

**MINUTES OF THE ASBURY PARK HOUSING AUTHORITY BOARD OF
COMMISSIONERS REGULAR BOARD MEETING APRIL 9, 2018.**

Meeting opened at 6:07 p.m.

Present:

Chairman Gregory Hopson
Vice Chairman Frank Syphax
Commissioner Angeline Brown
Commissioner Carol Torre
Commissioner Donna Troppoli
Commissioner Charlotte McAllister (arrived at 6:29 p.m.)

Also Present:

Thomas Sahlin, Interim Executive Director
Natalie Turner, Assistance to the Executive Director
Lou Carretta, Maintenance
Danny Marino, Maintenance
Lester Taylor Esq., Legal Counsel

Legal Notice read by Lester Taylor 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

Bertha Durante, Robinson Tower- my concern is the security on the desk, the residents working there, I feel we need regular security people, and there seems to be different people working the desk, and there are people working there who are combative with residents. Also mail, the delivery here, we don't when it is coming, or if it's coming, I have received my diabetic medicines here, cell phones that have gone missing and it costs me money out of my pocket. And the cleanliness of the building is disgusting. I also smell smoke and weed in my apartment.

Commissioner Troppoli- do you notice security is lacking at certain time over others?

Bertha Durante- I feel it's bad all the time, people on the desk in the morning, the young lady there now is there often, but a lot of times you come in and no one is manning the desk. And the doors, sometimes they don't open or close.

Valerie Williams, Robinson Tower- I had an incident last weekend, I had two men come up behind me and try to get in, I got into the building quick and got up the elevators as quickly as possible.

Johnny Westbrook- you only have two security people working here. I work all the time, I'm here night and day. I don't get paid for all that time, I only get paid for 4-8 hours a week, Long Branch or whoever won't pay you to work more, but I'm here around the clock, we need more help.

Natalie Turner- we added one new security guard, but that person replaced someone who had to go. We have two more coming on.

Johnny Westbrook- we have people in and out all night on the 4th floor.

Chairman Hopson- we have taken a petition of 28 names, and we've been in touch with the police to try and find out how many calls we've gotten for that unit. There is a process we have to go through and we're trying to resolve the issue.

Bertha Durante- what is the purpose of the job of people working security on the desk, are they allowed to question visitors, or do they have other avenues to address these issues with visitors?

Joseph Mitco, Robinson Tower- I was the one who wrote the letter about what is going on on the 4th floor, I have called the police at least 4 or 5 times, the noise got so loud in the apartment next to me. They start at 11 at night and go until 5 in the morning. They argue all night. I've seen people come up and down those back steps, they leave the door open so no one has to come to the front desk. I left my apartment, went over and banged on the door and said "Do I need to call the police or are you going to calm down?" They quieted down. I had a young girl knock on my door late in the evening, and said, "Oh I made a mistake I'm looking for 402." We have a right in this building to contentment and peace and quiet. I like being here, I like the people in this building. You are all kind and friendly and helpful, except for some.

Bertha Durante- the noise he's talking about, I get that too, I have noise below me and above me. I go down and ask them to turn it down, once and while, and it happens a lot on the weekends when no one is working the front or in the office.

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

APPROVAL OF THE MINUTES OF THE MARCH 12, 2018 REGULAR BOARD MEETING.

Motion moved by Commissioner Brown, and seconded by Vice Chairman Syphax.

Ayes- Commissioners Brown, McAllister, Torre, Troppoli, Vice Chairman Syphax, Chairman Hopson.

Opposed- None.

Abstained- None.

Absent- None.

RESOLUTION 04-01-2018- RESOLUTION APPROVING EXPENDITURES FOR THE MONTH OF MARCH 2018 INCLUDING SECTION 8 EXPENDITURES.

Motion moved by Chairman Hopson, and seconded by Commissioner Troppoli.

Ayes- Commissioners Brown, McAllister, Torre, Troppoli, Vice Chairman Syphax, Chairman Hopson.

Opposed- None.

Abstained- None.

Absent- None.

RESOLUTION 04-02-2018- RESOLUTION AUTHORIZING THE VACATE TENANT BALANCE WRITE-OFF FOR FISCAL YEAR ENDING MARCH 31, 2018.

Motion moved by Vice Chairman Syphax, and seconded by Commissioner Brown

Commissioner Troppoli- the amount is almost \$30,000 how does this compare to last year?

Thomas Sahlin- I think it was a little less last year. It kind of rollercoasters, not a significant change either way though.

Ayes- Commissioners Brown, McAllister, Torre, Troppoli, Vice Chairman Syphax, Chairman Hopson.

Opposed- None.

Abstained- None.

Absent- None.

RESOLUTION 04-03-2018- RESOLUTION ADOPTING CAPITAL FUND OBLIGATION PROCEDURES DATED 04/01/2018.

Motion moved by Vice Chairman Syphax, and seconded by Commissioner McAllister.

Commissioner Torre- I'm totally confused, if I'm reading it right, we didn't report things correctly, I don't know why this happened now and how it didn't happen in the past, I'm assuming we use the same procedures.

Thomas Sahlin- OIG in a nutshell, they will say that even though you're not doing anything wrong, you're not doing it to our specifications. So we just list these as the procedure we are going to follow. The capital fund obligation procedures go down to 1H... so we've met with HUD and showing them all the documentation we have had. Your Chair and Vice Chair have sat down with us during their audit. They haven't been in here in 10 years or so.

Commissioner Torre- okay so this isn't a yearly audit. Are we okay to reply to them and answer and account for everything?

Thomas Sahlin- yes, for 5-6 months straight they went through everything with a fine tooth comb, they wanted to make sure everything is done exactly as they want it.

Commissioner Torre- that \$75 thousand dollars, that was the misappropriated funds, and they're just questioning how we disbursed that.

Thomas Sahlin- yes and we agreed to pay that back over a course of a few years. They understand we didn't do anything wrong, but we have to take it from the right pot of money.

Commissioner Troppoli- so the other two related resolutions, that's all essentially addressing the same concerns?

Thomas Sahlin- yes.

Commissioner Troppoli- are we going to expect to see more of these in reference to that in the future?

Thomas Sahlin- no, we still have to sit down with HUD and have our final meeting, but we shouldn't have much more changes.

Ayes- Commissioners Brown, McAllister, Torre, Troppoli, Vice Chairman Syphax, Chairman Hopson.

Opposed- None.

Abstained- None.

Absent- None.

RESOLUTION 04-04-2018- RESOLUTION ADOPTING INTERAGENCY AGREEMENT FOR TECHNICAL, ADMINISTRATIVE, MAINTENANCE, AND REDEVELOPMENT SERVICES PROCEDURES DATED 04/01/2018.

Motion moved by Commissioner Brown, and seconded by Commissioner McAllister.

Ayes- Commissioners Brown, McAllister, Torre, Troppoli, Vice Chairman Syphax,
Chairman Hopson.
Opposed- None.
Abstained- None.
Absent- None.

**RESOLUTION 04-05-2018- RESOLUTION AUTHORIZING CONTRACT AWARD FOR
AUDITING SERVICES FOR FISCAL YEAR END (FYE) MARCH 31, 2018 TO
HYMANSON, PARNES & GIAMPAOLO FOR SECOND YEAR EXTENSION.**

Motion moved by Commissioner Brown, and seconded by Commissioner McAllister.

Ayes- Commissioners Brown, McAllister, Torre, Troppoli, Vice Chairman Syphax,
Chairman Hopson.
Opposed- None.
Abstained- None.
Absent- None.

**RESOLUTION 04-06-2018- RESOLUTION AUTHORIZING AWARD OF A
CONTRACT WITH JERSEY ELEVATOR CO. INC. FOR ANNUAL ELEVATOR
MAINTENANCE AND REPAIR FOR ROBINSON TOWERS, LUMLEY A, LUMLEY B,
AND COMSTOCK FOR A SECOND YEAR EXTENSION.**

Motion moved by Vice Chairman Syphax, and seconded by Commissioner McAllister.

Commissioner Torre- the \$11,424 is not for the year?

Thomas Sahlin-no it's an annual amount.

Ayes- Commissioners Brown, McAllister, Torre, Troppoli, Vice Chairman Syphax,
Chairman Hopson.
Opposed- None.
Abstained- None.
Absent- None.

ADDED STARTERS

RESOLUTION 04-07-18-RESOLUTION ADOPTING PROCURMENT POLICY.

Motion moved Vice Chairman Syphax, and seconded by Commissioner Torre.

Ayes- Commissioners Brown, McAllister, Torre, Troppoli, Vice Chairman Syphax,
Chairman Hopson.
Opposed- None.
Abstained- None.

Absent- None.

MATTERS FOR DISCUSSION:

Vice Chairman Syphax- what can our cameras see and not see in regards to all the security problems we've been having in this building?

Thomas Sahlin- we'll provide a report next month on what we're seeing, and reports from complaints.

Chairman Hopson-The mayor's rodeo, would anyone like to attend?

Commissioner Brown- we've always bought tickets for anyone who would like to go. I motion anyone who would like to go be provided a ticket and the Housing Authority buy a \$100 ad.

Lester Taylor Esq.- let's put a not to exceed dollar amount including ads and tickets, with a provision this is a city event not a partisan event, as long as this is consistent with HUD regulations.

Commissioner Troppoli- I'd like to propose two motions, one for tickets one for the ad.

Commissioner Brown- on the ad we want everyone's name.

Chairman Hopson - we'll take care of that. So we'll break that in to two different motions, one for the ad, and second for the tickets not to exceed \$400 dollars.

PROPOSAL FOR THE A HALF PAGE ADVERTISEMENT FOR THE MAYROS RODEO EVENT.

Motion moved by Commissioner McAllister, and seconded by Vice Chairman Syphax.

Ayes- Commissioners Brown, McAllister, Torre, Troppoli, Vice Chairman Syphax, Chairman Hopson.

Opposed- None.

Abstained- None.

Absent- None.

PROPOSAL TO PURCHASE TICKETS FOR THE MAYOR'S RODEO, NOT TO EXCEED \$400 DOLLARS.

Motion moved by Vice Chairman Syphax, and seconded by Commissioner McAllister.

Ayes- Commissioners Brown, McAllister, Torre, Vice Chairman Syphax, Chairman Hopson.

Opposed- Commissioner Troppoli.

Abstained- None.
Absent- None.

Motion to enter Executive session moved by Commissioner Troppoli, and seconded by Vice Chairman Syphax.

Entered into Executive session 7:04 p.m.

Motion to close Executive session at 7:34 p.m.

Motion to adjourn moved by Vice Chairman Syphax, and seconded by Commissioner Brown.

Meeting closed at 7:35 p.m.

Secretary

Date