

**Meeting Minutes**  
**Special Meeting of the Board of Commissioners**  
**Housing Authority of the City of Bridgeport D/b/a**  
**Park City Communities**  
**Marina Village Community Room, 733 South Avenue**  
**Held on Thursday, May 26, 2016**

**Board of Commissioner Present Include:**

Hadassah Nightingale- via-teleconference  
Richard DeJesus- via-teleconference  
Rev. Sulton Stack Jr.  
Dulce Nieves

**Board of Commissioner Absent Include:**

Janet Ortiz

**PCC Employee's Present Include:**

George Lee Byers, Executive Director  
KimberLee Centeno, Director of Asset Management  
Seon Bagot, Legal Analyst  
Rafael Villegas, Chief of Security  
James Slaughter, Director of PRM  
Jeff Zimmerman, Director of IT  
Tamatha Falcon, Meeting Recorder  
Jodie L. Driscoll, Esq., Legal Council

**Others Present Include:**

Please see attached sign-in sheet

The special meeting of the Board of commissioners of the Housing Authority of the city of Bridgeport was called to order at 5:41p.m. There was a quorum. Commissioner Stack arrived at 5:42p.m.and Commissioner DeJesus arrived in person at 5:54p.m.

**1. PUBLIC COMMENT**

- a. Public Comments were made by the following individuals:
- i. Denise Taylor-Moye, Resident Advisory President of Marina Village
  - ii. Katherine Stewart, Resident Advisory President of Harborview Towers
  - iii. Alice King, Resident Advisory President of Greene Homes
  - iv. Barbara Smith, Marina Village resident
  - v. Ms. Maldonado, Marina Village resident
  - vi. Michelle Dennis, Marina Village resident
  - vii. Steven Nelson, nonresident (Home boarders Trumbull Gardens)
  - viii. Daniella, Marina Village resident
  - ix. State Senator Marilyn Moore

- x. State Senator Gomes
- xi. Silvia Mergna, Marina Village resident building 21

- 2. MINUTES**
- Special Meeting, March 2, 2016
  - Special Meeting, March 2, 2016
  - Regular Meeting, March 14, 2016
  - Special Meeting, March 30, 2016

**MOTION:** Motion was made by Commissioner DeJesus to Accept the Special Meeting Minutes from March 2, 2016 (Morning & Afternoon Meetings), March 30, 2016 and Regular Meeting March 14, 2016. Commissioner Stack Seconded the motion.

**RESOLVE:** Minutes were passed without modification

**3. SECRETARY'S REPORT**

**MOTION:** Motion to hear the Secretary's Report was made by Commissioner Stack and Seconded by Commissioner DeJesus

**VOTE:** All in favor

[RECORD OF VOTE FOLLOWS]

BOARD OF COMMISSIONERS VOTE OF FINAL PASSAGE

X – Indicate Vote    NP – Not Present    NV – Not Voting    AB - Abstention

COMMISSIONERS	AYE	NAY	NP	NV	AB
Nieves	X				
Stack, Jr.	X				
Ortiz			X		
DeJesus	X				
Nightingale	X				

**4. ACTION ITEMS**

- A. Resolution Authorizing An Amendment To Resolution No. 02-29-16-23 To Correct The Write-Off Amount Of \$388,024.46 Given For The Periods Of 2009 To 2013, To The Amount Of \$137,382 For Uncollectible Accounts For The Periods Of 2009 To 2013.
- B. Resolution Authorizing An Amendment To An Agreement With Berchem, Moses & Devlin P.C., 75 Broad Street, Milford, Ct 06460 For Labor Law Legal Services To

Extend The Term Of Agreement For An Additional (1) Year In The Not To Exceed Amount (NTE) Of \$100,000.00.

- C. Resolution Authorizing The Award Of A Contract In The Not-To-Exceed Amount Of \$188,610.24 For A Period Of One Year, With An Option For A Second Year With Aron Security For Security Guard Services.
- D. Resolution Authorizing An Assignment And Subordination Of The Existing Housing Authority Of The City Of Bridgeport's ("Hacb") \$720,000.00 Mortgage And Note In Connection With The Proposed Maplewood Court Refinancing.

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**RESOLUTION OF  
THE HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT  
D/B/A PARK CITY COMMUNITIES  
RESOLUTION NO: 05-26-16-24**

**BOARD MEETING DATE: May 26, 2016**

**RESOLUTION AUTHORIZING AN AMENDMENT TO RESOLUTION NO. 02-29-16-23 TO CORRECT THE WRITE-OFF AMOUNT OF \$388,024.46 GIVEN FOR THE PERIODS OF 2009 TO 2013, TO THE AMOUNT OF \$137,382 FOR UNCOLLECTIBLE ACCOUNTS FOR THE PERIODS OF 2009 TO 2013.**

Factual Content Certified

Approved:

Resolution Reviewed:  
Seon Bagot, Esq.  
In House Attorney

By: \_\_\_\_\_  
Kimberlee Centeno  
Director of Asset Management

By: \_\_\_\_\_  
George L. Byers  
Secretary/Executive  
Director

By: \_\_\_\_\_  
Seon Bagot, Esq.

WHEREAS, on February 29, 2016, the Board of Commissioners of the Housing Authority of the City of Bridgeport (the "Board") adopted Resolution No. 02-29-16-23 authorizing the write-off of uncollectible accounts in the amount of \$388,024.46 for the period of 2009 to 2013; and

WHEREAS, the amount of \$388,024.46 that was initially given to the Board was inaccurate; and

WHEREAS, the records of the Housing Authority of the City of Bridgeport (the "Authority") for Marina Village, CONN. 1-2; P.T. Barnum Apartments, CONN. 1-5; Charles F. Greene Homes, CONN. 1-6; Fireside Apartments, CONN. 1-7; CONN. 1-8; CONN. 1-10; Harborview Towers, CONN. 1-9; CONN. 1-49; Scattered Sites I; Scattered Sites II and Trumbull Gardens, CONN. 1-44; and CONN. 1-60; actually indicate uncollected rents in the aggregate amount of \$137,382; and

WHEREAS, the Authority has now amended the write-off amount to reflect an accurate amount of \$137,382; and

WHEREAS, as set forth in the report attached hereto as Schedule A, former residents left such accounts unpaid; and

**WHEREAS, the Authority has made a determined but unsuccessful effort to collect such debts; and**

WHEREAS, the Authority has determined that it is in the best interest of the authority to write-off such uncollectible accounts.

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

1. The write-off of uncollectible accounts in the maximum aggregate amount of \$137,382 is hereby authorized; and
2. The Secretary/Executive Director, be and he is hereby authorized, empowered and directed to write-off the uncollectible accounts on behalf of the Authority; and to take any and all such action necessary, ancillary and incidental thereto to fulfill the foregoing purpose; and
3. 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 May 26, 2016.

**MOTION:** Motion was made by Commissioner DeJesus and Seconded by Commissioner Nightingale

**VOTE:** All in favor

[RECORD OF VOTE FOLLOWS]

BOARD OF COMMISSIONERS VOTE OF FINAL PASSAGE					
X – INDICATES VOTE					
COMMISSIONERS	AY E	NA Y	NOT PRESENT	NOT VOTING	ABSTENTION
Nieves	X				
Stack			X		
Ortiz			X		
DeJesus	X				
Nightingale	X				

[THIS SPACE INTENTIONALLY LEFT BLANK]

**RESOLUTION OF  
HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT  
RESOLUTION NO. 05-26-16-155**

**SPECIAL BOARD MEETING DATE: May 26, 2016**

**RESOLUTION TO AMEND THE TERM OF THE BERCHEM, MOSES & DEVLIN LABOR LAW LEGAL SERVICES CONTRACT, IN THE NOT-TO-EXCEED AMOUNT OF 100,000.00. THE TERM OF THE AGREEMENT SHALL BACKDATE TO DECEMBER 31, 2015 AND EXPIRE 120 DAYS AFTER THE DATE OF EXECUTION ON MAY 25, 2016.**

Factual Content Certified      Approved:      Seon Bagot  
  
Park City Communities, In-House  
Attorney

By: _____	By: _____	By: _____
Ana Brown	George Lee Byers	Seon Bagot, Esq.
Human Resource	Secretary/Executive	Legal Analyst
Manager	Director	

WHEREAS, The Housing Authority of the City of Bridgeport (HACB) entered into a contract with Berchem, Moses & Devlin, P.C. on January 1, 2014 for labor law legal services; and

WHEREAS, the contract with Berchem, Moses & Devlin, P.C. expired on December 31, 2015; and

WHEREAS, HACB seeks to amend the term of the Berchem, Moses & Devlin contract, in the not-to-exceed amount of 100,000.00. The term of the agreement shall backdate to December 31, 2015 and expire 120 days after the date of execution on May 25, 2016.

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

1. The Secretary/Executive Director be and hereby is authorized, empowered and directed to amend the term of the Berchem, Moses, and Devlin contract for labor law legal services in the not-to-exceed amount of 100,000.00. The term of the contract shall backdate to December 31, 2015 and expire 120 days after the date of execution on May 25, 2016.

2. The Secretary/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
3. 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 May 26, 2016.

**MOTION:** Motion was made by Commissioner DeJesus and Seconded by Commissioner Nightingale

**VOTE:** All in favor

[RECORD OF VOTE FOLLOWS]

<b>BOARD OF COMMISSIONERS VOTE OF FINAL PASSAGE</b>					
X – INDICATES VOTE					
COMMISSIONERS	AY E	NA Y	NOT PRESENT	NOT VOTING	ABSTENTION
Nieves	X				
Stack			X		
Ortiz			X		
DeJesus	X				
Nightingale	X				

**RESOLUTION OF  
THE HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT  
RESOLUTION NO. 05-26-16-21**

**BOARD MEETING DATE: MAY 26, 2016**

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT IN THE NOT-TO-EXCEED AMOUNT OF \$188,610.24 FOR A PERIOD OF ONE YEAR, WITH AN OPTION FOR A SECOND YEAR WITH ARON SECURITY FOR SECURITY GUARD SERVICES.**

Factual Content Certified

Approved:

Resolution Reviewed

By: \_\_\_\_\_  
Rafael Villegas

By: \_\_\_\_\_  
George L. Byers

By: \_\_\_\_\_  
Seon Bagot, Esq.

Chief of Security

Secretary/Executive  
Director

In-House Attorney

**WHEREAS, on January 25, 2016 the Housing Authority of the City of Bridgeport (“HACB”) issued a public solicitation for Security Guard Services; and**

WHEREAS, two (2) respondents responded before the bid due date of February 26, 2016 which included, Aron Security and William Vassell Services, Inc.; and

WHEREAS, based on a review of proposals submitted, it was determined that Aron Security, was the responsible, responsive bidder to provide Security Guard Services; and

WHEREAS, HACB seeks to execute a one year contract beginning May 25, 2016 and ending May 24, 2017 for an amount not-to-exceed \$188,610.24 with the option to renew the contract term for an additional one year; and

WHEREAS, pursuant to the HACB Procurement Policies and Procedures, any expenditure in an amount more than \$50,000.00 requires authorization by the HACB Board of Commissioners; and

WHEREAS, the Authority's staff is recommending award of the contract for Security Guard Services to Aron Security in an amount not-to-exceed \$188,610.24 for the period May 25, 2016 through May 24, 2017, with an option to extend the term for one additional year, for the above referenced services.

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

4. Award the contract in the not-to-exceed amount of \$188,610.24, to Aron Security, Inc. for a period of one year commencing May 25, 2016 through May 24, 2017, with an option to extend the term of the agreement for one additional year for Security Guard Services, including the expenditure of such sums as aforesaid, is hereby authorized; and
5. The Secretary/Executive Director, be and he is hereby authorized, empowered and directed to execute and deliver the agreement on behalf of the Authority necessary to effectuate the foregoing, and to take any and all such action necessary, ancillary and incidental thereto to fulfill the foregoing purpose; and
6. 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 May 26, 2016.



**MOTION:** Motion was made by Commissioner DeJesus and Seconded by Commissioner Nightingale

**VOTE:** All in favor

[RECORD OF VOTE FOLLOWS]

BOARD OF COMMISSIONERS VOTE OF FINAL PASSAGE					
X – INDICATES VOTE					
COMMISSIONERS	AY E	NA Y	NOT PRESENT	NOT VOTING	ABSTENTION
Nieves	X				
Stack			X		
Ortiz			X		
DeJesus	X				
Nightingale	X				

**RESOLUTION OF  
HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT  
RESOLUTION NO. 05-26-16-16**

**SPECIAL BOARD MEETING DATE: May 26, 2016**

**RESOLUTION AUTHORIZING AN ASSIGNMENT AND SUBORDINATION OF THE EXISTING HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT’S (“HACB”) \$720,000.00 MORTGAGE AND NOTE IN CONNECTION WITH THE PROPOSED MAPLEWOOD COURT REFINANCING.**

Factual Content Certified

Approved:

Park City Communities

In House Attorney

By: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

James Slaughter

George Lee Byers

Seon A. Bagot, Esq.

Director of Planning,  
Redevelopment &  
Modernization

Secretary/Executive  
Director

WHEREAS, Maplewood Court Limited Partnership (“Maplewood”) is in the process of obtaining various financings in order to acquire and rehabilitate the development located at 434 Maplewood Avenue, Bridgeport, Connecticut (the “Development”), including, but not limited to, the ACC units (the “ACC Units”) damaged during Hurricane Sandy; and

WHEREAS, the Development and the ACC Units will provide much needed affordable rental opportunities to qualified tenants from the Bridgeport area; and

WHEREAS, the Connecticut Housing Finance Authority (“CHFA”) and the **Department of Housing** (“DOH”) will provide funding for the Development (collectively, the “New Financings”), provided that HACB assigns the \$720,000 existing debt (the “Existing Debt”) owed to it by Maplewood Court School Apartments Limited Partnership (“Existing Owner”) to Maplewood.

WHEREAS, in connection with the assignment of the Existing Debt, and in furtherance of the New Financings, Maplewood is requesting that HACB subordinate the Existing Debt, and restructure the Existing Debt to extend the maturity date of the Existing Debt forty (40) years so as to make that maturity date co-terminus with the New Financings, and shall bear interest at a rate equal to the applicable federal rate (“AFR”); and

WHEREAS, Existing Owner is requesting HACB assign the current HAP contract and ACC contract in place to Maplewood. The current agreement obligates HACB to give Existing Owner eight (8) project based vouchers and requires they designate eight (8) ACC units to the project to satisfy the Father Panek Agreement; and

WHEREAS, the United States Department of Housing and Urban Development (“HUD”) approval is necessary for the assignment of the current HAP contract to the new ownership entity for Maplewood Court; and

WHEREAS, MHA has committed to abide by the Regulatory and Operating Agreement attached hereto (**Attachment A**).

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

1. HACB consents to the assignment of the Existing Debt to Maplewood and the subordination thereof to the New Financings; and
2. HACB agrees to restructure the Existing Debt so as to extend the existing maturity date forty (40) years to make the Existing Debt co-terminus with the New Financings, and shall bear interest at a rate equal to AFR; and
3. HACB agrees to assign the current HAP contract and ACC contract in place to Maplewood; and
4. HACB agrees to submit a formal request to HUD asking to assign the current HAP contract to Maplewood, and HACB agrees to reasonably cooperate with HUD as necessary to facilitate the foregoing; and

5. The Secretary-Executive Director be and he is hereby authorized, empowered and directed to take any and all such action necessary, ancillary and incidental thereto to fulfill the foregoing purpose(s); and
6. MHA will abide by the regulatory and operating agreement attached (**Attachment A.**)
7. This resolution will take effect immediately.

I hereby certify that the above resolution was tabled by a majority of the Commissioners present at a meeting duly called at which a quorum was present on May 26, 2016.

**MOTION:** Motion was made by Commissioner Stack and Seconded by Commissioner Nightingale

**MOTION:** Motion to table was made by Commissioner Stack and Seconded by Commissioner DeJesus

**VOTE:** All in favor

[RECORD OF VOTE FOLLOWS]

BOARD OF COMMISSIONERS VOTE TO TABLE THE RESOLUTION

X – Indicate Vote    NP – Not Present    NV – Not Voting    AB - Abstention

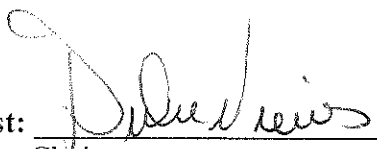
COMMISSIONERS	AYE	NAY	NP	NV	AB
Nieves	X				
Stack	X				
Ortiz			X		
Nightingale	X				
DeJesus	X				

5. ADJOURNMENT: ( 9:01p.m.)

**MOTION:** Motion to Adjourn made by Commissioner Stack Seconded by Commissioner DeJesus

**VOTE:** All in Favor

Attest:

  
Chairperson