

MINUTES OF THE ASBURY PARK HOUSING AUTHORITY BOARD OF COMMISSIONERS REGULAR BOARD MEETING AUGUST 13, 2018

Meeting opened at 6:07 p.m.

Present:

Chairman Gregory Hopson
Vice Chairman Frank Syphax
Commissioner Charlotte McAllister
Commissioner Carol Torre
Commissioner Donna Troppoli

Absent:

Commissioner Angeline Brown

Also Present:

Thomas Sahlín, Executive Director of the Asbury Park Housing Authority
Gloria Wright, Executive Director of the Long Branch Housing Authority
Lester Taylor Esq., Legal Counsel
Qaasim Johnson

Public Participation

Albert Rolleys, 701 Robinson Towers- the fire alarms went off again. I realize why they go off now! The fire department says I must be opening the door, but I was sitting in my chair, and I noticed the weather seal has a crack in it.

Thomas Sahlín- We'll initiate a work order for you.

Iva Henderson, 503 Robinson Towers- same thing happened to me, but now I smell gas.

Thomas Sahlín- I recommend putting in an emergency call tonight so we can come check that out.

Evelyn Morris, Robinson Towers- I've called 2 or 3 times about the air conditioner. I put in a work order. The air conditioner is old and broken and it leaks Freon. The air conditioner has been in here for 20 years and we could really use a new one here in the social room.

Thomas Sahlín- We'll look into the prices on a new unit and see if we have the money in the budget.

Anthony Bell, 305 Robinson Towers- I'd like to speak to you off the record later after the meeting.

Thomas Sahlín- sure.

RESOLUTION 08-01-2018- RESOLUTION APPROVING EXPENDITURES FOR THE MONTH OF JULY 2018 INCLUDING SECTION 8 EXPENDITURES.

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

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

Opposed- None.

Abstained- None.

Absent- Commissioner Brown.

RESOLUTION 08-02-2018- RESOLUTION OF LATE BUDGET APPROVAL.

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

Chairman Hopson- Tom can we have a synopsis of this resolution?

Thomas Sahlin- This is an addendum to show just because for the approval of the budget we submitted in March. We followed up on this, and previously the budget was predicated on the RAD and staff changes, again it just explains the whys.

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

Opposed- None.

Abstained- None.

Absent- Commissioner Brown.

RESOLUTION 08-03-2018- RESOLUTION APPROVING ADDITIONAL POLICE PATROL.

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

Vice Chairman Syphax- the price is for a year or a period?

Thomas Sahlin- that's for 2-3 months, that's not to exceed beginning August 13, 2018.

Commissioner Troppoli- does this at all tie into the previous discussion about security guards. This is 2-3 months and we already began, do you foresee this as ongoing, or just for summer?

Thomas Sahlin- for this particular agreement, it's a short window. We've been trying to negotiate with the city. We had a brief meeting with the Chief of Police and the Mayor about a special agent being placed here.

Commissioner Troppoli- are you contemplating making this a permanent arrangement?

Thomas Sahlin- correct. The permanent placement would be set hours, this agreement says they will step up their patrols, they do provide us with a log or report of any incidents that occurred. There will be some at night and some during the day it will be uniformed officers patrolling.

Commissioner McAllister- it's been working out well at the substation.

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

RESOLUTION 08-04-2018- RESOLUTION IN MEMORIAM OF JAMES T. FAMULARO.

Motion moved Chairman Hopson, and seconded by Commissioner McAllister.

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

Additional Starters:

Thomas Sahlin- this is a synopsis of what's been going on the past month or so, some of the challenges we've been facing and what we hope to overcome. The biggest nut to crack is turnover of senior sites. A lot of efficiency's are vacant. The issue has been that a lot of people turn down the efficiency. We've also had some movement on one strikes and evictions. The police have done a great job on moving some items. There's been a lot of activity at our sites. Lester's firm does have cases on the docket for one strike. It's good and bad because it's creating more vacancies. But it's making our sites safer. The police have been good about notifying us. Their follow up has been impressive. Our affordable units are in high demand, but when we say we have efficiency's they want to wait for one bedroom. Our wait lists are always open.

Qaasim Johnson- keep in mind they are our Senior sites so there is additional criteria they have to meet. They have to be over a certain age, and receiving SSI or SS plus our background checks.

Thomas Sahlin- solicitation for new employees, we advertised and received 102 resumes. We really had to whittle down and come up with top 4. Director of Housing, Director of Maintenance, a Property Manager and a Supervisor of Accounts/HR Manager. Currently we are actually scheduling out interviews so we can make our selections.

Gloria Wright- Just an update, we gave Tom and Chairman Hopson a copy of the transitional memo. That document gives all of our recommendations from our departments to Asbury Park we're working on answers to all the questions Asbury Park should give the AIG to answer the questions asked of them.

Motion to enter Executive Session made by Commissioner McAllister, and seconded by Vice Chairman Syphax.

Public session closed 6:49 p.m.

Executive session entered at 6:52 p.m.

Executive session closed 8:06 p.m.



Meeting adjourned 8:07 p.m.