

**MINUTES OF THE ASBURY PARK HOUSING AUTHORITY BOARD OF
COMMISSIONERS REGULAR MEETING HELD DECEMBER 10, 2018.**

The session convened at 6:14 PM with the following persons present.

Present:

Chairperson Gregory Hopson
Commissioner Angela Brown
Commissioner Charlotte McAllister (Arrived 6:16p)
Commissioner Donna Troppoli
Commissioner Carol Torre

Absent:

Vice Chair Frank Syphax

Also Present:

Thomas Sahlin, Executive Director
Qaasim Johnson, Director of Housing
Edwin McDonald, Director Maintenance
Lester Taylor, Esq., Legal Counsel

Required notice read by Thomas Sahlin.

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, 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

Chairman Hopson- As it is customary, we will do our public comments. Please keep your comments to 3 minutes. Give your name and your location and we will have our first person.

Al Rolly, Robinson Towers – Met a resident who lived at Robinson Towers that is currently in a nursing home. I think this man should have a public advocate because something is wrong. He is no longer capable of taking care of himself.

Lester Taylor, Esq.- With all due respect, the board respects your request for this gentleman to have a public advocate but he may also be entitled to some sense of discretion and privacy. He may not need or want his personal medical business aired publically. I'm suggesting you to bring this to the attention of the administration because the board cannot and will not respond to you this evening. Out of respect to this individual's privacy, it would be more courteous for you not to disclose his business publically.

Thomas Sahlin- Mr. Rollie, if this is something you would like to discuss with Mr. Johnson and myself privately, we could do that. A public forum is not the ideal place to do that. We can follow up in the office and we can discuss it.

Evelyn Morris, Robinson Towers- Would like someone to clean or strip the floors in the Robinson Towers Social Room in order to decorate for Christmas.

Thomas Sahlin- I will coordinate with our maintenance department and take care of it.

Leon Frazier, Robinson Towers- Concerned with the response time of the Emergency After Hours because a resident was locked out for 4-5 hours. Also, requested paint to paint his apartment and when he calls maintenance office, there is no answer.

Commissioner Troppoli- At what time did you make these various calls? Day of the week, time of the day?

Leon Frazier- During the week, during business hours, running into the after hours. Maybe the security that is on shift can have an extra key for lock outs because of the lady being locked out for some time.

Thomas Sahlin- Mr. Frazier I think the best work around is for our maintenance department to respond quickly lock outs and things like that. Depending on what time of the day it is, we do have maintenance on call personnel but there may be a chance that they are responding to another emergency such as a gas leak, plumbing stoppage, there are a lot of things but the timeliness of the response is very important. Our Maintenance Director is just to your left, if you would like to give him your name and unit number, we can arrange to give you the paint you need.

Leon Frazier- I took care of the mice but I am asking someone to come back and spray the insecticide for the garbage chutes. They used to come around.

Alberto Perez, Robinson Towers- They did the chutes but did not knock on anyone's doors to do their apartments. They are doing on thing at a time. Also, security was out 2 days last week and the elevators are nasty, no maintenance is cleaning. Someone should pay attention to that.

Glenda Walker, Robinson Towers- I called the emergency number 5 times for someone to assist the lady that was locked out. The emergency number we call is now a recording and no one answers the phone, you can only leave messages. It used to be someone answering. No one calls back. We informed Mildred and she put signs up with the correct after hours number and times to call. If someone does answer and say Trevor or Rush is coming, they don't come.

Thomas Sahlin- We haven't change out after hours answering service. It is the same outfit that we have been using all along. We will check with Mildred tomorrow to make sure the number is correct.

Leesie Moore, Washington Village- I am having issues with my rent. In February I handed in my unemployment and was told I needed to apply for TANF because I owed unemployment. My manager for housing never adjusted my rent. I chose to pay my high rent with no income. June 2018 I told housing I was receiving unemployment and I brought a letter. No one ever got back to me. I spoke to Mr. Johnson, nothing happened. Recently I came in on Thursday with Mr. Johnson and the new site manager and was told that I owed and I said my rent was never adjusted. Money orders were lost, I found them, got all the information. I was told today that I had to go to unemployment and get information to get my rent adjusted. I find that unfair that my rent was never adjusted. I have been living in housing for come February for 11 years and I would never not pay my rent. My rent never got adjusted to my unemployment income.

Lester Taylor, Esq.- Thank you for your comments. Unfortunately, I don't think it is appropriate for the board from a legal and privacy standpoint to discuss this issue in public. The information has been received. I would suggest that the Executive Director and his team meet with you to try to address this issue. I cant guarantee there will be relief in the form that you want but pursuing to HUD guidelines and the law in NJ, they can review the situation and if your entitled to an adjustment, it will be reviewed. If you are not, they can tell you why and how. But this is not something the board should to discuss her in public.

Thomas Sahlin- We will schedule an appointment. Myself, Mr. Johnson, and your site manager. Whenever it is convenient for you. We will sit down and review everything and get it all sorted out.

Leesie Moore- Thursday Dec. 13, 2018 at 11am.

Thomas Sahlin- Confirmed Thursday at 11a at this office.

(Motioned to close Public session moved by Commissioner Brown and seconded by Commissioner McAllister.)

ADOPTION OF THE MINUTES OF THE REGULAR MEETING AND EXECUTIVE SESSION HELD OCTOBER 15, 2018

Approval of the minutes was moved by Commissioner Brown, seconded by Commissioner McAllister.

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

Opposed- None

Absent- Vice Chair Frank Syphax

Abstain- None

Motion Passes

ADOPTION OF THE MINUTES OF THE REGULAR MEETING HELD NOVEMBER 19, 2018

Approval of the minutes was moved by Commissioner Brown, seconded by Commissioner McAllister.

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

Opposed- None

Absent- Vice Chair Frank Syphax

Abstain- None

Motion Passes

RESOLUTION 12-01-2018- RESOLUTION APPROVING EXPENDITURES FOR THE MONTHS OF NOVEMBER 2018, INCLUDING SECTION 8 EXPENDITURES.

Acceptance of this Resolution was moved by Commissioner Troppoli, seconded by Commissioner McAllister.

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

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

Opposed- None

Absent- Vice Chair Syphax

Abstain- None

Motion Passes

RESOLUTION 12-02-2018- RESOLUTION AUTHORIZING AN AWARD CONTRACT TO B & L PAINTING LLC., FOR UNIT TURNOVER ASSISTANCE FOR 13 VACANT UNITS IN AN AMOUNT NOT TO EXCEED \$10,000.00

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

Commissioner Torre- There were 13 units out of 32 that were bid on. Is that because we didn't want to do them all at the same time or we wanted to see how they were going to do and get a bid for the rest?

Thomas Sahlin- The units are all in varying degrees of needing turnover. The back log right now is to get the immediate 13 units ready to lease. There are some units with mold we had to leave vacant. We had other issues with units in Lumley and Comstock on the top floor and the roof are in need of repair.

Lester Taylor, Esq.- The scope of services required for these 13 units are significantly less and different than what may be needed for other units. This particular project was under the bid threshold. Any subsequent work will not be limited to this limited scope of just painting. There may be more enhanced and specialized specifications for that project which may be subject to a public bid.

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

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

Opposed- None

Absent- Vice Chair Syphax

Abstain- None

Motion Passes

RESOLUTION 12-03-2018 RESOLUTION AUTHORIZING THE AUTHORITY TO RENEW ITS CONTRACT WITH POLCARI AND CO. FOR FEE ACCOUNTANT SERVICES FOR ONE YEAR ENDING AUGUST 31, 2019 SUBJECT TO LEGAL COUNSEL OPINION

Acceptance of this Resolution was moved by Commissioner McAllister, seconded by Commissioner Troppoli.

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

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

Opposed-None

Absent- Vice Chair Syphax

Abstain- None

Motion Passes

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

All in favor

Meeting Adjourned, 6:49 p.m.



Thomas Sahlin, Executive Director

2/11/19

Date