

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

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

Present:

Chairman Gregory Hopson, Sr.
Vice Chairman Frank Syphax
Commissioner Charlotte McAllister (Arrived at 6:20pm)
Commissioner Donna Troppoli
Commissioner Carol Torre

Absent:

Commissioner Angeline Brown

Also Present:

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

Required Public 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

(Motion to Open Public participation moved by Chairman Hopson and seconded by
Commissioner Troppoli.)

Thomas Sahlin – Please be advised that there is a three minute rule for speaking. Please give your name and address.

****NO PUBLIC PARTICIPATION****

(Motioned to close Public session moved by Chairman Hopson and seconded by Vice Chair
Syphax.)

ACCEPTANCE OF THE MINUTES OF THE REGULAR MEETING HELD JUNE 10, 2019.

(Approval of the minutes was moved by Commissioner Troppoli, seconded by Vice Chair
Syphax.)

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

Opposed- None

RESOLUTION 07-03-2019 - RESOLUTION EXECUTION OF SHARED SERVICES AGREEMENT WITH THE CITY OF ASBURY PARK FOR THE PURPOSE OF DEVELOPING AND ADMINISTERING A PROCURMENT EFFORT UNDER THE COMMUNITY SOLAR PILOT PROGRAM

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

Commissioner Troppoli – I know that this is new to the city and new to us. When you spoke to the representatives, did you have any sense of the anticipated timeline about how long all of the procedures that are outlined in the attachment are going to take?

Thomas Sahlin - Based on the initial conversation at City Hall, I believe they are saying the early Fall of 2019 is when they were hoping to have a solicitation drafted out. I don't know when they are specifically looking to make any awards of purchase agreements. The application will have to be filled out and sent before anything can move forward with that.

Commissioner Troppoli - So, perhaps we will be discussing this at the October meeting?

Thomas Sahlin - Perhaps, yes.

Vice Chair Syphax - Now, when they say once they form the committee to do the study, where would the representative come from that represents the APHA?

Thomas Sahlin - It doesn't have to be one person. It can be one or more members of the board or myself from the administration.

Vice Chair Syphax - Ok, just wanted to make sure.

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

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

Opposed- None

Absent- Commissioners Brown and McAllister

Abstain- None

RESOLUTION 07-04-2019 - RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF ASBURY PARK TO ENTER INTO A REPAYEMENT AGREEMENT IN THE AMOUNT OF \$360,100.00 WITH THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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

Chairman Hopson – I think it would be advantageous if you explained how this is not actually \$360,100.00 that we are paying, but simply shifting from one item to another.

Thomas Sahlin – Right, this is similar to the resolution we passed approximately 2 months ago, were rather than a payment being issued to HUD at year end an accounting entry will have to be made to shift non-federal income to reimburse the capital fund and operating fund. This all stems from the OIG audit from 2 years ago.

Vice Chair Syphax - This is when Long Branch was involved with us. How do they come into play? How do they pay any money or whatever the case maybe because it's always on us.

Thomas Sahlin - That might be a matter of Executive Session if I am going to answer that truthfully and honestly because it might involve litigation. I will say, this obviously is a very large number. This was all in their initial audit report recommendations when it was drafted and finalized in 2018. There was a much larger number of \$1.3 million which was findings 1A. Last

week the field office reached out to me and asked me to put together an assessment essentially, put together some data for them that they can go back to OIG and present. So, from HUD's feedback, they are fairly confident that the analysis I put together for them would make the \$1.3 million finding essentially go away. It's still going to be in the report so I am waiting to hear back from the field office on that one. For this resolution, there was no way to get out of that. This is the documentation that should have been included with all the procurement contracts but it doesn't exist.

Commissioner Troppoli - On the last page of the resolution, yearly payment for years 1 through 30, everything is essentially laid out as what the yearly payment would be?

Thomas Sahlin - Correct.

Commissioner Troppoli - Which, if you break it down like that, it seems somewhat manageable. But my question is is there any interest involved in these payments?

Thomas Sahlin - No.

Commissioner Troppoli - It's interest free. It's not like we are taking out a loan or anything like that?

Thomas Sahlin - No.

Commissioner Troppoli - So the \$360,100.00 is the full payment?

Thomas Sahlin - That's is. It's at year end, it's essentially taking money on paper and taking it from one bucket and moving it to another. Similar to the audit finding that's been hanging over this housing authority since 2010, where the central office has to reimburse the Low-Income Public Housing Program? That's the same thing. A journal entry gets made and it shows that we are putting money back into the other accounts. If any member of the board wants a copy of the full audit report, I have it in PDF and I can resend it.

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

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

Opposed- None

Absent- Commissioner Brown

Abstain- Commissioner McAllister

Motion to close, moved by Chairman Hopson, seconded by Vice Chair Syphax.

All in favor.

Meeting Adjourned, 6:40 p.m.



Thomas Sahlin, Executive Director

8/12/19

Date