

**MINUTES OF THE ASBURY PARK HOUSING AUTHORITY BOARD OF  
COMMISSIONERS REGULAR MEETING HELD JUNE 10, 2019.**

The session convened at 6:04pm with the following persons present:

**Present:**

Chairman Gregory Hopson, Sr.  
Vice Chairman Frank Syphax (Left at 6:46p)  
Commissioner Angeline Brown  
Commissioner Charlotte McAllister  
Commissioner Donna Troppoli

**Absent:**

Commissioner Carol Torre

**Also Present:**

Qaasim Johnson, Director of Housing  
Edwin McDonald, Director of Maintenance  
Justin Bellamy, Associate Legal Counsel

**Required Public Notice read by:** Chairman Gregory Hopson, Sr.

**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:** Commissioner Brown.

**PUBLIC PARTICIPATION**

**(Motion to Open Public participation moved by Commissioner McAllister and seconded by  
Vice Chair Syphax.)**

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

**Al Rollie, Robinson Towers** – I haven't been here in 3 months because I have been kind of depressed by the way things have been going. I feel that there needs to be more transparency where you have the name "Public Housing". It doesn't seem to be as much transparency as there should be. I would like to know a little bit more. You have the meetings, ask for our opinions first, and then kick us out. You should have your private meetings first and then come in and we will discuss it. That's the way it used to be. I don't know why is has changed. You had your own room over there. You're taking up our social room when you have your own meetings when you have your own room over there. When you have a public meeting, it should be here.

Chairman Hopson – As far as "kicking you out", the only time we ask the public to leave is when there is Executive Session. There isn't Executive Session every month Mr. Rollie. As far as the

room over there, that room isn't big enough for a board meeting to sit the public and the commissioners.

Commissioner Brown – Let me explain to you Mr. Rollie, when we go back there at 5pm, that is our Finance meeting and the door is always open. Legally we cannot close the door and have a meeting. Then, we come here. You know that you are welcomed to come here and ALL residents are welcomed to come here anytime. The reason we are in your social room is because we have to come before the public and speak.

Al Rollie – I fully understand that, no problem.

Commissioner Brown – Now, as far as the transparency, I'm going to tell you this, I have co-signed with Mr. Johnson and we have an understanding. We are going to work together and you will see a difference because I am tired of the same stuff. We need to open everything up, we need to communicate, and we need to have more resident meetings.

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

~~Community Solar for Asbury Park Presentation by Pam Frank, Vice President and Belle Gabel, Research Associate (Gabel Associates, Inc., [www.gabelassociates.com](http://www.gabelassociates.com))~~

**Please see attachment for information presented.**

**ACCEPTANCE OF THE MINUTES OF THE REGULAR MEETING HELD MAY 13, 2019.**

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

Ayes- Commissioners Brown, McAllister, Troppoli, and Chairman Hopson.

Opposed- None

Absent- Vice Chair Syphax and Commissioner Torre

Abstain- None

**ACCEPTANCE OF THE MINUTES OF THE EXECUTIVE MEETING HELD MAY 13, 2019.**

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

Ayes- Commissioners Brown, McAllister, Troppoli, and Chairman Hopson.

Opposed- None

Absent- Vice Chair Syphax and Commissioner Torre

Abstain- None

**RESOLUTION 06-01-2019- RESOLUTION APPROVING EXPENDITURES FOR THE MONTH OF MAY 2019, 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, McAllister, Troppoli, and Chairman Hopson.

Opposed- None

Absent- Vice Chair Syphax and Commissioner Torre

Abstain- None

**RESOLUTION 06-02-2019- RESOLUTION AUTHORIZING THE PURCHASE OF ONE  
(1) VEHICLE UNDER THE CAPITAL FUND PROGRAM BUDGET FOR THE  
ASBURY PARK HOUSING AUTHORITY.**

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

Commissioner Troppoli – During Finance we established this truck was solely for the use of the  
exterminating staff?

Chairman Hopson - That is correct.

Commissioner Troppoli – Is this replacing an existing vehicle, aside from the private vehicle?

Chairman Hopson - The van that we brought last year, that's going to be moved over into  
maintenance. The pickup truck with the lock box is solely for extermination.

Commissioner Troppoli – So there will not be an obsolete vehicle that will have to be sold?

Chairman Hopson - No, there will not be.

Commissioner Brown - When you say the lock box, that stuff will only be on the van when they  
are using it?

Chairman Hopson - Correct. It will be returned to the office on a nightly basis.

Commissioner McAllister - Does it have to be refrigerated?

Chairman Hopson - No. It does not have to be.

Commissioner Brown - It doesn't have to be kept at a certain temperature?

Edwin McDonald - No, it's in a locked cabinet. The Fire Department has the list of chemicals  
that are in there in case there is any problems. As long as it's a locked cabinet, it's fine.

Commissioner Brown - Ok. So, just in case they have to get in, they don't have to go in there and  
do anything right?

Edwin McDonald - No. Just in case there was a fire in the building, they would know what the  
reaction to the fire would be. They have access to the Knox box.

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

Ayes- Commissioners Brown, McAllister, Troppoli, and Chairman Hopson.

Opposed- None

Absent- Vice Chair Syphax and Commissioner Torre

Abstain- None

**RESOLUTION 06-03-2019-~~(ADDED STARTER)~~ RESOLUTION AUTHORIZING AN  
OFFER OF EMPLOYMENT TO THOMAS SAHLIN FOR THE POSITION OF  
EXECUTIVE DIRECTOR OF THE ASBURY PARK HOUSING AUTHORITY**

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

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

Ayes- Commissioners Brown, McAllister, Troppoli, and Chairman Hopson.

Opposed- None

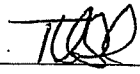
Absent- Vice Chair Syphax and Commissioner Torre

Abstain- None

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

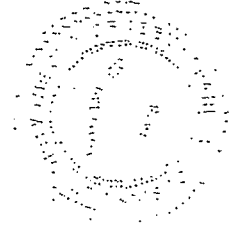
All in favor.

Meeting Adjourned, 7:07 p.m.

  
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Thomas Sahlin, Executive Director

7-8-19

Date



(Motion to go into Executive Session, moved by Commissioner McAllister, seconded by Commissioner Troppoli.)