

**MINUTES OF THE ASBURY PARK HOUSING AUTHORITY BOARD OF  
COMMISSIONERS REGULAR MEETING HELD JANUARY 14, 2019.**

The session convened at 608 PM with the following persons present.

**Present:**

Chairperson Gregory Hopson

Vice Chair Frank Syphax

Commissioner Donna Troppoli

Commissioner Carol Torre

**Absent:**

Commissioner Angela Brown

Commissioner Charlotte McAllister

**Also Present:**

Thomas Sahlin, Executive Director

Qaasim Johnson, Director of Housing

Edwin McDonald, Director Maintenance

Justin Bellamy, Associate, Attended for 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 Thomas Sahlin.

**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.

**Sabena Franklin, Lumley B** - I do security at night from 12a-5a. There is one particular apartment that the whole sheet all night is in that one apartment, people running back and forth. There is a young lady in that apartment that does not belong there. She has been banned but she is living there.

Thomas Sahlin – If you would like to meet with Mr. Johnson, the Director of Housing and myself and we can takes some notes about the unit number and follow up?

Sabena Franklin – Yes.

Qaasim Johnson – I have it.

Sabena Franklin – Do we have cameras in that building?

Thomas Sahlin – Yes we do.

Sabena Franklin - Does anybody watch them?

Thomas Sahlin – Yes. We don't have someone stationed in front of the cameras live but anytime we have an incident, the police have 24 hr. access to the camera rooms.

**Al Rolley, Robinson Towers** – I have a question about the fire alarms. 2 weeks ago the fire alarm went off for over 20 minutes. I called 911 and said the firemen didn't come. They said that was the responsibility of the people who maintain the alarm system to call 911. I said I thought it automatically rings at the fire department. And they said "no, we have to get an ok from your fire alarm company". I couldn't believe that.

Greg Hopson - Thank you Mr. Rolley.

**Melvin Skank, Robinson Towers**- I read a notice at the front door that we cannot bring the bikes in anymore, is that correct?

Thomas Sahlin - Yes that is correct. We have been having issues with bikes left in the hallways, they do create a safety and fire hazard. We do have a bike rack out back to set bikes up outside.

Melvin Skank - Just in case something gets stolen off of them, it's our responsibility?

Thomas Sahlin – The property is monitored by security cameras. Again, the reasons for the bikes not being stored inside is because it does create a safety hazard for the residents.

Melvin Skank – Is there lights out there?

Thomas Sahlin – We have the lights changed at Comstock and Lumley and as soon as the weather improves, we have a company coming in to put improved lighting outside as well.

**Glenda Walker, Robinson Towers** – People come to me about their concerns about the bikes notice. They ride their bikes every day. The bike rack in the back is by my kitchen window. People come and take parts off of people's bikes, they take whatever they want. I would not want to put my bike out there either, so what do we do about it? First it was told that the maintenance staff was mad because the bikes were in the hallway and they were messing up the floors. Now you're saying it's a fire hazard. What am I supposed to say when they come to me?

Thomas Sahlin – I understand your concern. I'm not saying there are bikes being left in the halls at Robinson, but I have seen the, in Comstock and Lumley occasionally. Again, in the event of a fire, if there are bikes being left out, it is a hazard. We can see if we can find something economical in outside storage, we can put something out there that will be a little more secure. As things stand, safety is number one. We don't want to contribute to someone getting hurt in case of a fire.

Melvin Skank – It's not right.

Thomas Sahlin – We will research an alternative.

Melvin Skank - But in the mean time?

Thomas Sahlin - In the meantime, the rule went into effect. We aren't trying to get anyone's bike stolen or fall in disrepair, but there is a reason the rule went into place.

Glenda Walker - I work security. So when they come in with their bikes am I supposed to say "You can't bring that bike in here?"

Thomas Sahlin - It's not your responsibility to police anyone.

Glenda Walker - So I don't say nothing? I'm just asking so I will know where my part in this is at because I am at the desk.

Qaasim Johnson - You are a security monitor. Your responsibility is to make sure visitors sign in and out the book, that's it. Any violation of policy needs to be reported to the office.

Glenda Walker – Ok.

**(Motioned to close Public session moved by Commissioner Troppoli and seconded by Vice Chair Syphax.)**

**ADOPTION OF THE MINUTES OF THE REGULAR MEETING HELD DECEMBER 10, 2018  
(TABLED; NOT ENOUGH VOTES TO CARRY)**

Approval of the minutes was moved by Chairman Hopson, seconded by Commissioner Troppoli.

Ayes- Commissioners Torre, Troppoli, Chairman Hopson

Opposed- None

Absent- Commissioners Brown and McAllister

Abstain- Vice Chair Syphax

**ADOPTION OF THE MINUTES OF THE EXECUTIVE MEETING HELD DECEMBER 10, 2018  
(TABLED; NOT ENOUGH VOTES TO CARRY)**

Approval of the minutes was moved by Chairman Hopson, seconded by Commissioner Troppoli.

Ayes- Commissioners Torre, Troppoli, Chairman Hopson

Opposed- None

Absent- Commissioners Brown and McAllister

Abstain- Vice Chair Syphax

**RESOLUTION 01-01-2019- RESOLUTION APPROVING EXPENDITURES FOR THE  
MONTHS OF DECEMBER 2018, INCLUDING SECTION 8 EXPENDITURES.**

Acceptance of this Resolution was moved by Chairman Hopson, seconded by Vice Chair Syphax.

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

Ayes- Commissioners Torre, Troppoli, Chairman Hopson, Vice Chair Syphax

Opposed- None

Absent- Commissioners Brown and McAllister

Abstain- None

**Motion Passes**

**RESOLUTION 01-02-2019- ADOPTING 2019 ANNUAL/FIVE YEAR PLAN OF THE  
ASBURY PARK HOUSING AUTHORITY (APHA) IN ACCORDANCE WITH THE  
QUALITY HOUSING AND QUALITY AND RESPONSIBILITY ACT OF 1998 AND  
APPLICABLE HUD REGULATIONS, SUBJECT TO LEGAL COUNSEL**

Vice Chair Syphax – When will we start doing the master developer agreement? When will that come into effect?

Thomas Sahlin – That's actually being drafted. I've met with Errol Shorter, they provided some good references for creating a template for the master developer agreement for the Lincoln Village.

Vice Chair Syphax - What type of training will be involved in the master plan or developer plan or something else?

Thomas Sahlin – Training in regards to Section 3?

Vice Chair Syphax - Yes

Thomas Sahlin - Yes, the master developer agreement is going to outline the responsibilities of the Developer, the GC, and the Housing Authority. As of right now my plan, they have to agree to it, is for the GC to provide training seminars or an open house for perspective section 3 employees to come in and receive additional skills and training to build on those skills when they actually come off the job site.

Vice Chair Syphax - Oh, ok good. On the Resident Advisory Board, does that come into effect? When was that?

Thomas Sahlin- Yes, we had the RAB meeting to discuss the annual plan and once we concluded the discussion on the annual plan itself, we had a lengthy discussion regarding the current state of the tenant associations. So, I primarily spoke with Ms. Clara Moore and Charlotte was also a participant of this. The hope is that there will be a concerted effort made in the upcoming months to make sure all the paperwork for the tenant associations are filed and up to date. That includes registering with the state, getting the bank account set up. So there is an agreement that those efforts are going to be made.

Vice Chair Syphax - There is an agreement but there is no deadline?

Thomas Sahlin - I did not impose a deadline on the RAB.

Vice Chair Syphax - Only reason I said that is because this has been going on since I been here, about 4 years now. With things coming about now as far as the new Boston Way, we need to start getting that moving.

Thomas Sahlin - Absolutely. They gave me their word that they will start having reelections and getting paperwork up to date. I didn't want to set a hard deadline in doing so.

Commissioner Troppoli – Frank, what did you have in mind for a deadline, I'm just curious?

Vice Chair Syphax – I would say at least by the beginning of the summer.

Commissioner Troppoli – I was just curious to know how long you think it would take to get people involved.

Vice Chair Syphax - Ms. Charlotte, she has been involved before. And I know that she would probably get things moving. Every time we are at a meeting, she comes up with that.

Commissioner Torre – Wasn't there an issue about the money and who controls whatever money was in that group? They didn't want an oversight of the money and that was a big stumbling block.

Thomas Sahlin - So that was based on prior handling of prior administrations. I learned that the bank account for the tenant association was set up under the tax ID number of the Housing Authority and it shouldn't have been done that way. Each resident association is its own separate LLC, so to speak. They actually have their own bank accounts and we provide the funding based on the HUD formula to the resident associations.

Commissioner Torre - So who over sees the money?

Thomas Sahlin - The resident associations. We don't have direct correct control of the money.

Commissioner Torre - How do we make sure it's spent properly?

Thomas Sahlin - There should be a budget put together by the resident association and they know exactly how much HUD plugged in for the resident fund that year. So, the treasurer of the resident association should be able to put together a budget and present it. But from there on out, we don't have a direct hand in their bank account.

Commissioner Torre - What kind of money are we talking?

Thomas Sahlin - The HUD formula is \$25 per unit per year. It's 11 or 12 thousand. That's total putting all units together. Boston Way will have its own formula. It's based off of ACC units and it's going to be 26 ACC units. So, there won't be funding from HUD other than for the ACC units.

Vice Chair Syphax – Community Service Self Sufficiency requirement? When did this start? This is the first time I'm seeing this.

Thomas Sahlin – At times there are certain residents that are required to do community service. It's a required 8 hours per month.

Qaasim Johnson – It's on the lease but not everyone is mandated to do it. Most situations it's waived unless there is a person who comes in who has no income, and they are at our minimum for rent. A lot of the time that stipulation would be imposed.

Vice Chair Syphax – Ok, thank you.

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

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

Ayes- Commissioners Torre, Troppoli, Chairman Hopson, Vice Chair Syphax

Opposed- None

Absent- Commissioners Brown and McAllister

Abstain- None

**Motion Passes**

**RESOLUTION 01-03-2019- RESOLUTION APPROVING THE ASBURY PARK HOUSING AUTHORITY'S FYE 3-31-2020 OPERATING BUDGET AND SUBMITTAL TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

Acceptance of this Resolution was moved by Vice Chair Syphax, seconded by Commissioner Troppoli.

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

Ayes- Commissioners Torre, Troppoli, Chairman Hopson, Vice Chair Syphax

Opposed- None

Absent- Commissioners Brown and McAllister

Abstain- None

**Motion Passes**

**RESOLUTION 01-04-2019- RESOLUTION APPROVING THE ASBURY PARK HOUSING AUTHORITY'S FYE 3-31-2020 OPERATING BUDGET AND TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS (DCA)**

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

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

Ayes- Commissioners Torre, Troppoli, Chairman Hopson, Vice Chair Syphax

Opposed- None

Absent- Commissioners Brown and McAllister

Abstain- None

**Motion Passes**

Motion to close, moved by Vice Chair Syphax, seconded by Commissioner Torre

All in favor

Meeting Adjourned, 6:46 p.m.



2/11/19

Thomas Sahlin, Executive Director

Date