

**MINUTES OF THE ASBURY PARK HOUSING AUTHORITY BOARD OF COMMISSIONERS
REGULAR MEETING HELD NOVEMBER 19, 2018.**

The session convened at 6:08 PM with the following persons present:

Present:

Chairman Gregory Hopson
Commissioner Angeline Brown (6:03p arrival)
Commissioner Charlotte McAllister (6:13p arrival)
Commissioner Donna Troppoli
Commissioner Carol Torre (6:02p arrival)

Absent:

Vice Chair Frank Syphax
Thomas Sahlin, Executive Director

Also Present:

Justin Bellamy, Associate, Attended for Lester Taylor, Esq., Legal Counsel

Required notice read by Chairman Hopson.

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 website, and posted at all Asbury Park Housing Authority Offices at least (48) hours prior to convening the meeting.

Salute to the Flag led by Chairman Hopson.

PUBLIC PARTICIPATION

Motioned to open Public session moved by Commissioner Brown and seconded by Commissioner Troppoli.

NO PUBLIC PARTICIPATION

Motioned to close Public session moved by Commissioner Troppoli and seconded by Commissioner Brown.

ADOPTION OF THE MINUTES OF THE REGULAR MEETING HELD OCTOBER 15, 2018

**RESOLUTION 11-01-18 APPROVING 2019 NOTICE FOR REGULAR MEETING SCHEDULE
BOARD OF COMMISSIONERS OF ASBURY PARK HOUSING AUTHORITY**

Acceptance of this Resolution was moved by Commissioner Brown and seconded by Commissioner Troppoli.

(There were no discussions or comments on this Resolution from the Commissioners.)

Ayes- Commissioners Torre, Troppoli, Brown, Chairman Hopson

Opposed-None

Absent- Commissioner McAllister, Vice Chair Syphax, Executive Director Thomas Sahlin

Abstain- None

Motion Passes

RESOLUTION 11-02-18 APPROVING EXPENDITURES FOR THE MONTH OF NOVEMBER 2018, INCLUDING SECTION 8

Acceptance of this Resolution was moved by Commissioner Brown and seconded by Commissioner Troppoli.

(There were no discussions or comments on this Resolution from the Commissioners.)

Ayes- Commissioners Torre, Troppoli, Brown, Chairman Hopson

Opposed- None

Absent- Commissioner McAllister, Vice Chair Syphax, Executive Director Thomas Sahlin

Abstain- None

Motion Passes

RESOLUTION 11-03-18 AUTHORIZING THE ASBURY PARK HOUSING AUTHORITY (A)(B)(C)- (A) RESOLUTION AUTHORIZING ACCEPTANCE AND CONFIRMING RECEIPT OF INDEPENDENT AUDITOR'S REPORT FOR YEAR ENDING MARCH 31, 2018;(B) RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF ASBURY PARK TRANSMITTAL FORM LOCAL AUTHORITIES BOARD RESOLUTION PRESCRIBED BY THE NEW JERSEY LOCAL FINANCE BOARD;(C) RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF THE CITY OF ASBURY PARK TRANSMITTAL FORM LOCAL AUTHORITIES GROUP AFFIDAVIT FORM PRESCRIBED BY THE NEW JERSEY BOARD AUDIT REVIEW CERTIFICATE

Acceptance of this Resolution was moved by Commissioner McAllister and seconded by Commissioner Brown.

Chairman Hopson- We have Tony G., the auditor that is here who is actually going to speak today.

Tony G. - Thank you for inviting me to the meeting and selecting the firm to perform the audit for 3-31-18. In the audit you have a "clean audit opinion". There were no other adjustments made. From that, there were 2 audit findings. First audit finding was a repeat several years of the use of the COCC reserves when the previous executive director went nuts. Now, your housing authority has been doing an awesome job of reducing the deficit. Second is the new one for 2018, Choice Neighborhood initiative. I had to select it to do the compliance- procurement, reporting, approval of invoices, and what was the services rendered. Procurement, housing authority has no records of this grant. I checked for a resolution "Authorizing a \$350,000.00 awarding the contract." Checked the bills to see any advertisement, nothing was done. The minutes in the past showed that the board was questioning the costs and you were told HUD gave approval. The firm was not able to provide Tom with any documentation. I don't know what the outcome is going to be but the worst case scenario will be you having to pay back the grant money because it was not procured underneath the federal regulation per the grant. That's why it's an audit finding. The board is not being held accountable for it.

Acceptance of this Resolution was moved by Commissioner McAllister and seconded by Commissioner Brown.

(There were no further discussions or comments on this Resolution from the Commissioners.)

Ayes- Commissioners McAllister, Torre, Troppoli, Brown, Chairman Hopson

Opposed- None

Absent- Vice Chair Syphax, Executive Director Thomas Sahlin

Abstain- None

Motion Passes

RESOLUTION 11-04-18 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO METRO/ALPERT TO SERVE AS CO-DEVELOPER WITH THE ASBURY PARK HOUSING AUTHORITY (APHA) AND THE ASBURY PARK REDEVELOPMENT AND IMPROVEMENT ENTITY (ARIE) FOR THE LINCOLN VILLAGE REDEVELOPMENT

Acceptance of this Resolution was moved by Commissioner Brown and seconded by Commissioner Troppoli

Chairman Hopson- Questions, comments, concerns?

Commissioner Troppoli- Do we still have three people on the ARIE board and is it advisable if we are going to be doing this if we still have three people to expand the number of people on the board, my understanding was that as time passed there were going to be more people on the board?

Chairman Hopson- Yes, the way it was written when the non-profit was established it was written that for so many years it couldn't be more than those people. But now, we have just past that point. We will have an ARIE meeting to bring that up. If anyone has someone they feel would be a good candidate, let me know.

Commissioner Troppoli- Should we be putting out some kind of notice seeking people to be on this non-profit where the board or the committee of the board is essentially looking at the interested applicants and making a choice?

Chairman Hopson- Give me a few days to research what the industry standard is as to the non-profit and how do we bring new members on. I will have Stephanie send an email out to everybody.

Commissioner Torre- Who was on the development committee that made the decision to bring on Metro/Alpert?

Chairman Hopson-Myself, Commissioner Torre and Tom.

Commissioner Troppoli- And you folks were satisfied with?

Chairman Hopson and Commissioner Torre- Yes.

Commissioner Troppoli- I just wanted to know if it was based solely on the fact that we are doing business with them now.

Chairman Hopson- No is was not.

Commissioner Troppoli- Very good, thank you.

Commissioner Brown- I just wanted to say and I've said this before, even though I'm not on the redevelopment committee, I would have liked to have gone over these and looked for myself because when you get to talking and people ask you questions about why you've done things, like if someone came up and asked me "well why did they chose Metro/Alpert"? The only thing I can say is I guess they chose them because we've dealt with them before. I can't go back and say "well we have 3 other people or we had two other people, or I've read so and so and so." And that's what I've been used to doing for so many years. But when they came on, they changed all of that. They took it away from the Commissioners. I mean you read who it was supposed to be, you know, and you know. But I'm just getting this today and I have no idea. It's up to the Executive Director in the end but still as a board member we should have had these before tonight. Understand what I mean? So we could look over them and say "yea you know Greg and them, they picked the right one." This way, I have no way of knowing so I'm voting on something that I'm just now seeing right now and I've said this over again. Now that we've gotten them out of here, let's try to straighten things out and do things the way they supposed to be done.

Chairman Hopson- We are doing a little bit at a time Angie. We can't rebuild a country in a day but I think we are making a heck of a start in the right direction.

Commissioner Brown- Oh yea, I'm not saying that. I'm saying let's put everything on the table so that if somebody come up and say well why did they, you know? Listen, you go to conventions, you go here, you be in the city, people ask questions.

Commissioner Torre- I think maybe all the board should have had the information. However, 2 years ago we decided to go to the committee process. I trust the Finance committee about the expenditures and I trust them to let me know if something is wrong.

Chairman Hopson- But if that's the case, did the committee do that? No.

Commissioner Torre- Absolutely, yes. Before we met, I had Tom send me all the names of all the applications. I looked them all up online and their credentials and projects.

Chairman Hopson- That's why we have the committee.

Commissioner Torre-The committee decided this was going to be something good for us.

Commissioner Brown- I have no problem taking your word for it. I will agree with whatever it is but I feel if I have to vote on something, I want to read it myself.

Commissioner Torre- Then we can't do the committee system.

Commissioner Brown- Why not? I don't have to come to the meeting, send it to me.

Commissioner Torre- I said we should do that part. Send it to everybody.

Commissioner Brown- Ok.

Chairman Hopson- Moving forward, would you like all the information?

Commissioner McAllister- No.

Commissioner Brown- I want to see everything. I been caught up before. Send it to me.

Commissioner Troppoli- As long as there is 3 people on the committee that has had extensive experience with this I'm fine.

Chairman Hopson- Moving forward, Commissioner Brown would like anything that's RFQ'd, send it to her.

Commissioner Troppoli- The only thing I would personally want are those evaluation sheets that would be enough.

Commissioner Brown- If HUD happens to come in here and they ask for 3 commissioners and they ask. I've been down this road, not trying to be difficult. When Long Branch came in here, they changed the way things were done and for a specific reason.

Chairman Hopson- We are making our own footprint now, not the footprint of Long Branch.

Commissioner Torre- It was HUD's recommendation that we work with this committee system.

Chairman Hopson- Commissioner Brown will get everything she needs, Commissioner Troppoli will get everything she needs.

(There were no further discussions or comments on this Resolution from the Commissioners.)

Ayes- Commissioners Torre, McAllister, Troppoli, Brown, Chairman Hopson

Opposed-None

Absent-Vice Chair Syphax, Executive Director Thomas Sahlin

Abstain- None

Motion Passes

RESOLUTION 11-05-18 AUTHORIZING THE ASBURY PARK HOUSING AUTHORITY TO ENTER INTO A CONTRACT WITH MPE CONSULTING AND DESIGN FOR "AS NEEDED" ARCHITECTURAL AND ENGINEERING SERVICE FOR ALL DEVELOPMENTS FOR ONE YEAR ENDING NOVEMBER 30, 2019 SUBJECT TO LEGAL COUNSEL OPINION

Acceptance of this Resolution was moved by Commissioner Brown and seconded by Commissioner McAllister.

(There were no discussions or comments on this Resolution from the Commissioners.)

Ayes- Commissioners Torre, McAllister, Troppoli, Brown, Chairman Hopson

Opposed-None

Absent-Vice Chair Syphax, Executive Director Thomas Sahlin

Abstain- None

Motion Passes

**RESOLUTION 11-06-18 AUTHORIZING THE ASBURY PARK HOUSING AUTHORITY
SECTION 8 HOUSING VOUCHER CHOICE VOUCHER PROGRAM FAIR MARKET RENTS
2019**

Acceptance of this Resolution was moved by Commissioner Brown and seconded by Commissioner McAllister.

(There were no discussions or comments on this Resolution from the Commissioners.)

Ayes- Commissioners Torre, McAllister, Troppoli, Brown, Chairman Hopson

Opposed-None

Absent-Vice Chair Syphax, Executive Director Thomas Sahlin

Abstain- None

Motion Passes

Motion to close, moved by Commissioner Brown, seconded by Commissioner McAllister

All in favor

Meeting Adjourned, 7:31 p.m.

 11-19-18

Thomas Sahlin, Executive Director