

**Board of Commissioners Meeting
Marina Village
733 South Avenue
Bridgeport, CT**

The Board of Commissioners of the Housing Authority of the City of Bridgeport met in at the Regular Meeting at 733 South Avenue, Bridgeport, CT, on the 14th day of May 2018, the place, date and hour duly established for the holding of such meetings Chairperson Andrews called the meeting to order at 5:47p.m.

The Recording Secretary stated that this meeting is being conducted in conformity with the Open Public Meeting Act. Notice of this Board Meeting was faxed to the City Clerk Office.

The Bridgeport Housing Authority also known as Park City Communities Meeting will come to order. We are ready for the Roll.

Roll Call:

Commissioner Andrews	Present
Commissioner Garcia	Present
Commissioner Nelson	Present

James Slaughter] Chairman you have a Quorum.

[BHA Staff Present:

Alan Cashmore, Chief Financial Officer

Dave Ghio, Director of Planning and Mod

Diedra Perry, Resident Selection Manager

Seon Bagot, Director of Legal Services

Tiffany Maldonado, Director of Asset Management

Tony Manley, Facilities Operations Administrator

[Commissioner Andrews] I would like to publicly thank Hadassah Nightingale who was a member of this board until last week. I treasure her council and I enjoyed the candor with her. Although, Ms. Nightingale was stern, she was hard and always fair. So, I just wanted to take this moment to publicly acknowledge Commissioner Nightingale and expressed the board's gratitude. With that said, we are going to change the order of the Agenda today and go to the Resolutions first.

Actions Items:

- 1. RESOLUTION AUTHORIZING AN INCREASE IN THE CONTRACT AMOUNT AWARDED TO A-PREFERRED CONSTRUCTION FOR THE TRUMBULL GARDENS ROOF REPLACEMENT ON BUILDINGS 10 & 11 DUE TO CHANGE ORDER #2,3, & 4 SUBMITTED FOR FULL ROOF REPLACEMENT IN THE AMOUNT OF \$49,316.00, \$19,680.00, \$50,443.00 BRINGING CONTRACT #075-PD-17-C TO A TOTAL FIXED AMOUNT OF \$109,449.00.**

Motion: Nelson
Seconded: Garcia

Questions:

[Commissioner Nelson] Is that because of the removal of the asbestos?
[Dave Ghio] No, that work was already done and the work described in the Resolution was already done. These were emergency that resulted during the construction and we identified that the drains were clogged and were leaking into the units themselves. So, change orders 2,3 and 4 are related to the drains and replacement of the drains.

[Commissioner Nelson] There were complaints that water was getting into people's units.

Roll Call:

Commissioner Andrews	Yes
Commissioner Garcia	Yes
Commissioner Nelson	Yes

Motion carried; 3 - 0

- 2. RESOLUTION APPROVING A SOLE SOURCE PROCUREMENT AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT (HACB) TO CONTRACT WITH EAGLE ELEVATORS IN AN AMOUNT NOT TO EXCEED \$104,550.00**

Motion: Nelson
Seconded: Garcia

Roll Call:

Commissioner Andrews	Yes
Commissioner Garcia	Yes
Commissioner Nelson	Yes

Motion carried; 3 - 0

[Commissioner Andrews] Please let them know that their response time must be faster when responding to emergencies. This is unacceptable to have residents waiting in the elevator for long periods of time.

[Tony Manley] I am meeting with Eagle Elevators on Friday at 9:00 in reference to that.

[Commissioner Andrews] Thank you so much.

[Commissioner Nelson] Where is the meeting in your office?

[Tony Manley] Yes.

3. RESOLUTION ADOPTING THE 2018 REVISED PUBLIC HOUSING FLAT RENTS

Motion: Garcia
Seconded: Nelson

Roll Call:

Commissioner Andrews	Yes
Commissioner Garcia	Yes
Commissioner Nelson	Yes

Motion carried; 3 - 0

4. RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO HOPES, MORGANTHALER, RAUSCH & SCARAMOZZA, LLC, TO PROVIDE REAL ESTATE COUNSEL SERVICES FOR ONE (1) YEAR WITH AN OPTION TO EXTEND FOR TWO (2) ADDITIONAL ONE (1) YEAR TERMS IN A NOT TO EXCEED AMOUNT OF \$200,000.00

Motion: Garcia
Seconded: Nelson

Roll Call:

Commissioner Andrews	Yes
Commissioner Garcia	Yes
Commissioner Nelson	Yes

Motion carried; 3 - 0

5. RESOLUTION AWARDED A CONTRACT TO SIMPLEX GRINNELL LP, FOR THE REPLACEMENT OF SIX (6) STANDPIPES AT C.F. GREENE HOMES IN THE NOT-TO-EXCEED AMOUNT OF \$73,449.00.

Motion: Nelson
Seconded: Garcia

Roll Call:

Commissioner Andrews	Yes
Commissioner Garcia	Yes
Commissioner Nelson	Yes

Motion carried; 3 - 0

6. RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT IN THE NOT-TO-EXCEED AMOUNT OF \$221,700 TO YARDI SYSTEMS, INC. FOR THE IMPLEMENTATION AND MAINTENANCE OF AN ENTERPRISE PUBLIC HOUSING AUTHORITY MANAGEMENT SOFTWARE SYSTEM.

Motion: Nelson
Seconded: Garcia

[Commissioner Nelson] This is the new system that you were talking about?

[Alan Cashmore] Yes, it is.

[Commissioner Andrews] What advantages does it have over the old system?

[Alan Cashmore] They have a portal for residents to go in and review their information including their balances. And there is also a portal for Section 8 participants to review their information as well. Landlords can also view information on their tenants. It has a steady process in Accounts Payable and scan invoices to get to the right people and approved so that Finance can pay them.

[Commissioner Andrews] So. residents can pay their rents on line?

[Alan Cashmore] Yes.

[Commissioner Andrews] So the COS can scan the information in, so that we are not using so much paper?

[Alan Cashmore] Yes. Eventually, the residents will be able to get information via phone and they will be able to scan documents to us like school documents and driver's license.

[Commissioner Garcia] Were you using Emphasis?

[Alan Cashmore] No. Currently, we are using Visual Homes. We went out to bid and both companies responded and they did presentations at the admin. office. We polled staff and Yardi was selected by the majority of the staff and they are cheaper.

Okay, let's to the roll call.

Roll Call:

Commissioner Andrews	Yes
Commissioner Garcia	Yes
Commissioner Nelson	Yes
Motion carried;	3 - 0

We will move to the Public Comments.

Public Comment #1 Denise Taylor Moye

Good Evening, I am just here to make a comment, that I would like to direct to Mr. Slaughter and Seon. There are a couple of changes being made to the way the residents are supposed to get relocated. Here today, I have some of Jim Hines people, I have some residents from the community and residents. I am trying to get a rally together, Because I will not let you guys do what you say you're going to do, without a fight. There is no way in the world that I have worked all these years and all of these months fighting for the residents to have decent, quality housing. And now all of a sudden they will have to stay in these last buildings back here, while you move people in from the waiting list and watch other people move in there. Hi, hello it's good to see that you got your apartment and we still have to wait for ours for three to five years. While I am standing here and saying this, I want to make this perfectly clear. Seon is a young man and he is an attorney and rising in the field. But I really don't think that you have that caring heart for the residents and I have to say that. I really have to say this, because sitting at the table with you, you don't intimidate me you just make me feel like, why is he really here?

What is the housing authority about? This is not personal, this is where he has stated to me and to everyone else sitting that table about we are going by this and this and that. And that's not right. You touch me to your heart when you came out like that. But from speaking from you today you Mr. Cowlis you said you would look into this and you would get back to me. I am just saying what I feel and that I should sit down out at the table as a resident and I should not have all these emotions going on with me when I fight for the residents. Every resident that is here tonight from Marina Village let your residents and your neighbors know, that we are not going to let it go down like that. We are not going to let it go down like this!!

[Commissioner Nelson] I just want some clarity, because I am in the dark a little bit.

[Denise Taylor Moye] I am in the dark too, because all these years we had the same relocation package. For the first and second phase had, Now, all of a sudden there is a different relocation package. I really hate, this, You guys should be talking to Diedra Perry. Hold on Cynthia.

[Commissioner Andrews] So, let's be clear. So, the agreement was made two, three Executive Director's ago? So, we will look at a copy of the Memorandum of Agreement and attempt to be fair. We are going to review it and get staff to review it and discuss it amongst staff. We will try our best to work with the agreement and we will determine how to do things.

So far with the attorney and Mr. Slaughter it was definitely stated that they had plans on moving people off the waiting list into the newer apartments. And we will sit over here in the last three buildings for three to five years.

[Commissioner Andrews] Please give us an opportunity to review everything.

Okay, I am going to do that. I just want to say to you that I have to fight for my residents. I am going to fight with everything I got. I want to introduce you to Cara Pavlock, District Director.

Good Evening everyone, My name is Cara. The Council woman called me about two months ago about the lack of the relocation plan. We are making sure that everyone is taking care of.

[Commissioner Nelson] If some of the agreements were made by prior directors, give us a chance to see it and read it.

The perception was if they move people into the new place, off the waiting list, then they won't have to flip the apartments and we would continue to stay there. I have residents that have lived here for over 40 to 56 years in these apartments. How can you tell me that they are not in good standing and they have been here all these years. Do you think that I am going to stand here and not fight for them?

[Commissioner Andrews] Give us the opportunity to review the agreement.

[Commissioner Garcia] May I ask a question? Since this began, how many meetings have you been in that involved relocation. Have there been meetings held.

[Denise Taylor Moye] We have had many meetings.

[Commissioner Garcia] Do we have a relocation team?

[James Slaughter] Yes, we do.

[Denise Taylor Moye] Seon I just want to say, this is not personal.

[Commissioner Andrews] Next for public comments; Monique and Cynthia (both choose not to speak during public comment session)

APPROVAL OF MINUTES OF APRIL 17, 2018

Roll Call:

Commissioner Andrews	Yes
Commissioner Garcia	Yes
Commissioner Nelson	Yes

Motion carried; 3 - 0

Finance

[Commissioner Andrews] How are we projecting our overtime budget this year?

[Alan Cashmore] The total budget or just the overtime? Currently, we have budgeted over \$24,000 a month for overtime. The overtime has been reduced substantially over the last three months. The first three months when we had REAC and unit turn arounds. But now the unit turn arounds are being done during normal business hours,

[Commissioner Andrews] How is the health insurance going?

We are doing fine, where we are now.

[Commissioner Nelson] Overtime is only approved by the ED.

[James Slaughter] Yes.

I would like to mention the utilities. If you look on the last page of my report, you will notice the A/P was \$273,000 of which none of it was over 30 days and none of it included utilities.

We have come a long way,

It was a million dollars when I got here.

Procurement

Not pre

Planning and Development

Good Evening

If you look at my report, you can see all the activity for the Planning, Development and Mod. I am not going to go over all of these projects because they are outlined in my report. But I will answer any questions that you may have. However, there are over 32 individual projects that we are currently working on. This evening you signed off on the standpipe replacement for C.F Greene. There are five buildings and each building has a standpipe. The

standpipes are not sprinklers they are firefighting stations for each floor and they are pressurized. It's an emergency contact system.

[Commissioner Garcia] Were you required by the Fire Inspectors to install the doors with spring hinges for fire doors?

Right now, spring hinges are not a part of this specification heavy door closers are.

[Commissioner Nelson] Have they started the roofs. Does this include gutters?

Yes, it includes the entire roofing assembly gutters, drip edge, icing water, shingle and leaders. Most of them are in good shape and reusable. Where they are not reusable we will install new ones

Yes. That was another assignment that was adopted.

Asset Management

We are currently 96 % occupied and our Pic Rexam Score is 97.178, which is the highest it has been. We continue to work on the outstanding measures on the Recovery Agreement. Are there any questions?

Our goal is to get to 97%. We are paying bills and housing people.

Resident Selection

Nothing to Report

HCV

Not present

Legal

So, in terms of legal. We have a little under 100 families in court ordered stipulation agreements. About 185 of those are for non-payment. Asset Management and myself will be meeting to review rent collection measures and create new policies.

Meeting adjourned 6:23 p.m.

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