

MINUTES OF THE ASBURY PARK HOUSING AUTHORITY BOARD OF COMMISSIONERS REGULAR BOARD MEETING MARCH 12, 2018.

Meeting opened at 6:09 p.m.

Present:

Chairman Gregory Hopson
Vice Chairman Frank Syphax (arrived at 6:53 p.m.)
Commissioner Charlotte McAllister
Commissioner Carol Torre
Commissioner Donna Troppoli

Absent:

Commissioner Angeline Brown

Also Present:

Thomas Sahlin, Interim Executive Director
Natalie Turner, Assistant to the Executive Director
Lou Carretta, Maintenance
Shontae Gray Esq., Legal Counsel

Legal Notice read by Shontae Gray Esq.

NOTICE: In accordance with the Local Public Meetings Act of 1975 and as amended, advanced notice of the meeting including the Agenda, was sent to the local newspapers, delivered to the City Clerk's Office, posted on the Asbury Park Housing Authority Web Site, and posted at all Asbury Park Offices at least (48) hours prior to convening the meeting.

Flag salute led by Chairman Hopson.

PUBLIC PARTICIPATION

Anthony Bell, 515 Robinson Towers- I'm security for Lumley Homes, and also here when needed. I don't want to step on anyone toes, but as far as trying to keep the buildings up, it's disgusting. Feces in the hallways, tenants complain to me about situations, and I'm trying to figure out what can be done to correct all this. We also have people banned from the building, and people are still buzzing them in. We also have 12-13 cars over there without plates, and the residents have to park on the street.

Lou Carretta- I will touch base with the workers for that building. The doors, we've been working on them for the past week, there were parts that needed to be ordered and they should be here within the week.

Natalie Turner- I reached out to three different towing services, their lots are full and they aren't taking on any new clients at the moment.

Thomas Sahlin-we're trying to identify a local company that can accommodate us.

Johnny Westbrook, Robinson Tower- when will the door be fixed?

Lou Carretta- we just ordered the parts and issued a purchase order, so we should have that fixed soon too.

Chairman Hopson- as per the state, we must go out to bid for these projects. We cannot just hire someone in this instance. We have to get three quotes for the job in order to meet the states requirements.

Albert Rolley, 701 Robinson Tower- last meeting I was so moved by the poor woman who was frightened by the lack of security, so I went to Freeholder Curley and he got the Chief of Police, Mayor Moore and some others to meet in regards to our ongoing security problem. From my understanding they would be willing to have an officer or two to come in and sit at the security desk for a few hours to help dissuade certain people from entering the buildings. They are working on getting some money to help fund this, so they can help us for a few hours a night. I also went to the Freeholder meeting and spoke about the senior vouchers, those vouchers were not issued in any kind of order. Anybody can handle this voucher system, because they had people on office of aging here and they couldn't come here. I haven't heard back from Freeholder Curley.

Thomas Sahlin- as far as what we've been doing with security, we're going to be getting a quarter of a million dollars from a safety and security grant. We've now set up two police substations, and police also have their own room here. Recently there were several arrests made on the fourth floor, and we are waiting for the police reports on the arrests. As far as the vouchers, we don't issue them as far as I'm aware. We're going to be facilitate the vouchers but we don't administer them.

Geraldine Wright, Robinson Tower- it'll be a year next month since I have lived here. I've been locked in the elevator twice. The other thing is, when its snows, there are people in wheelchairs and people with canes, they don't get the snow removed and salt down for us, and it's unsafe. There were a few times I couldn't go out.

Thomas Sahlin- I'll discuss the snow removal process with Lou. The elevators, we've set aside money from the capital fund grant to address the elevators, we're going to be putting in a lot of work this year and next to get them updated and modernized.

Glenda Walker, Robinson Tower- when it snows, a lot of times, they don't come for hours and hours after it stops snowing. So I and few other residents said, if they leave salt we can throw it around. And when we call the emergency number they said "I'm sorry, but we have more important things to deal with then salt right now. " We had 3 people fall outside.

Thomas Sahlin- if that's what the staff told you, that's unacceptable, and we'll handle that.

Motion to close Public Participation moved by Commissioner McAllister, seconded by Commissioner Troppoli.

APPROVAL OF THE MINUTES OF THE FEBRUARY 13, 2018 REGULAR AND EXECUTIVE BOARD MEETINGS.

Motion moved by Commissioner Troppoli, seconded by Commissioner McAllister.

Ayes-Commissioner McAllister, Torre, Troppoli, Chairman Hopson.

Opposed- None.

Abstained- None.

Absent- Commissioner Brown, Vice Chairman Syphax.

Motion passes.

RESOLUTION 03-01-2018 RESOLUTION APPROVING EXPENDITURES FOR THE MONTH OF FEBRUARY 2018 INCLUDING SECTION 8 EXPENDITURES.

Motion moved by Commissioner Troppoli, seconded by Commissioner McAllister.

Ayes-Commissioner McAllister, Torre, Troppoli, Chairman Hopson.

Opposed- None.

Abstained- None.

Absent- Commissioner Brown, Vice Chairman Syphax.

Motion passes.

RESOLUTION 03-02-2018 RESOLUTION AUTHORIZING AWARD OF CONTRACT WITH BURLEW MECHANICAL, LLC FOR "ON CALL" PLUMBING REPAIR ON "AS NEEDED BASIS" ALL DEVELOPMENTS FROM APRIL 01, 2018 THROUGH MARCH 31, 2019.

Motion moved by Commissioner McAllister, seconded by Commissioner Troppoli.

Ayes-Commissioner McAllister, Torre, Troppoli, Chairman Hopson.

Opposed- None.

Abstained- None.

Absent- Commissioner Brown, Vice Chairman Syphax.

Motion passes.

ADDED STARTERS

Chairman Hopson- with the budget deadline fast approaching, we are going to need to have a special meeting, Monday March 26, 6 p.m. We'll meet then for the purpose of the budget.

Thomas Sahlin- what I handed out to the Board is an Executive summary, a couple of times we'll be working on going forward. We had our FMHA closing with Boston Way, we're expecting some payments in accordance with that. With Lincoln Village, we're still working on the physical needs assessment. There are items they didn't consider and they just haven't done it. You've had three respondents on the development RFQ, sometime in the near future the Board is going to be called upon to make a selection. The third group is out of the mid-west, we can put together a package from the third company for you.

Commissioner Torre- I'd like to see a bigger response. I'm not happy with what we've gotten so far. I don't know if it would be possible to go out a third time, but I'd like to see more interest.

Commissioner Troppoli- would it be possible to email it out to the group?

Thomas Sahlin- sure, we can do that. Right now Lincoln Village is so far away at the moment, if you go out again, you might just get the same three. Now that we've closed on Boston Way, we might get more of an interest.

Commissioner Torre- the police substation, that was used before?

Commissioner McAllister- that was used in 2010, and then in 2014 it was an office, it's been used as an office then a substation, then an office.

Thomas Sahlin- two weeks ago we had a meeting with the Asbury Park sergeants, with what their conditions were to use it, and maintenance came right in and got it done, so we just have to hand over the keys, the budget, we just need a sign off from the fee accountant. The office manager, your personal committee conducted interviews, and selected a candidate to come before the Board, that hinges on the budget, whether this person can be hired as a part time or full time, assuming we have a formal budget, we can hire someone for April 1st which is concurrent with the fiscal year. We are currently offering the office manager service, we as Long Branch are providing that service, so if you hire your own, we'll need to roll back our services.

Commissioner Torre- can we get a copy of the job roles and responsibilities?

Thomas Sahlin- yes we can get that out to you. Also, we are currently working with a grant writer to look into lead based paint and our assessment.

Commissioner McAllister- I know it's in the minutes that Tom said there are two events coming up.

Thomas Sahlin- the conference in New Orleans is FADA, no one's put in to attend this one.

Commissioner McAllister- If no one has put in for New Orleans, I'll sign up for that one.

Vice Chairman Syphax- have you put me in for the New Orleans conference?

Chairman Hopson- we'll have to check the board package.

Thomas Sahlin- so, we now have three commissioner who've expressed interest in the FADA conference in May for New Orleans. Yes, that'll be part of the 2018-2019 budget session.

Motion to reopen Public Participation moved by Commissioner Troppoli, and seconded by Vice Chairman Syphax.

PUBLIC PARTICIPATION

Glenda Rice, Robinson Tower 205- my first issue is with the security people, you don't have enough people working, people are coming in and out and urinating in the hallways. They want to do a background on you to live here, but anyone can come and go. Our floors have not been cleaned, but not on my floor, I went out and mopped it myself. I'm on the second floor. The Gym, you go in there and you wipe it down with Clorox wipes and it's so dusty. You have consider the cleanliness and security. It's up to us to make it known we're uncomfortable, all we

can do is continue to speak on it. Something needs to be done. In house and outside, and I want to make sure you understood.

Commissioner McAllister- let me say something, I'm a resident and have been for a long time. We take in to concern everything the residents bring to us. But there is a process that goes into removing these problem people from the premises, so when you all come to us and tell us these problems we can add it to the file and that helps us facilitate that process. Bear with us, I guarantee you're going to see a change.

Motion to close Public Participation moved by Commissioner Troppoli, seconded by Commissioner McAllister.

All in favor.

Motion to close moved by Commissioner Troppoli, seconded by Vice Chairman Syphax.

All in favor.

Meeting adjourned 7:02 p.m.

Thomas Sahlin, Interim Executive Director