

Minutes
Special Meeting of the Board of Commissioners
Housing Authority of the City of Bridgeport D/b/a
Park City Communities

150 Highland Avenue, Bridgeport, CT 06604

Held on Wednesday, October 07, 2015

Board of Commissioners present included:

Dulce Nieves
Shante' T. Hanks
Hadassah Nightingale

Board of Commissioners absent: Janet Ortiz, Rev. Sulton Stack Jr.

Others present included:

George Lee Byers
Edwin Jamora
Steven Durham
Jodi L. Driscoll, Esq.
Tamatha Falcon

At Roll Call, Dulce Nieves, Shante T. Hanks (Telephone), and Hadassah Nightingale, were present.

The special meeting of the Board of Commissioners of the Housing Authority of the City of Bridgeport was called to order at 4:10pm.

A. NEW BUSINESS:

1. Presentation of Operating Budget for fiscal Year Ending September 30, 2016

B. PROCUREMENT AND CONTRACTING MATTERS:

1. Resolution Authorizing an Amendment to the Agreement with Can Man Sanitation, Inc. to (i) increase the total not to exceed amount of the Agreement by the not-to-exceed amount of \$44,979.48 for the period of September 1, 2015 to December 31, 2015, and (ii) to provide for a six (6) month extension, for the period of January 1, 2016 to June 30, 2016 in the not-to-exceed amount of \$67,469.22, for refuse removal services at Charles F. Greene Homes and Marina Village.

2. Resolution Authorizing an Amendment to the Agreement with Can Man Sanitation, Inc. to (i) increase the total not to exceed amount of the Agreement by the not-to-exceed amount of \$40,251.68 for the period of September 1, 2015 to December 31, 2015, and (ii) to provide for a six (6) month extension, for the period of January 1, 2016 to June 30, 2016 in the not-to-exceed amount of \$60,377.52, for refuse removal services at P.T. Barnum Apartments.

3. Resolution Authorizing an Amendment to the Agreement with Can Man Sanitation, Inc. to (i) increase the total not to exceed amount of the Agreement by the not-to-exceed amount of \$57,333.36 for the period of September 1, 2015 to December 31, 2015, and (ii) to provide for a six (6) month extension, for the period of January 1, 2016 to June 30, 2016 in the not-to-exceed amount of \$86,000.04, for refuse removal services at Trumbull Gardens, Fireside Apartments, Forest Green apartments, Harborview Towers and various Housing Authority locations.

4. Resolution Authorizing Up to Six (6) Month to Month Extensions of the Agreement with allied Barton Security services LLC, in the Not to Exceed Monthly Amount of \$18,000.00 for an Aggregate Not to Exceed Amount of \$108,000.00 for Security Services at Harborview Towers and Trumbull Gardens.

5. Resolution to authorize the submission of an Inventory Removal Application to the U.S. Department of Housing and Urban Development for the disposition of 4.68 acres of land known as the Park Avenue Triangle at the Marina Village site (400 Iranistan Avenue) to allow the redevelopment of Phase III.

Commissioner Nieves followed the request of the Executive Director and made the decision to go out of order and start with Procurement and Contracting matters number 4 and 5 and pulling matter numbers 1, 2, and 3.

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**RESOLUTION OF
HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT
RESOLUTION NO. 10-07-15-70**

BOARD MEETING DATE: OCTOBER 7, 2015

RESOLUTION AUTHORIZING UP TO SIX (6) MONTH TO MONTH EXTENSIONS OF THE AGREEMENT WITH ALLIED BARTON SECURITY SERVICES LLC, IN THE NOT TO EXCEED MONTHLY AMOUNT OF \$18,000.00, FOR AN AGGREGATE NOT TO EXCEED AMOUNT OF \$108,000.00, FOR SECURITY GUARD SERVICES AT HARBORVIEW TOWERS AND TRUMBULL GARDENS

Factual Content
Certified:

Approved:

Resolution Reviewed:
Berchem, Moses & Devlin, P.C.
General Counsel

By: _____
Rafael Villegas
Chief of Security

By: _____
George Lee Byers
Secretary/Executive
Director

By: _____
Rolan Joni Young Smith, Esq.
A Senior Partner

WHEREAS, pursuant to the terms and conditions of that certain agreement by and between the Housing Authority of the City of Bridgeport ("HACB" or "PCC") and Allied Barton Security Services, LLC dated October 1, 2013, the Authority retained Allied Barton Security Services, LLC to provide security guard services at Trumbull Gardens, Harborview Towers, Fireside Apartments and Scattered Sites 1 and 2; and

WHEREAS, during the first year of the term of the agreement, the agreement was amended five (5) times as authorized by Board Resolution Nos. 09-16-13-99, 10-21-13-121, 01-13-14-07, 06-25-14-74 and 09-22-14-104, resulting in a current total contract amount of \$763,073.48; and

WHEREAS the agreement with Allied Barton Security Services LLC expired on September 30, 2015 unless the term of the agreement is extended in accordance with its terms; and

WHEREAS, PCC is recommending that the Board of Commissioners authorize the revival of the Agreement and an extension of the term of the agreement with Allied Barton Security Services, LLC for an additional term or terms which, in aggregate, do not exceed six months, with an increase in the not to exceed contract amount of \$18,000.00 per month, for an aggregate not to exceed amount of \$108,000.00, for security guard services at Trumbull Gardens, Harborview Towers.

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

1. The revival of the agreement and an extension of the term of the agreement with Allied Barton Security Services, LLC for an additional term or terms which, in aggregate, do not exceed six months, with an increase in the not to exceed contract amount of \$18,000.00 per month, for an aggregate not to exceed amount of \$108,000.00, for security guard services at Trumbull Gardens, Harborview Towers, is hereby authorized; and
2. The Executive Director be and hereby is authorized, empowered and directed to enter into an agreement with Allied Barton Security Services, LLC to extend the term of the agreement for an additional term or terms which, in aggregate, do not exceed six months, with an increase in the not to exceed contract amount of \$18,000.00, for security guard services at Trumbull Gardens, Harborview Towers; and
3. The Executive Director be and hereby is authorized, empowered and directed to execute and deliver any and all agreements, documents and instruments necessary in connection with the application, and to take any and all such action necessary, ancillary and incidental thereto to fulfill the foregoing purpose(s); and
4. This resolution shall take effect on the date indicated above.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present on October 7, 2015

Motion was moved by Commissioner Nightingale seconded by Commissioner Hanks.

Discussion: None

The Vote was: All In Favor

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**RESOLUTION OF
THE HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT
D/B/A PARK CITY COMMUNITIES
RESOLUTION NO. 10-07-15-71**

BOARD MEETING DATE: OCTOBER 07, 2015

RESOLUTION TO AUTHORIZE THE SUBMISSION OF AN INVENTORY REMOVAL APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE DISPOSITION OF 4.68 ACRES OF LAND KNOW AS THE PARK AVENUE TRIANGLE AT THE MARINA VILLE SITE (400 IRANISTAN AVENUE) TO ALLOW THE REDEVELOPMENT OF PHASE III

Factual Content
Certified:

Approved:

Resolution Reviewed:
Berchem, Moses & Devlin, P.C.
General Counsel

By: _____

KimberLee Centeno
Director of Asset
Management

By:  _____

George Lee Byers
Secretary/Executive Director

By: _____

Rolan Joni Young Smith, Esq.
A Senior Partner

WHEREAS, the Authority's mission, in part, is to supply housing to moderate, low, very low, and extremely low income households; and

WHEREAS, the Authority is required to preserve the supply of decent housing in Bridgeport that is affordable to public housing eligible households as part of the Memorandum of Agreement with the Marina Village Apartments Resident Council; and

WHEREAS, pursuant to Section 18 of the United States Housing Act of 1937, as amended, HACB must submit an Inventory Removal Application to the Special Applications Center of the U.S. Department of Housing and Urban Development ("HUD") for approval to dispose of 5 acres of land bounded by Railroad Avenue to the

north, Park Avenue to the east, Johnson Street to the south and Columbia Street to the west; and

WHEREAS, pursuant to the terms and conditions of that certain the Co-Development Agreement for the Redevelopment of Marina Village Phases I, II, II and IV by and among the Authority, Bridgeport Community Renewal Associates LLC, JHM Bridgeport Development LLC, and Richman Group Development Corporation dated April 15, 2014, the subject site is referred to as the Park Avenue Triangle or Phase III; and

WHEREAS, the buildings 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, and 43 on the subject site were approved for demolition by HUD Special Applications Center on July 31, 2014 and December 5, 2014; and

WHEREAS, pursuant to Section 18 of the Housing Act of 1937, as amended, the Chairman, Executive Director, or other authorized PHA official is required to make certain certifications, agreements with and assurances to the Department of Housing and Urban Development in connection with the submission of the Inventory Removal Application as delineated in the HUD-52860 Form.

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

1. The Executive Director be and hereby is authorized, empowered and directed to submit an Inventory Removal Application to HUD for the disposition of a portion of approximately 5 acres of land of the Mariana Village Apartments site located at 400 Iranistan Avenue, Bridgeport, Connecticut; and
2. The Executive Director, or other authorized PHA official, is authorized to make certain certifications, agreements with and assurances to the Department of Housing and Urban Development in connection with the submission of the Inventory Removal Application (HUD-52860); and
3. The Executive Director be and hereby is authorized, empowered and directed to execute and deliver any and all agreements, documents and instruments necessary in connection with the application, and to take any and all such action necessary, ancillary and incidental thereto to fulfill the foregoing purpose(s); and
4. This resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present on October 7, 2015

Motion was moved by Commissioner Hanks seconded by Commissioner Nightingale.

Discussion: Commissioner Nieves requested that Executive Director, George Lee Byers explain the resolution. Explanation was given on requirements and submission of documents to HUD for disposition of property. Resolution presented is concerning Phase III of Marina Village.

The Vote was: All In Favor

Presentation of Operating Budget for Fiscal Year 2016 by the Authority's CFO, Edwin Jamora

Discussion:

Mr. Jamora stated that any question can be asked from this point until the day the Budget will be authorized and adopted by the Board. Questions can be emailed to Mr. Jamora directly.

Mr. Byers added that any corrections made to the budget will be sent to the Board prior to the Authority asking for a resolution to authorized and adopt the budget

Commissioner Hadassah asked if the AMP Budget included Eleanor & Franklin.

Mr. Jamora: No the budget does not include Eleanor, Maplewood or Franklin.

ADJOURNMENT 5:15pm:

Motion made by Commissioner Hanks, seconded by Commissioner Nightingale.

Vote was all in favor.

Attest: _____

