

**MINUTES OF THE ASBURY PARK HOUSING AUTHORITY BOARD OF
COMMISSIONERS REGULAR MEETING HELD APRIL 8, 2019.**

The session convened at 6:10 pm with the following persons present:

Present:

Chairman Gregory Hopson
Vice Chair Frank Syphax
Commissioner Angeline Brown
Commissioner Donna Troppoli
Commissioner Carol Torre

Absent:

Commissioner Charlotte McAllister

Also Present:

Thomas Sahlin, Executive Director
Qaasim Johnson, Director of Housing
Edwin McDonald, Director of 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.

Thomas Sahlin- Typically we would actually open to public participation but considering this is the first board meeting of the new fiscal year, I would ask that we actually hold our reorganization nominations. The minutes will be recorded and we will present a formal

resolution recording the nominations and votes for Chair and Vice Chair at the next board meeting.

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

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

Opposed- None

Absent- Commissioner McAllister

Abstain- None

Thomas Sahlin- At this time, if any Commissioner on the Board would like to make a nomination for the Chair position?

Commissioner Brown- I nominate Greg Hopson.

Vice Chair Syphax- Second.

Ayes- Commissioners Brown, Torre, Troppoli, Vice Chair Syphax

Opposed- None

Absent- Commissioner McAllister

Abstain- Chairman Hopson

Thomas Sahlin- Now, I would like to ask for a motion and a second for a nomination of Vice Chair

Acceptance of this was moved by Commissioner Brown, seconded by Commissioner Troppoli.

Chairman Hopson- I nominate Vice Chair Syphax for renewal.

Commissioner Brown- Second.

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

Opposed- None

Absent- Commissioner McAllister

Abstain- Vice Chair Syphax

PUBLIC PARTICIPATION

Thomas Sahlin - As it is customary, please state your name, address, and please be mindful to the three minute rule.

Barbara Yarborough, Washington Village – I want to talk in reference to the paper, the memo that I received today about we will be getting paid every second Monday of the month. I can respect before that we were getting paid every two weeks and I know that was against the law. Then, we were changed to every 5th of the month. Now, here we go again. It's going to be every 6 weeks.

Glenda Walker, Robinson Towers - All of us security want to know the same thing. We are wondering the same thing. What is going on with that?

Barbara Yarborough- This happens all the time, when something is changed, we don't find out until that day. I don't think it is right. Why do we have to wait until every second Monday of the month to be paid? They said the Commissioners have to sign off on it. They didn't sign off on it before.

Thomas Sahlin- With the past practice of the rent credits and stipends, it's not a matter of legality, it was just organizationally all over the place. So, we stream lined it. We changed it to a monthly stipend. The board has been approving it and it has been part of the list of bills, but they have been approving it after the checks has already been cut. So, in looking at that, I had to make an administrative decision as to the proper way that we should be doing it going forward, and that is to incorporate all of the stipend checks in the list of bills for the board to approve, as should be the process. Now, it's not going to be every 6 weeks. It is still going to be once a month, we are just changing when it actually gets approved and paid. In the past, the checks were being cut for the past 2 month, since the new system has been in place. So for February, March, and April, the checks were cut approximately a week before the board sits down and approves the lists of bills. We are just revamping the process to make sure we are doing it the right way. In this process, at no point in time, were we trying to create any kind of inconvenience for the security monitors for the stipend checks. It's more so we are making sure we are adhering to the way we are supposed to be doing it.

Barbara Yarborough - I want to talk about the escrow checks. I have been living here for 28 years and I received a check for \$.12.

Thomas Sahlin - Is that for the security deposit?

Barbara Yarborough - Yes.

Thomas Sahlin - Right, so that all interest that's accrued. You received that statement from TD bank. We don't control how much gets accrued, the bank does. So, this is the first I am hearing of any resident getting a check from TD Bank. Normally, in the past if someone vacated the security deposit was refunded and at that time interest was closed out and applied to the refund. So, if they sent a check in the interim, that didn't notify us that they were going to do that.

Toni Just to understand. You said it's not going to happened every second Monday of the month. It's just for right now?

Thomas Sahlin - Again, we are changing the pattern in which the checks are being out out. So, typically the board meeting occurs the second Monday of every month. We stick to a schedule for the board meetings and the way the list of bills, which these stipend checks are included on, the commissioners are supposed to be approving the checks before they are actually mailed out. All of the checks, with the exception of the utilities. The amount is not changing, we are not prolonging anything, we are not going to wait 6 weeks.

Toni So just to understand, it's going to happen every second Monday of the month for right now or for a length of time?

Thomas Sahlin - Going forward.

Vice Chair Syphax - In case we have to defer our meeting, how would that work?

Chairman Hopson - They would have to get them. We would have to make an exception because we can't hold them after the second week because we had to change a meeting. Each year I think we change one meeting.

Vice Chair Syphax - Good, I just wanted to know.

Thomas Sahlin - In that sort of a case, we could try to hold the finance committee meeting and get a tentative approval for them in lieu of an actual list of bills being approved.

Glenda Walker, Robinson Towers - I have my bills worked out to where my rent comes out of my pay check. So, even if we weren't getting paid until the 5th of the month, I still had time to get my rent in without being charge a late fee. Now that things have change, am I going to have to pay late fees every month? That's where my rent comes from, out of that money. So, when I go pay my rent on the 12th or the 13th, I already have a letter in the mail saying I'm going to court for not paying my rent on time.

Qaasim Johnson - Two things: The whole change with the payment or disbursement was not done to disturb your away of life. I understand because this happened to me before with employment where it went from every two weeks to getting paid once a month. Sometimes payroll changes. As an employee that does happen. Secondly, with the seniors we do not charge seniors late fees. You won't be accessed a late fee.

Your manager said that we would.

You won't be accessed a late fee. There are no late fees being charged to any of our senior residents. Thirdly, communication is key. I know when the letter came out, you received it today. You should have received it before today so you could plan accordingly. So, for that I want to apologize on behalf of the staff that communication should have gone out sooner. When does this take into affect, this month?

Thomas Sahlin - It's for next month.

Qaasim Johnson - Next month. So I don't think this is actually taking affect until May. I think that is where a lot of confusion may have been and everyone thought their check would have delayed for the month of April. That is not going to be the case. April will be paid as normal and starting in May, after the board meeting that Tuesday your checks will be available.

Glenda Walker - So it's ok if my rent is paid after the second week of the month?

Qaasim Johnson - Your rent is due on the first. If your rent is received on the 12th or the second Monday of the month, nothing is going to take place on our end as far as court, late fees, or anything of that nature. I completely understand your dilemma.

Glenda Walker - I am glad that we are hearing that from you because the manager, Ms. Mildred, tells us something else like it's going to be late charges and this and that.

Qaasim Johnson - I will speak with the staff in reference to it and make sure the same thing is being echoed according to our policy. Communication is key. Being able to communicate and let everyone where each party stands makes a difference. And I hear your hearts and we understand as an establishment, as well as the board, they understand. We are doing everything to make sure that we are in accordance to the laws that we are governed by. Unfortunately, that affects you because you are a part of the family. What affects us, affects you as well.

Thomas Sahlin - To clarify, that provision of not being charged late fees applies to a resident of a senior site. You don't have to be age specific as far as being a senior, as long as you live in Robinson, Comstock, or Lumley.

Barbara Yarborough - We have seniors who live in family sites.

We do. And it has been a practice of technically if your in a family site and your rent is late, you can be accessed a late fee. What Tom is referencing is the blanket

Anthony Bell, Robinson Towers - I would like to know what the problem is. I got medical issues and I talked to Mildred about it. I haven't heard nothing else.

Qaasim Johnson - Your situation is unique. Are you referencing in regards to a transfer situation?

Anthony Bell - Yes.

Qaasim Johnson - Ok. That's nowhere near an immediate process. First, units have to be available to even do that. So, she didn't tell you that, that's where we are getting lost in translation. We can't arbitrarily transfer. Contrary to popular belief, the housing authority is not sitting with an abundance of units that are ready to be rented that are vacant. That's not the case. As we get them, they are being rented. The waiting list is extensive. It's people that have been on the waiting list now for years. We have to strategically plan when we are moving someone out one location to another location and make sure things are lining up right. I am going to ask, because of your unique situation, if we could table it and before we leave today I will schedule a time with you and we will sit down, discuss it, and figure out what we can do.

Anthony Bell - Alright, thank you.

****DUE TO TECHNICAL DIFFICULTIES WITH THE RECORDER, THE MINUTES
FROM THIS POINT ON ARE UNABLE TO BE RECORDED.****

**(Motioned to close Public session moved by Chairman Hopson and seconded by
Commissioner Troppoli.)**

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

Opposed- None

Absent- Commissioner McAllister

Abstain- None

Motion Passes

ACCEPTANCE OF THE MINUTES OF THE REGULAR MEETING HELD MARCH 11, 2019.

Approval of the minutes was moved by Vice Chair Syphax, seconded by Chairman Hopson.

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

Opposed- None

Absent- Commissioner McAllister

Abstain- Commissioner Brown

Motion Passes

RESOLUTION 04-01-2019- RESOLUTION APPROVING EXPENDITURES FOR THE MONTH OF MARCH 2019, INCLUDING SECTION 8 EXPENDITURES.

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, Brown, Vice Chair Syphax, Chairman Hopson

Opposed- None

Absent- Commissioner McAllister

Abstain- None

Motion Passes

RESOLUTION 04-02-2019- RESOLUTION AUTHORIZING THE VACATE BALANCE WRITE-OFF FOR FISCAL YEAR ENDING MARCH 31, 2019.

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

****DUE TO TECHNICAL DIFFICULTIES WITH THE RECORDER, THE MINUTES FROM THIS POINT ON ARE UNABLE TO BE RECORDED.****

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

Opposed- None

Absent- Commissioner McAllister

Abstain- None

Motion Passes

RESOLUTION 04-03-2019- RESOLUTION AUTHORIZING SUBMISSION OF THE 2019 ASBURY PARK HOUSING AUTHORITY MANAGEMENT ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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

****DUE TO TECHNICAL DIFFICULTIES WITH THE RECORDER, THE MINUTES FROM THIS POINT ON ARE UNABLE TO BE RECORDED.****

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

Opposed- None

Absent- Commissioner McAllister

Abstain- None

Motion Passes

RESOLUTION 04-04-2019- RESOLUTION AUTHORIZING THE EXECUTION OF A MEMORANDUM OF AGREEMENT BETWEEN THE ASBURY PARK HOUSING AUTHORITY AND IFPTE LOCAL 196 CHAPTER 3

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

****DUE TO TECHNICAL DIFFICULTIES WITH THE RECORDER, THE MINUTES FROM THIS POINT ON ARE UNABLE TO BE RECORDED.****

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

Opposed- None

Absent- Commissioner McAllister

Abstain- None

Motion Passes

RESOLUTION 04-05-2019- ~~(ADDED STARTER)~~ RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF ASBURY PARK TO ENTER INTO A REPAYMENT AGREEMENT IN THE AMOUNT OF \$75,722.00 WITH THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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

****DUE TO TECHNICAL DIFFICULTIES WITH THE RECORDER, THE MINUTES FROM THIS POINT ON ARE UNABLE TO BE RECORDED.****

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

Opposed- None

Absent- Commissioner McAllister

Abstain- None

Motion to close, moved by Chairman Hopson, seconded by Commissioner Brown.

All in favor

Meeting Adjourned, 7:36 p.m.



5-13-19

Thomas Sahlin, Executive Director

Date