

**MINUTES OF THE ASBURY PARK HOUSING AUTHORITY BOARD OF
COMMISSIONERS REGULAR MEETING HELD SEPTEMBER 9, 2019.**

The session convened at 6:05pm with the following persons present:

Present:

Chairman Gregory Hopson, Sr.
Vice Chairman Frank Syphax
Commissioner Angeline Brown
Commissioner Charlotte McAllister
Commissioner Donna Troppoli

Absent:

Commissioner Carol Torre

Also Present:

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

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 Commissioner Brown and seconded by
Chairman Hopson.)**

Thomas Sahlin – As it is customary, we will open up to Public Participation. Please be advised that there is a three minute rule for speaking. Please give your name and address.

Crystal McClain, Robinson Towers – Pest Control in elevator, resident conflict issues.

Thomas Sahlin – In terms of exterminating, they have been doing the common areas, including the hallways, lobby, and around the building. We also recently had the chutes cleaned so that should put a huge dent in the issue. In terms of where they are coming from, it's not always easy to say because we have some residents we are working with in regards to housekeeping issues. In regard to the resident you spoke about that may be creating conflicts with residents/visitors, violence is never an answer. I did speak to the resident you referenced when the food bank was here.

Crystal McClain – I would never put my hands on her but somebody is going to end up doing that because she provokes people.

Commissioner Brown – This is why I always say if we had a resident counsel or services person, they can find out if this person is in need of some type of mental health services. That's what resident services people do.

Anthony Bell, Robinson Towers – Pest control issues living by the incinerator.

Thomas Sahlin – Mr. Bell, if you would like our maintenance department to come take a look, they can.

Glenda Walker, Robinson Towers – Resident conflict issues, tenant/resident associations.

Thomas Sahlin – Even though we are not clinically licensed to diagnose, we can make a referral or ask for a wellness check if it's warranted. I will sit down with the site manager and Mr. Johnson. We will discuss it as far as the behavior and the interactions with other residents are concerned. If we can take any steps to find some assistance as well. If there is anything that we can do as an administration to make referrals and help in any way, we will.

Glenda Walker – Is anything going on with the tenant association?

Thomas Sahlin – We've had several meetings with the Resident Advisory Board, we've sent out flyers to all the residents for nominations to all the tenant counsels and so far we have not really gotten much of a response. Actually at this time we are going to be looking to appoint new resident advisory board members.

Commissioner McAllister - If you read the 964, a report that's done through HUD that has all guidelines for Resident Advisory Boards and Tenant Associations, in order to have an actual Resident Advisory Board the Housing Authority you have to have the election first. You can't appoint anyone to a board because they may have no experience whatsoever. You have to have an election to reestablish your Advisory Board. But the Housing Authority can have another Advisory Board other than the Resident Association Advisory Board. But the one you are to recognize is the duly elected officers that come in to make up the Advisory Board. So, if you do fall short outside of the Resident Advisory Board, you can form an Advisory Board. That way you won't be stepping outside of the box when it comes to that.

Commissioner Brown – Who are the people who sits on the Fair Hearing Board? Are they residents or employees of the Housing Authority, who decided?

Qaasim Johnson – It's either myself, Tom, or the Site Manager.

Commissioner Brown – So, there is no representation of residents at any of these meeting?

Qaasim Johnson – No, from my understanding the residents that were once on the screening panel, HUD advised us to turn away from that.

Commissioner Brown – When?

Commissioner McAllister - That's not true. You know who did away with it? Randy Phillips. He took it upon himself when he was here to do ALL the interviewing. They disrespected the residents all across the board. They had full participation along with the site managers and Section 8.

Qaasim Johnson – We also need to take into consideration that the denials are all based off of our ACOP. No one is getting denied just because. It's a set guideline that we follow and then if they are denied, they are given the ability to appeal. Upon that appeal, if they come in and state what the case may be and we feel that it won't be a hindrance, obstacle, or disturbance for any of our other residents, then it can be something we will overlook.

Commissioner McAllister - See, this is the thing, the Housing Authority will have the final say so based on the information they receive. But, once they fill out the application and their name come up, it should be the Resident Association and Housing Authority staff that interview those clients. That's why you have to have a staff that knows the ACOP and that can help us out because what we are trying to find out is what is this person all about and where they come from and what are they going to do when they are selected when they become a resident. We can't cross over certain lines ourselves when we are doing the interview. And once we agree or disagree, then the Housing Authority steps in and do what they have to do. We might agree, but once it leaves our hands you might disagree because something might come up that we are not privy to because before all they had to do was go to the police station and get a letter to say they are in good standing. Now that you have all of these set guidelines and how you do things, once

it leaves the table it goes into the complete hands of the complete Housing Authority and whatever information you have gathered and may find why they should be denied, it's out of our hands.

Commissioner Brown – But there should be someone there because you all represent the Housing Authority, who's to say that they are getting fair treatment? It's not fair and this can be a problem down the line.

Qaasim Johnson – I think that anyone who gets denied would probably feel that it may be a bit unfair. But from a Housing Authority stand point, we are basing every decision on what is agreed upon in our standard operating procedures and ACOP. We stand on the rules of the Housing Authority and the guidelines on which we follow.

Thomas Sahlin - Not only our ACOP but all of the other federal HUD guidelines as well Fair Housing regulations as well.

Commissioner McAllister - One of the HUD guidelines is that the residents participate. That's how the Advisory Board came about. You needed someone at the table with the Housing Authority to say we can agree or disagree. We had a Memorandum of Understanding to what we were going to bring to the table and how we were going to work with the Housing Authority to select some decent residents because who better knows the residents than the residents themselves? Although we cannot deny a person because of what we know but it does help in making the decisions because then they started incorporating visiting the landlord and get some advice from the landlord but that slipped out the door.

Commissioner Brown - And to visit the sites to see how they took care of their homes.

Commissioner McAllister - So, hopefully once it does come together, the Resident Advisory Board can sit down with the Authority.

Chairman Hopson - Why don't you, Tom and Mr. Johnson all sit down and brainstorm because I know if I didn't know about it I know he didn't because he came after me and so did he. I think you all need to brainstorm on that.

Thomas Sahlin - So, Charlotte when you have time I would like to schedule a meeting because I have questions and I'm sure Q has questions.

(Motioned to close Public session moved by Commissioner Troppoli, seconded by Commissioner Brown.)

ACCEPTANCE OF THE MINUTES OF THE REGULAR MEETING HELD SEPTEMBER 9, 2019.

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

Ayes- Commissioners Brown, McAllister, Troppoli, Vice Chair Syphax, and Chairman Hopson

Opposed- None

Absent- Commissioner Torre

Abstain- None

RESOLUTION 09-01-2019 - RESOLUTION APPROVING EXPENDITURES FOR THE MONTH OF AUGUST 2019, INCLUDING SECTION 8 EXPENDITURES.

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

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

Ayes- Commissioners Brown, McAllister, Troppoli, Vice Chair Syphax, and Chairman Hopson

Opposed- None

Absent- Commissioner Torre

Abstain- None

RESOLUTION 09-02-2019 - RESOLUTION AUTHORIZING LEGAL SERVICES CONTRACT TO THE LAW OFFICE OF FLORIO, PERRUCCI, STEINHARDT, AND CAPPELLI LLC, WITH AND OPTION TO RENEW FOR ONE (1) ADDITIONAL YEAR

(Acceptance of this Resolution was moved by Commissioner McAllister, seconded by Vice Chair Syphax.)

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

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

Opposed- Commissioner Brown

Absent- Commissioner Torre

Abstain- None

RESOLUTION 09-03-2019 (ADDED STARTER) - RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO ANY JOB BOB LLC FOR UNIT TURNOVER AT VARIOUS ASBURY PARK HOUSING AUTHORITY SITES

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

Commissioner Brown – The second lines says “as result of solicitation, 6 contractors were contacted”. What does that mean?

Thomas Sahlin – They were contacted by the staff of the Housing Authority.

Commissioner Brown – Why

Thomas Sahlin – That is the process for anything that does not go out to public bid. So, we can do telephonic or email quotations for anything under.

Commissioner Brown – So what you’re saying is that as a result of the solicitation, 6 contractors were contacted and 3 quotes were received?

Thomas Sahlin – Correct. We reached out to a total of 6 contractors and three of them responded and gave us a quote.

Vice Chair Syphax – With this solicitation here, is there anything wrong with our maintenance people here that we can’t fulfill this?

Thomas Sahlin – The current workload with work orders, landscaping, the influx of vacancies that we received due to court actions or what have you, we needed outside help to help us plow through these units faster.

Vice Chair Syphax – Ok

Commissioner Troppoli - I remember not too long ago we hired a person that was just going to do painting and light repairs and the fees they were charging was agreeable to the board. Was there any reason why we are not seeing that name again on this resolution?

Thomas Sahlin – This is actually is a little bigger than just painting. There will be some carpentry involved, replacing doors, things like that. This is nothing out maintenance people can’t handle in regards to skill set. In terms of workload, we weren’t seeing the units turned over as quickly as we needed them to be.

Commissioner Troppoli - And this contractor is licensed, bonded, and insured?

Thomas Sahlin – Yes. We are getting all of that documentation all lined up.

Commissioner Troppoli - Thank you.

Commissioner Brown – They are going to be doing electrical?

Thomas Sahlin – No, they will be painting, doing carpentry, and flooring.

Commissioner Brown – Shouldn't that have been stated here? It just says "APHA has need for assistance in turning over units". It doesn't specifically say what the needs are.

Thomas Sahlin – I agree with what you're saying.

Commissioner McAllister - It does say on that quote all of the things they will be doing.

Commissioner Brown – Oh ok, sorry. I didn't see that.

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

Ayes- Commissioners Brown, McAllister, Troppoli, Vice Chair Syphax, and Chairman Hopson

Opposed- None

Absent- Commissioner Torre

Abstain- None

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

All in favor.

Meeting Adjourned, 6:38 p.m.



Thomas Sahlin, Executive Director

10/24/19

Date