



Charlotte Housing Authority

BOARD OF COMMISSIONERS

SPECIAL
BOARD MEETING

February 3, 2010

Charlotte Housing Authority
1301 South Boulevard
Charlotte, NC 28202

Mission Statement

“To lead, develop, and execute community-wide strategies that meet the broad range of housing needs for families who cannot otherwise attain conventional housing”

Joel Ford - Chairman
Will Miller - Vice Chairman
Lucille Puckett
Benjamin Hill
Geraldine Sumter
Rodney Moore
David Jones



**HOUSING AUTHORITY OF THE CITY OF
CHARLOTTE**

NOTICE

SPECIAL

BOARD MEETING

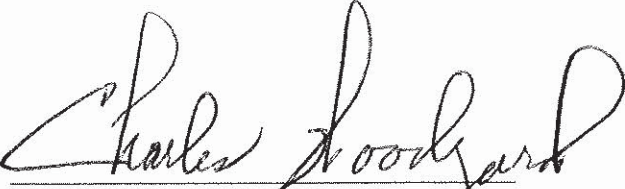
BOARD OF COMMISSIONERS' MEETING

February 3, 2010

NOTICE is hereby given that a ***Special*** Board meeting of the Board of Commissioners' of the Housing Authority of the City of Charlotte will be held on ***February 3, 2010*** as follows:

TIME/Date: ***10:00 A.M.***
 February 3, 2010

LOCATION: ***1301 South Boulevard***
 Charlotte, NC 28203


Charles Woodyard/CEO

Housing Authority of the City of Charlotte Regular Meeting of the Board of Commissioners

Central Office
1301 South Boulevard
Charlotte, NC 28203

February 3, 2010

10:00 a.m. - *Special Board Meeting Convenes:*

Special Meeting Agenda:

1. Additions to the Agenda
2. Consideration to Approve the Minutes for:
 - *Special* Board Meeting held *January 13, 2010*
3. **Business Agenda Action Items:**
 - A. Approve Procurement Contract – BAJ Access – CHA Wide
 - B. Approve Procurement Contract – Landscaping & Erosion Control Services for CHA Wide
 - C. Approve Procurement Contract – Installation of Water Heaters Services at Claremont and Victoria Square
 - D. Approve Procurement Contract – Communications Study for work at the Charlotte Housing Authority

Business Agenda item for the February 3, 2010 Special Board Meeting of the Charlotte Housing Authority Board of Commissioners.

3. A Approve Procurement Contract – BAJ Access – CHA Wide

Action: Approve Contract for the Procurement of Surveillance Camera Services for work CHA-WIDE from BAJ ACCESS for \$628,340.50
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Staff Resource: Ralph Staley/Steve Lamphere/Cheryl Campbell

Key Business: Finance and Administration/Capital Assets

Strategic Goal: Attain Long Term Financial Viability

Explanation:

On November 17, 2009, the CHA Board of Commissioners approved a change to the CHA Procurement Policy that requires a review and approval by the Board for Procurement actions that exceed the dollar threshold set for that individual classification of material or service as set below:

<u>Dollar Threshold</u>	<u>Procurement Classification</u>
\$100,000	Construction, Maintenance or Repair contracts
\$50,000	Purchase of apparatus, supplies, materials, and equipment. Also including service contracts, consultants, architects and engineers.

Additionally, any procurement that will cause a single vendor to exceed the above amounts during a rolling twelve (12) month period will require prior approval from the CHA Board of Commissioners before additional contracts are awarded to the vendor.

The contract with BAJ Access for surveillance cameras and installation services for \$628,340.50 (bid of \$613,015.50 plus 2.5% or \$15,325.00 contingency, to be used at Owner’s direction for possible unexpected field conditions) requires Board approval in order to proceed with the improvements.

In May, staff approached CMPD about our desire to install surveillance cameras at CHA properties as a proactive crime prevention measure and a tool to assist in meeting the 5% crime reduction goal in our Moving Forward plan to reduce crime. This work was listed in our ARRA grant which was approved by the Board on April 8, 2008. One of our requirements for this work is to provide CMPD a way to seamlessly have access to the viewing video recordings from CHA properties. CMPD has expressed a desire to gain access to our system and give the patrol officers and their command center this additional tool. BAJ Access Security installed the camera system currently being utilized by

CMPD. They are well known and held in high regard by CMPD. Therefore, staff visited each property with representatives from BAJ to identify camera locations that would maximize visual coverage.

Utilizing the same technology that CMPD uses for our camera systems will allow import of CHA data feeds directly into CMPD's system, with no modification or cost to the CMPD system. Therefore, CHA selected BAJ Access Security to access our sites for coverage and submit pricing. CMPD will be able to view the recordings from our cameras as the need may arise. *However, all actual video footage will be maintained at the property level on CHA's DVRs.

Noncompetitive Procurement:

This Procurement utilizing noncompetitive proposal method is authorized and may be used when the award of a contract is infeasible under small purchase procedures, sealed bids or competitive proposals and is authorized under the following circumstances, 24 CFR 85.36(d)(4)(i)(A) and (C).

*Pricing - The following steps were taken to ensure CHA was receiving a fair and reasonable quote from BAJ Access: 1) We obtained the manufacturer's suggested retail price list directly from Bosch for the primary components of our surveillance equipment and compared those prices to the equipment quoted by BAJ Access. The quoted price on the major components was discounted between 15%-29%, 2) CHA obtained from the General Services Administration (GSA) the pricing for 2 of the major components within our system, and found the BAJ Access price to be approximately 11% discounted from the GSA, and 3) CHA staff built its cost estimate utilizing the same equipment with pricing from various sources, BAJ Access quote was 3% less than our in-house estimate. Based on the due diligence taken by staff, the quote received from BAJ Access was deemed fair and reasonable.

*The decision was made to use a phased-approach for this project. A contract will be issued for the full amount with a phased-in implementation schedule. Phase 2 is contingent upon successful completion of Phase 1. Should Phase 1 present any concerns about moving to Phase 2, CHA will terminate the contract and issue a deduct change order for the value of the Phase 2 sites per the BAJ quote. This has been discussed and agreed upon by BAJ Access. CHA, in conjunction with the Resident Capital Fund Committee, will re-obligate the remaining dollars should contract termination be required. This approach was discussed and approved in writing by HUD Greensboro.

The Surveillance Network Contract will include all items and services to be purchased to include the design, install, and setup the CHA-wide network of surveillance equipment in accordance with the current network requirements of the CMPD. This coordination and network setup of surveillance cameras, recorders, and other network systems will guarantee that the CHA surveillance system, when completed, will work seamlessly with CMPD's existing surveillance systems installed at various locations throughout the city.

CMPD patrol officers and their command center will now have the ability to immediately view CHA surveillance data at any time. By being on the same system, it will give CMPD more resources to assist with addressing the crime issues and investigation in solving crimes.

CHA staff has met with nine of the family sites to discuss the project and obtain survey data specifically related to their perceptions about crime in their community. Response to this planned project from residents has been extremely positive. All family properties with the exception of Savanna Woods and Tall Oaks are included. These two properties were excluded due to planned re-positioning.

<u>Contract Number</u>	<u>Cost</u>	<u>Vendor</u>	<u>Total Paid To Date</u>
TBD/Pending	\$628,340.50	BAJ Access	\$0.00

Committee Discussion:

Subject Procurement was discussed in detail at the Board Special Meeting, on January 13, 2010. Board had requested additional information concerning crime statistics at the projected Sites getting the surveillance cameras. Refer to full Board.

MWBE/Section 3:

Direct factory purchased equipment is approximately 73% of the costs of this project. Of the remaining 27% labor expense, 18% (of the 27%) is being provided by an MWBE electrical subcontractor. There is no planned Section 3 participation as new hires are not expected.

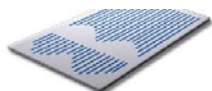
Funding:

ARRA Grant, approved 4/8/2009

Attachment:

BAJ Quote.

(*new paragraph)



Quotation

4400 Morris Park Drive, Suite B
Charlotte, NC 28227
Telephone: 704-545-9933
FAX: 704-545-9910
E-mail: james.stroup@bajaccess.com

BAJ ACCESS SECURITY, INC.

To: Mr. Allison Preston
Charlotte Housing Authority

Quotation #:
Date: December 30, 2009
Project: Housing CCTV

ITEM	QUANT.	DESCRIPTION	UNIT PRICE	TOTAL PRICE
		This quotation is to provide working CCTV systems at the sites listed below		
A	1	Southside Homes	\$139,652.36	\$139,652.36
B	1	Victoria Square	\$30,911.24	\$30,911.24
C	1	Dillehay Courts	\$89,316.63	\$89,316.63
D	1	Leafcrest Homes	\$47,595.56	\$47,595.56
E	1	Meadow Oaks	\$42,666.55	\$42,666.55
F	1	Tarlton Hills	\$45,751.30	\$45,751.30
G	1	Robindale	\$36,253.16	\$36,253.16
H	1	Gladedale	\$29,682.93	\$29,682.93
I	1	Wallace Woods	\$34,179.55	\$34,179.55
J	1	Cedar Knoll	\$38,923.21	\$38,923.21
K	1	Sunridge	\$27,971.12	\$27,971.12
L	1	Mallard Ridge	\$26,891.20	\$26,891.20

Quotation valid for 60 days.

Quotation prepared by: James Stroup

This quotation on the goods and services named are subject to the terms and conditions

TERMS: Equipment: - Net 30 Days from date of invoice Services/Installation: - Net 10 Days from completion date Freight: - F.O.B. Shipping Point unless otherwise specified. Applicable State Sales Taxes will be added to Invoice.
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3. B Approve Procurement Contract –Landscaping & Erosion Control

Action: Approve Contract for the Procurement of LANDSCAPING & EROSION CONTROL Services for work CHA WIDE from HALL BUILDERS, NC & SC, LLC for \$479,991

Staff Resource: Ralph Staley/Steve Lamphere/Cheryl Campbell

Key Business: Finance and Administration/Capital Assets

Strategic Goal: Attain Long Term Financial Viability

Explanation:

On November 17, 2009 the CHA Board of Commissioners approved a change to the CHA Procurement Policy that requires a review and approval by the Board for Procurement actions that exceed the dollar threshold set for that individual classification of material or service as set below:

Dollar Threshold Procurement Classification

\$100,000	Construction, Maintenance or Repair contracts.
\$50,000	Purchase of apparatus, supplies, materials and equipment. Also including service contracts, consultants, architects and engineers.

Additionally, any procurement that will cause a single vendor to exceed the above amounts during a rolling twelve (12) month period will require prior approval from the CHA Board of Commissioners before additional contracts are awarded to the vendor.

For this vendor, this Procurement action for \$479,991 (base bid of \$431,000 plus Alternate 3-walls at \$21,384, Alternate 4-walks at \$15,900, and 2.5% contingency at \$11,707 will exceed the total dollar threshold during the twelve month period and must be approved by the CHA Board. The Purchase contract with Hall Builders, NC & SC, LLC for landscaping and erosion control services requires Board approval of this agenda item to proceed with the improvements.

Need/Design Phase: A comprehensive approach to our site improvements began in 2008. Phase I included replacing the community's entrance signs and constructing a plant bed at these signs, the first impression point. This was completed in 2009. The proposed initiative is to complete Phase II which includes three basic areas: (1) erosion control and drainage issues, (2) site repairs and maintenance and (3) landscape and esthetics. Erosion control measures has become a priority for these projects to stop the standing water, flooding, undercutting at walks, correct negative slope, complete retaining wall needs, raise some or build new walks and establishment of ground cover. This work was listed in our ARRA grant which was approved by the Board on April 8, 2008.

CHA entered into an agreement with Site Studio to provide design documents and specifications to accomplish our erosion control initiatives and four alternates (#1-landscape material; #2-tree removal; #3-retaining walls; #4-concrete walks) at 11 family sites via two bid lots. Sites are:

Mallard Ridge	Meadow Oak	Tall Oaks	Tarlton Hills
Victoria Square	Sunridge	Gladedale	Southside
Cedar Knoll	Leafcrest	Wallace Woods	

Procurement Phase: Standard formal bidding procedures were followed; the project was advertised in the Charlotte Observer, all Charlotte plan rooms, Demand Star (notice) and, TPM (McGraw-Hill) who handled plan distribution; pre-proposal conference held and sealed bid opening. Three (3) bids were received with Hall Builder’s being the lowest responsive bidder. Hall Builders references were checked (other owners, BBB, licensure, etc.) and found to be acceptable, additionally Hall has performed satisfactorily on previous work for CHA and is a MWBE. The low bid is within 1% of the cost estimate prepared by Site Studio.

Award/Construction/Maintenance Phase: Project will be secured by a 100% Payment and 100% Performance Bonds supplied by an approved surety, as required by HUD. Staff reviewed the drawings with CHA’s existing landscaping maintenance contractors to make them aware of additional requirements under their performance-based contract and to ensure they elevate their processes to include a focus on this improvement partnership. Staff has also modified its preventative maintenance process to include inspection and maintenance of the additional drainage devices and swales at regular intervals.

<u>Contract Number</u>	<u>Cost</u>	<u>Vendor</u>	<u>Total Paid To Date</u>
TBD/Pending	\$479,991	Hall Builders	\$194,597 (roofing)

Committee Discussion:
N/A

MWBE:
MWBE – GC and Sub = 100%;
Section 3: 4 hires, if they remain permanent; 1 from each site, as needed based on permanent hire count.

Funding:
ARRA Grant, approved 4/8/2009

Attachment:
None

3. C Approve Procurement Contract - Installation of Water Heaters Services

Action: Approve Contract for the Procurement of the Installation of Water Heaters at Claremont and Victoria Square for \$24,002 from Gibraltar
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Various Sites

Staff Resource: Ralph Staley/Steve Lamphere/Cheryl Campbell

Key Business: Finance and Administration/Capital Assets

Strategic Goal: Attain Long Term Financial Viability

Explanation:

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\$100,000	Construction, Maintenance or Repair contracts.
\$50,000	Purchase of apparatus, supplies, materials and equipment. Also including service contracts, consultants, architects and engineers.

Additionally, any procurement that will cause a single vendor to exceed the above amounts during a rolling twelve (12) month period will require prior approval from the CHA Board of Commissioners before additional contracts are awarded to the vendor.

For this vendor, this Procurement action for \$24,002 will exceed the total dollar threshold during the twelve month period and must be approved by the CHA Board. Quote is comparable to recent awards of two other water installation projects.

<u>Contract Number</u>	<u>Cost</u>	<u>Vendor</u>	<u>Total Paid To Date</u>
TBD/Pending	\$24,002	Gibraltar Construction	\$175,748*
*HVAC installation at Claremont and Victoria Square (competitively bid)			

Committee Discussion:

None

MWBE/Section 3:

None

Funding:

ARRA Grant approved by the Board on 4/8/2009

Attachment:

None

3. D Approve Procurement Contract-Communication Study

Action: **Approve Contract for the Procurement of Communication Study for work at the Charlotte Housing Authority from The Marketing Consortium for an amount not to exceed \$68,500.**

Staff Resource: Ralph Staley/Steve Lamphere/ Charlene Wall

Key Business: Finance and Administration

Strategic Goal: Attain Long Term Financial Viability

Explanation:

On November 17, 2009 the CHA Board of Commissioners approved a change to the CHA Procurement Policy that requires a review and approval by the Board for Procurement actions that exceed the dollar threshold set for that individual classification of material or service as set below:

<u>Dollar Threshold</u>	<u>Procurement Classification</u>
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Additionally, any procurement that will cause a single vendor to exceed the above amounts during a rolling twelve (12) month period will require prior approval from the CHA Board of Commissioners before additional contracts are awarded to the vendor.

For this Vendor, this Procurement action for an amount up to \$68,500 will exceed the total dollar threshold during the twelve month period and must be approved by the CHA Board. The Purchase contract with The Marketing Consortium for a Communication Study of both internal employees and external partners will help us ascertain how best to communicate our message to achieve maximum effect both internally and with external partners. We will utilize this study not only to develop an assessment tool for customer satisfaction, but to identify and correct communication bottlenecks internally and with our outside partners.

This project was put out to bid, with responses from only two entities: UNC Charlotte and the Marketing Consortium. Subsequently, UNC Charlotte has withdrawn from consideration due to other commitments, leaving us with the Consortium – who was the choice of the panel originally. The Consortium has helped to identify and resolve these type issues with CMS, Visit Charlotte, the Charlotte Chamber and the Work First program. We have requested an amount up to \$68,500, as the Consortium has indicated they will not know the final cost of the project until after the initial project assessment; at

which point they would be able to identify the amount of work required to ensure they have captured information from all partners. The cost would be no less than \$48,500 and not to exceed, NTE \$68,500 from their experience with other contracts of this nature.

<u>Contract Number</u>	<u>Cost</u>	<u>Vendor</u>	<u>Total Paid To Date</u>
TBD/Pending	NTE \$68,500	The Marketing Consortium	\$0

Committee Discussion:

None

Section 3 MWBD Consideration:

None

Funding:

Project budget.

Attachment:

None

**MINUTES OF THE SPECIAL BOARD MEETING
OF THE COMMISSIONERS' OF THE
HOUSING AUTHORITY OF THE CITY OF CHARLOTTE
HELD ON WEDNESDAY, JANUARY 13, 2010**

The Board of Commissioners of the Housing Authority of the City of Charlotte, North Carolina held a **SPECIAL** MEETING at CHA Central Office, 1301 South Boulevard, Charlotte, NC 28203 at 10:00 a.m. on Wednesday, January 13, 2010.

Present: ***Chairman David Jones***
 Commissioner Joel Ford
 Commissioner Will Miller
 Commissioner Lucille Puckett

Absent: ***Vice-Chairman Moore***
 Commissioner Ben Hill

Also Present: Charles Woodyard, CEO
 Sherrod Banks, General Counsel

Once a quorum was received Chairman Jones officially called the meeting to order. In the absence of Vice-Chairman Moore he led the Pledge of Allegiance.

Additions to the Agenda:

Chairman Jones stated this is a special Board meeting and an Executive Session will be added at the end of the meeting to discuss a potential litigation matter with general counsel. He then asked were there any other changes to the agenda. Hearing none he asked for a motion that the agenda be approved.

ACTION:

Motion was made by:	Commissioner Puckett
Motion was seconded by:	Commissioner Ford
Outcome:	Passed unanimously

Consideration to approve the Minutes for:

- ***Special*** Board Meeting held *January 8, 2010*

ACTION:

Motion was made by:	Commissioner Miller
Motion was seconded by:	Commissioner Puckett
Outcome:	Passed unanimously

Business Agenda Action Items:

3.A Approve Procurement Contract – BAJ Access – CHA Wide

Approve contract for procurement of surveillance camera services for work CHA-Wide from BAJ ACCESS for \$628,340.50.

Ralph Staley, CFO, explained that this is use of funds from our ARRA Grant which must be encumbered by March 19, 2010. There was not a competitive bid. This was a private placement because of the connection with the City of Charlotte's camera system. Therefore, we could not have bid to someone else, although the City did hold a competitive bid when they made their decision. Further explanation is that it is not actually a piggy with the city however somewhat similar. He then asked for questions. The comments were as follows:

Commissioner Puckett stated that she did not know when this procurement started to come about, whether it was before she was appointed to the Board or early when she first started. She has no knowledge of being informed from Resident Safety regarding crime stats, which would constitute a surveillance camera service. She knows there is crime in public housing as well as in other communities; however she was not aware of a need for a surveillance system in the communities. She is concerned in reference to the relationship in the community with CHA's Resident Safety and the Charlotte-Mecklenburg Police Department. Additionally she wants to know where data to substantiate the need for this system is. Mr. Staley referred this inquiry to Mr. Allison Preston, Resident Safety Manager.

Mr. Preston explained that this is a project that we received information as early as last year. Mr. Woodyard instructed Mr. Preston to travel to Newark New Jersey Housing Authority to observe the surveillance system they have in place in an effort to bring some ideas to Charlotte. Two years ago a similar system had been put in place at our high rises due to the safety concerns. He explained that it has been very effective and a reduction of crime has taken place in the high rises which has resulted in the safety of the residents. The residents are very pleased. The future goal was to take it CHA wide therefore this was the opportunity to provide the same type of concept for our scattered sites. Again he was instructed to go forward therefore he presented information to the Client Relations Committee starting in May 2009. He contacted the City of Charlotte and visited their

camera room as well as the police department to determine if their system would be compatible with our system. Once the due diligence was completed, an estimate for the service was forwarded to CHA's Procurement Department for review.

Chairman Jones stated that this is a capital expense therefore will you need to add staff to monitor this system or would it be done by the existing staff? Mr. Preston responded that it would be accomplished with the existing staff.

Commissioner Puckett continued that for the most part would this be tied in with CMPD; therefore it would mostly be their staff monitoring the cameras. For clarification Mr. Preston explained that our investigators would have access to the system, similar to the way it is done at the high rises. An example was given that if an incident occurs on our property and it requires emergency assistance then CHA investigators will be able to pull up the information and forward it to the CMPD, if necessary. Additionally this system will allow us to go back 21 days for review to aide in the investigation. Finally, the tapes would be accessed by investigators, the response area commander, and the personnel in the camera room.

Commissioner Puckett commented that she has spoken with Ms. Cheryl Campbell, Deputy COO, expressing her concerns regarding CMPD training. She explained that the residents were not asked about this system. Secondly, the police department is already misusing their authority as far as lease violations in our community. She is very concerned and she had a copy of a lease violation in her possession. Chairman Jones expressed that he did not see the relevance between the lease violations and the surveillance system. She stated for the record "as long as the camera system is located in the communities as a crime deterrent then that is acceptable, however if the camera system is put in the community, and the community feels that it is in prison then she does not feel the camera system is the best use of the money for the Charlotte Housing Authority". Again she questioned, whether there were any statistics or information which qualifies the need for the surveillance system. She stated that she has not seen any crime facts to date involving any of the public housing sites. Mr. Preston responded that the stats have been provided quarterly at the Client Relations Committee meetings. Mr. Preston continued that CHA is not the first housing authority to put in the camera system, (i.e. San Antonio Housing Authority, Newark NJ and several others). Chairman Jones commented that the issue is the Board does not want our residents to feel they are in prison or being spied upon. He would be disappointed if people were being sited for minor lease violations based on camera footage. He continued that our expectation from the individuals monitoring the cameras are looking for crimes that impact resident safety and to provide that sort of supervision and oversight. It is important that the Board be recorded that the Board is very concerned about the camera system being used

inappropriately. However Mr. Preston has assured us on record that this is not the case. Chairman Jones questioned what the useful life of this equipment was. Mr. Preston responded that there would be the normal warranties offered and after years of usage then we would probably incur some type of maintenance fees or upkeep. It would be good to know what type of repair cost/maintenance cost would be incurred. Chairman Jones thinks it would be very costly. Action Item: Mr. Preston stated that he would look into this request.

Commissioner Ford questioned 1) how many sites do we want to provide with the surveillance service 2) how many cameras per site. Mr. Preston responded that each site was monitored and evaluated to determine how many cameras would be needed at each site. Although the information is written down he did not have his stats with him. However if you need a breakdown, it can be provided. Commissioner Ford stated that he did not particularly need the information he wanted to make sure Mr. Preston is comfortable. Commissioner Ford continued that he has had to deal with cameras and the system is only as good as the personnel viewing it, which is a time consideration. Secondly the system being considered for purchase, have you seen it in operation as it relates to what you will actually be viewing. One of the most frustrating things would be to pay \$628,000 for a system, a crime takes place, you review the footage and still cannot get a clear picture of the criminal or you can not get a tag number; that will be a very disappointing day. Commissioner Ford reiterated are you comfortable with the technology and resolution that the Board is being asked to approve? Mr. Preston once again stated that he is comfortable with the technology and that it will be an asset to the designated communities.

Commissioner Miller questioned that out of the 12 sites, how many crimes have we had within the past 12 months? Mr. Preston stated that he did not have those stats with him presently, however the information could be provided. Mr. Preston could say that it fluctuates throughout the month however without factual information he did not feel comfortable answering. Commissioner Miller restated his question. He was aware that we were having problems in the high rise which was well publicized; therefore we installed cameras which made sense to do so. However he does not know the scope of the problem we are trying to attack, for this large sum of money. He has not been able to grasp the magnitude of the problem. Therefore, until you can say we have a problem and here is the baseline and here is where we are, we will spend this money, and after we spend this money we hope to be here, it is very difficult to make a decision as a commissioner. Mr. Woodyard, CEO, injected that the example would be Boulevard Homes, which as you know is going to be eliminated. There has been a crime problem at that community and there have been a few murders there over the past 12 months. Therefore that is an example and we can give you the statistics on crime. One of the

issues this is responding to, is the previous Board, 2 – 3 year ago made crime at the sites a priority and we began with the high rises and this building (1301 S. Boulevard) which is now under surveillance in an effort to reduce the number of incidents. Mr. Woodyard is not convinced that it has totally cut down on the number of incidences inside the building however it has been able to quell the rate of those incidences escalating into something far more dangerous. We were having problems with break ins and other occurrences in the parking lot behind the building and cameras have been installed. Therefore the staff is responding to my direction and he was responding to the direction of the Board a few years ago to move in this direction. Commissioner Miller stated that he has a hard time supporting an expenditure of this amount of money without understanding what the magnitude of the problem is and having a baseline to be able to base our success. Since Mr. Preston does not have the information with him today then he is not sure he can support this without knowing what we are trying to accomplish. There is the danger of going to far down the slippery slope and invading people's privacy. Mr. Preston explained that the cameras will not go into someone's apartment to view what someone is doing privately. Mr. Woodyard stated that he does understand the concern that the Board has about our residents privacy however he wants to assure the Board that this system does not invade their privacy.

Chairman Jones questioned Mr. Staley, CFO, if this was stimulus money? He responded, yes. Chairman Jones continued would this be money we could use for something else if we did not use it for the security system. He responded it would have to be a capital program or an item that we could bid and encumber the money by March 19, 2010. Could we conceivably build a few units? Mr. Staley stated no. Commissioner Miller added that there are quite a few things we could use it for however we would have to expedite the thought process if we are not going to do this project. Mr. Staley agreed, however this was in the original proposal presented to the Board when the funds were received. Commissioner Miller's hesitation is that we are spending a lot of money to address a problem which he does not know the scope of the problem. Until Commissioner Miller has a grasp of the problem it is difficult for him to vote to spend this amount of money. Also, without the data, which is surprising that Mr. Preston does not have the data with him, seeing as this is what you do. Mr. Woodyard explained that we do have the data; however Mr. Preston did not bring it with him. Possibly if we had those stats this would not be a problem.

Chairman Jones reminded the Board that we have probably spent enough time on this subject given the fact that we have more items on the agenda. Therefore he would like a motion for approval or a motion to table this item.

ACTION:

Commissioner Miller made the following motion: **Item 4.A** to be put on the business agenda of the January 19, 2010 Board meeting pending data on crime stats.

Motion was seconded by: Commissioner Puckett
Opposed: Commissioner Ford
Outcome: Passed

3.B Approve Procurement Contract – Water Line Relocation – Sunridge Community Center.

Approve contract for the Procurement of upgrade services at the community center at Sunridge from Econ International for \$84,944.

Commissioner Puckett stated the following concerns for the record:

She has spoken with Cheryl Campbell, Deputy COO, concerning the resident office. She stated that Ms. Campbell assured her that space would be made available for an office to be located in the community center for the Sunridge resident president. Ms. Campbell asked for a correction of her comment to Commissioner Puckett for the record as follows: She stated that we would do all we could do to attempt to build her an office. She would review the drawings in an attempt for reconfiguration and she will certainly attempt to add in an office for the president/manager. Commissioner Puckett responded that the attempt would most assuredly mean an office for the president/manager. Commissioner Ford asked was there an office currently? Commissioner Puckett responded, no, she works out of her home.

Chairman Jones asked for further questions, hearing none he asked for a motion of approval.

ACTION:

Motion was made by: Commissioner Puckett
Motion was seconded by: Commissioner Ford
Outcome: Passed unanimously

3.C Approve Procurement Contract – Re-Roofing Services – Victoria Square

Approve contract for the procurement of re-roofing services for work at Victoria Square from Hall Builders for \$53,500.

ACTION:

Motion was made for approval by: Commissioner Miller
Motion was seconded by: Commissioner Joel Ford

Outcome: Passed unanimously

3.D Approve Procurement Contract – Paving Services – Various Sites

Approve contract for the procurement of paving services for work at various CHA sites from Red Clay Industries, Inc. for \$78,447.

ACTION:

Motion was made for approval by: Commissioner Miller
Motion was seconded by: Commissioner Ford
Outcome: Passed unanimously

3.E Approve Procurement Contract – Re-Roofing Services - Robinsdale

Approve contract for the procurement of re-roofing services for work at Robinsdale from Baker Roofing for \$61,981.

ACTION:

Motion was made for approval by: Commissioner Puckett
Motion was seconded by: Commissioner Miller
Outcome: Passed unanimously

Once completed, Chairman Jones asked for a motion to go into Executive Session to discuss potential litigation matters with general counsel.

ACTION:

Motion was made by: Commissioner Miller
Motion was seconded by: Commissioner Puckett
Outcome: Passed unanimously

Minutes respectfully prepared by: Barbara G. Porter
Executive Assistant to the CEO