which is really an analysis possibly by a consultant and not your Finance Department.

[James Slaughter] We need someone that will look at it from a global few point and that takes into account health, retirement and worker comp. The two things driving up our costs is health and worker's comp. As we get more retirees, we will have to make some hard decisions, if we don't put a plan in action to kind of slow things down.

[Jennifer Gotlieb] So benefits and retirement are big issues here, but also you have the income side. HUD has been encouraging Public Housing Agency's for years to diversify and get away from the pure public housing model and get into Mixed Finance. We want you to define your goals and income. I am almost done.

Evaluate capacity of all Financial Department staff and the staffing level needed. We talk about staffing levels both in Finance and in Maintenance. We have asked you to hire help for Seon he is doing a lot. The answer is not just hiring new people, but you have to evaluate the staff that you have to evaluate the efficiency that they are producing.

[Commissioner Andrews] Does HUD have a CRM System for our folks? Our folks are still doing things manually. If you walk through the Finance Department there are a ton of files.

[Jennifer Gotlieb] We have HUD systems we use for firm reporting, but you are responsible for your own systems.

[Commissioner Andrews] If we didn't utilize so much space for filing, we could probably 15 – 20 employees in the administration building. I am saying we have people in other spots that could be working in this building. And from a management prospective it's better to have employees in the Central Office. For example, Seon should not have to drive across town to get to the Central Office. So we are trying to figure out with Finance.

[Jennifer Gotlieb] You can do conference calls and video calls and use an electronic filing system. James and Alan can discuss that's a really good goal. I think what we are trying to do now is stand up on our two feet and then after that we can worry about going faster.

So would you agree that that is not something that you would want to take on now, but it's a good goal.

[Alan Cashmore] The other problem is costs?? We started that process a few years ago but we stopped due to costs.

[Commissioner Andrews] I don't know what the costs are but I could imagine this would help. I thought instead of someone going to look for a file they could call it out. This would be more efficient. I have walked through and seen staff spending 15 – 20 minutes looking for a file.

[Jennifer Gotlieb] If you went to buy the new software system that you were talking about would that help? And then you would have to hire some temps to help.

[Alan Cashmore] Most software systems that work for housing have an integrated component that does scanning. Again, it the cost of switching software systems and scanners.

[Jennifer Gotlieb] This is something that OIG objected to under one of your previous ED (Jimmy Miller). So you have a record retention policy and that is something you gave us as part of the Recovery Agreement. BHA is good at making policies but not implementing them.

We have to set aside clean up days. So just like we do at home, you have to set up cleaning days for housekeeping. You have to start throwing things out.

[James Slaughter] You also have to be consistent with State Law as far as record retention.

[Jennifer Gotlieb] Your policy is good. Certain things can be thrown out.

But everything is related just like I was saying with Tiffany in the reports that we want her people to give her. You know when you are sitting on too much junk and your communications systems are not good. We are not there yet, but it is a really good goal.

[Commissioner Andrews] We just need basic management right now.

[Jennifer Gotlieb] And the last thing that I will touch on is on the last page Construct Specific positions and corresponding position descriptions to fulfill the functions as defined in the selected table of organizations.

Advertise for and hire any newly created positions in accordance with your personnel policy. This assessment suggests that all existing BHA employees are eligible for reselection, but only insofar as each satisfies the fundamental requirements of the position to which he/she applies.

[James Slaughter] We are looking to update the personnel policy and redo the job descriptions and have each employee sign off on it.

[Commissioner Andrews] It's what we need. If they took a position and don't have those particular skills, then there is a mix match there.

[James Slaughter] That would be separate and certainly an item of discussion.

[Commissioner Andrews] We need to determine our needs. Because if we have people that don't function than we have a problem.

[Jennifer Gotlieb] The goal is not to memorialize what people do.

[Commissioner Andrews] No. We need to make sure that what we need is in fact what we need. If their job does not align to that then we need to move them somewhere else.

[James Slaughter] I agree with you, but what I am talking about is the position description and the employer and employee know what they are required to do.

[Jennifer Gotlieb] To be clear it's good for me to be here because HUD is requiring the housing authority to do that. It is a difficult thing to do and get through, but I didn't highlight everything in the agreement I only highlighted what I thought was points of leverage. That's something that when you get it right, other things are going to improve. And it's been a difficult situation at this agency for many years and that needs to be corrected.

[Commissioner Andrews] You should be meeting with staff bi-weekly to give the board a report. But we should know where we are at all times in terms of meeting HUD's goals. This is our Bible. And obviously, OIG takes some precedence but we need to make sure that things are being done in a reasonable time.

[Jennifer Gotlieb] I know everyone is working really hard, We are having the OIG meetings but certain things like the Security Agreement, the position descriptions, the Analysis of the Financial Situation you just need to finish up. But we are very pleased with the fact that there has been a lot of progress in the Finance Department and we are getting good financial reports. Tiffany has been very responsive to our agency.

[Commissioner Andrews] I think she is doing an outstanding job.

[Commissioner Garcia] Not to mention that our attorney, Seon Bagot is also doing an outstanding job, Although it will make more people homeless. Either way it will all balance out.

[Jennifer Gotlieb] We are satisfied with the overall accomplishments and the board I have said it several times tonight. We are very pleased with this Board. We very much appreciate your service and that you are not compensated. And so I say a lot of critical things but I want to acknowledge there have been some great people that have been brought on board and are working really hard.

[Commissioner Andrews] Thank you Jennifer. Much appreciated.

[Commissioner Andrews] Are there any questions from the board members?

[Commissioner Garcia] This is good. We still have more to improve on but this is good. I think within the next 3 to 6 months we will get more accomplished.

[Commissioner Andrews] We are ready for public comments?

Public Comment #1

(Name and information withheld for safety reasons. This matter has been turned over to Legal)

[Commissioner Andrews] Before Ms. Bracey speaks, I would like to introduce our new Commissioner Mr. Stephen Nelson.

Hello Everyone, I asked our Chairman if it was okay for me to take a minute to introduce myself, my name is Stephen Nelson and I just wrote this tonight. I just want everyone to know that I am honored to have the opportunity to serve the community. I am a lifelong Bridgeport resident. My parents came here back in the 60's and we lived in PT, Father Panick and ended up in Trumbull Gardens. So I am a product of housing. I currently live in a coop. I just retired from the police department after 34 years of service working with kids. I just want to say there may be some people out there that have said some things negative about me. I just ask the community to give me a chance, opportunity and be fair and objective. I do have a lot of concerns about public housing. I live right next to Trumbull Gardens. My family name means everything to me, I represent my family at all times. And I plan on representing the community at all times. So I say that with all due respect.

Public Comment #2 [Carl Brooks, Scattered Sites]

I would like to know what is going on and where are we at?

[Commissioner Andrews] We have been working on that and I have been in touch with the Staff and Mr. Slaughter. We are working on it.

[Tiffany Maldonado] I don't feel it would be appropriate to discuss this matter in an open forum.

[Commissioner Andrews] Okay, you guys can schedule a private meeting.

[James Slaughter] We will schedule a meeting and give you an update and find out where things stand. I will meet with Tiffany and then we will get in touch with you.

[Carl Brooks] Where we are now is getting worser.

[Tiffany Maldonado] My staff had addressed the deficiencies. If there is anything new, has it been reported to scattered sites?

[Carl Brooks] Nothing new, But the stuff there is getting worser. We can feel the floor moving as we walk. We are afraid to take a bath in the tub.

Public Comment #3 [Karen Bracey, Trumbull Gardens]

I am always here. Did we find out about US again??

[Commissioner Andrews] Yes, we got a report and the report was the key fabs are being installed.

[Karen Bracey] I am talking about US. Where people put clothes in the Bins and we are suppose to receive money to the site.

[Commissioner Andrews] Is there an Agreement””

[James Slaughter] Right now we have not found an agreement and we are trying to track where the money went and the sale of the clothes. I have asked Alan to speak with Maureen and track down what happened.

[Alan Cashmore] As far as I know, there is no money coming in.

[Karen Bracey] It's been six years and no one knows where the money is going.

[Alan Cashmore] We are not getting any money.

[Catherine Stewart] People have been putting clothes in the bin at Harborview Towers and no one has received any money. The bins are ugly, why can't we just have them removed.

[James Slaughter] If there is no contract, we can have them removed. We will continue looking to find those funds.

[Catherine Stewart] The truck comes every two to three months to collect at my site anyway.

[Karen Bracey] Our security door progress. Sunday a resident in building 11 got beat up in the lobby. They took his car keys, house keys and cell phone. The items were taken by a brother and sister that live there And we have problems with. I am sure you know. They need to be dealt with. The other gentlemen used to live there nu there is a warrant out for him. The things is if the doors were secure in the first place, it might not have happened. So we are we at with key fobs now.

[Commissioner Andrews] I was told by staff. I promised you something and I am very serious about that promise and I have loss sleep over this. I was told by staff that we are all set once the key fobs are set. And they are suppose to be done by the end of this week.

[Tiffany Maldonado] The site manager is working on that.

[Commissioner Andrews] I believe we discussed some additional cameras from Marina. We need to put them in other AMPS. We need to put them in Greene or someplace in Trumbull Gardens so that we can keep an eye on those doors. And see who is coming in and out when something happens. We will make use of all of our cameras.

We need to reassure that people are safe on the properties. I am not concerning with Illegal dumping we can work with the City on that.

[Alan Cashmore] We are meeting with the camera company and they are providing us with quotes. We discussed Fireside, Trumbull Garden lobbies and a couple of other sites. We will get all the quotes in and see what kind of money we have at each site. I think our first priority is the lobby at Trumbull Gardens.

[Tiffany Maldonado] We have to make sure that the cameras are fully protected. They have a tendency to break them as soon as they are installed.

[Karen Bracey] Are we changing security from 6 to 10:00 p.m.??

[James Slaughter] We are going to change the security schedule, plus the security contract ends next month. Are we getting the RFP ready yet??

[Caroline Sanchez] We must revise the scope of service.

[Commissioner Nelson] Are you saying the resident was beaten up while security was working?

[Karen Bracey] Yes, the security guard was on duty while this resident was assaulted.

My last question is about maintenance. This last snow storm at Trumbull Gardens they guys were sent home at 5:00 p.m. The sleet came the snow got high., Ms. Gotlieb said it was more important to have quality maintenance or something similar.

[Jennifer Gotlieb] I said I am not sure the agency can afford new hires they have to assess the efficiency of the staff that they have and then maybe they can hire more if they can afford it.

[Karen Bracey] You can't hire maintenance but you can hire administration, come on now?? We need maintenance we don't need another secretary. We don't need another Assistant Director of Asset Management. We need maintenance people. We don't need all of these people. You band aide everything, that's why BHA is a slum. You band aide stuff but you say we don't need maintenance. The maintenance people at Trumbull are quality maintenance men.

[Commissioner Andrews] I don't want to put words in Ms. Gotlieb's mouth but I think what we are doing is giving them the tools to do a better job. In terms of snow blowers and plows and stuff like that. We are looking at long term planning. We need to get the equipment so that they can do a better job.

[Karen Bracey] I am not going to argue back and forth, But it really bothers me, not particularly you Ms. Gotlieb can come in and say the BHA is this and that. HUD is BHA's boss, so they let it slip also. So don't come here talking about our site managers are doing their jobs, because you are not doing anything either.

Speaker # 4 Geraldine McCaliister (scattered Sites)

Karen Bracey said everything that I wanted to say. I have lived in housing a long time and I have raised my kids here. I have seen everything go up and down. I have seen promises being

made, promises being broken. I blame HUD because they have not done their job and management haven't done their jobs. So we the tenants lose out on everything. We are not getting what we should and it this board is committed as they say and they mean it than some change should be coming around. I feel as residents you should be committed to us. We expect more from you just like you expect more from us as residents.

[Commissioner Andrews] Thank you Ms. McCallister.

[Commissioner Nightingale] Some of the maintenance staff are not doing their job. A lot of things need to be looked at. The buildings are filthy and they are going down, down, down, We need to know that staff is doing the best that they can. No one leaves the office to take time and inspect the complexes. No one visits the complexes to come and see things for themselves. Therefore, it's not going to get better if no one is checking. Not only is there not enough maintenance staff but no one is checking to see what kind of work they are doing. Those that are doing a good job praise them, Those that are not doing a good job give them a reprimand.

[Jennifer Gotlieb] These problems have been identified but too much time has lapsed before it is taken care of. One of my staff members went to inspect Greene Homes in November 2016. And she noticed, heard and saw homeless people sleeping in the hallways. She insisted on the doors being closed and they were secure within a week. The sweeps have to be done by the police because you don't have staff working at 10:00 at night.

Mr. Slaughter brought up a good point. People are not going to risk their lives when they are being paid \$10.00 per hour. We need actual police officers doing certain tasks.

[Commissioner Garcia] Management and Property Managers need to step up to the plate. There shouldn't be residents dissatisfied with the services that they are receiving. At the end of the day that Property Manager is assigned to that property and he or she is responsible for everything that goes on in that property. So, if we are hearing the concerns of the residents, that means Property Managers are not doing their jobs.

[Jennifer Gotlieb] We said a long time ago at BHA it's the cultural. JFK said a long time ago, It's not what your country can do for you but what can you do for your Country? As a society, we have gotten away from that too much. Where everyone is watching their own backs and not pointing the finger at your neighbor saying it's your fault. It's everyone's responsibility and you have to hold people accountable.

If the board can act as a unified team and set the tone. We are not going to accept anything less than that. We are going to have management's back. We won't accept anything less than success, just make it happen.

You are dealing with a lot of grievances that are taking up a lot of time. Grievances are taking up hours, days and weeks, I don't know. The more people are pulling apart and thinking of their own self interest, it's pulling away from the team.

Public Comments #5 Shante Hanks

Spoke on the collective Efforts on the part of HUD and the Board of Commissioners. When it comes to the partnerships that are in question. Just because you can't find a contract or written agreement it doesn't mean you can't draft a new one. Some of these programs have been in place for decades. A lot of these programs are providing services for our resident

(There was discussion on the Winter storm. Lack of equipment and lack of manpower and the office closing and the need for purchasing more equipment0.

Motion to accept the minutes:

Nightingale, Seconded by Commissioner Garcia

Approval of the Special Meeting Minutes from February 13, 2017

Motion was made by: Commissioner Garcia
Seconded: Commissioner Nightingale

Roll Call:

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

Motion Carried: 4 – 0

[Commissioner Andrews] Are there any Committee Reports??

There were no reports from the Sub Committees.

Finance and IT

[Alan Cashmore] Going through the monthly report I found an error which affected Scattered Sites II. Report Stood

PLANNING, DEVELOPMENT AND MODERNIZATION:

[Caroline Sanchez, in the absence of Dave Ghio]

Report Stood

Procurement:

[Caroline Sanchez] Report Stood

Property/ Asset Management

[Tiffany Maldonado] Report Stood

Security

[Ralph Villages] Report Stood

Legal:

[Seon Bagot] Report Stood

Action Items:

1. RESOLUTION AUTHORIZING AN INCREASE IN THE CONTRACT AMOUNT AWARDED TO THE WORKPLACE D/B/A ENGAGE STAFFING IN THE NOT-TO-EXCEED AMOUNT OF SIXTY-SIX THOUSAND FIVE HUNDRED SEVENTY-SEVEN DOLLARS AND FIFTY CENTS (\$66,577.50) AND APPROVE A SIX-MONTH EXTENSION TO COVER SERVICES RENDERED FOR TEMPORARY STAFFING FOR THE FRONT DESK

Roll Call:

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

Resolution passed 4 - 0

2. RESOLUTION AUTHORIZING AN EXTENSION OF THE CURRENT CONTRACT WITH NAN MCKAY AND ASSOCIATES, INC. TO PROVIDE TEMPORARY CHIEF OF OPERATIONS SUPPORT IN THE FINANCE DEPARTMENT FOR A PERIOD OF THREE MONTHS AT THE NOT-TO-EXCEED AMOUNT OF \$70,928.00

Roll Call:

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

Resolution passed 3 – 1- 0

3. RESOLUTION AUTHORIZING A ONE YEAR EXTENSION OF THE CURRENT CONTRACT WITH STATE MARSHAL WILLIE J. SMITH, P.O. BOX 1109, BRIDGEPORT, CT 06601 FOR STATE MARSHAL SERVICES FOR AN ADDITIONAL \$35,000.00

Roll Call:

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

Resolution passed 4 - 0

4. RESOLUTION AUTHORIZING AN INCREASE IN THE CONTRACT AMOUNT OF AWARED TO ALL AMERICAN WASTE FOR REFUSE REMOVAL SERVICES AT FIRESIDE/FOREST GREEN DUE TO A CHANGE ORDER IN AN AMOUNT NOT TO EXCEED \$19,403.88

Roll Call:

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

Resolution passed 4 - 0

5. RESOLUTION AUTHORIZING AN APPLICATION FOR THREE MILLION DOLLARS IN DEMOLITION AND DISPOSITION TRANSITIONAL FUNDING (DDTF) FOR THE WINWARD DEVELOPMENT PROJECT.

Roll Call:

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

Resolution passed 4 – 0

Executive Session: (8:30 p.m. – 9:30 p.m.)

Meeting Adjourned: 9:30 p.m.