

MINUTES OF THE ASBURY PARK HOUSING AUTHORITY BOARD OF COMMISSIONER MEETING MAY 8, 2017

Meeting opened at 6:07 p.m.

Present:

Chairman Greg Hopson
Vice Chairman Frank Syphax
Commissioner Angeline Brown
Commissioner Charlotte McAllister
Commissioner Carol Torre
Commissioner Donna Troppoli (left at 7:05 p.m.)

Absent:

None

Also Present:

Daniel Gibson, Chief of Staff
Natalie Turner, Assistant to the Executive Director
Thomas Sahlin, Finance
Lou Carretta, Maintenance
Reginald Jenkins Esq., Legal Counsel

Legal notice read by Reginald Jenkins Esq.

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, posted on the Asbury Park Housing Authority Web Site, and posted at all Asbury Park Offices at least (48) hours prior to convening the meeting.

Salute to the flag led by Chairman Gregory Hopson

Daniel Gibson- this is a reorganization meeting, so the nominations for Chairman are now open.

Commissioner Troppoli- I nominate Greg Hopson for Chairman.

Commissioner Brown- I second that nomination.

Daniel Gibson- are there any other nominations. Hearing none, we close nominations all in favor?

Ayes- Commissioners Brown, McAllister, Syphax, Torre, Troppoli, Hopson.

Opposed- none.

Chairman Hopson- I would like to open nominations for Vice Chairman, I'd also like to nominate Frank Syphax.

Commissioner Brown- I second that nomination.

Daniel Gibson- any other nominations? Hearing none, nominations are closed. All in favor of Frank Syphax for Vice Chairman?

Ayes- Commissioners Brown, McAllister, Syphax, Torre, Troppoli, Hopson.
Opposed- none.

Daniel Gibson- the only thing I might state, this should be one of the few times that this Board should be meet outside of this meeting, for a reorganization dinner. If it's the pleasure of the Board we can do it next month.

AUTHORIZATION TO ACCEPT THE MINUTES OF THE MARCH 13, 2017 BOARD OF COMMISSIONERS MEETING REGULAR MEETING.

Motion moved by Commissioner McAllister seconded by Vice Chairman Syphax.

Commissioner Brown- on April 10 in the Executive minutes it says I left at 7:07p.m, I want to make sure it states McAllister left at 7:07 as well. On the minutes executive it says, 5th line down, the plans to hire the master developer, I'd also like clarification of that.

Daniel Gibson- it's left as a generalized statement since it was discussed in Executive session.

Ayes- Commissioners McAllister, Torre, Troppoli, Vice Chairman Syphax, Chairman Hopson.
Opposed- None.
Abstain- Commissioner Brown.
Absent- None.

Chairman Hopson- Commissioners item 4 has been pulled. It's not going to be voted on this evening.

RESOLUTION 05-01-2017- RESOLUTION APPROVING EXPENDITURES FOR THE MONTH OF APRIL 2017 INCLUDING SECTION 8 EXPENDITURES.

Motion moved by Commissioner McAllister, and seconded by Commissioner Troppoli.

Chairman Hopson- we met in the Finance Meeting earlier, everything looks good, there were no questions this month.

Commissioner Torre- Kenny Rogers in California, what is this bill?

Daniel Gibson- Kenny Rogers is a grant writer, and he has applied for the Safety and Security HUD Grant for us, I believe in the amount of \$250,000

Commissioner Torre- so he applied for us?

Daniel Gibson- yes.

Commissioner Torre- on page 1 of 1 Capital Funds, so we have payee Long Branch Housing Authority, maintenance \$10,000, what is that for?

Tom Sahlin- that's the Inter Local agreement, so starting May 1 you're on the new contract, so that's from April. We billed in May for April services. Starting next bill you won't see those numbers.

Commissioner Torre- what's the check for the Grant Funds?

Commissioner Brown- on the top of the page there is a void stale check what is that?

Tom Sahlin- that was a check that was issued but never cashed, so we voided it and reissued it.

Commissioner Brown- some of these time sheets submitted by Long Branch Housing employees, I have a question regarding this persons. She is supposed to be helping with residents, but many residents are still in need of Social Services. How can we verify this person's sheet?

Chairman Hopson- we aren't going to name any names, but the persons hours we are looking at, I can guarantee they are working those hours because I've worked them with them.

Commissioner Brown- I was under the impression that this person was a resident coordinator, so you're saying these hours are paperwork? I'm going to say straight out for the record. We still do not have a Resident Coordinator and we have residents in need of certain things. This is paperwork, we need someone to take up quality of life issues that residents have. We need a Resident Coordinator to work with residents on medical issues, life instances and family problems that they have.

Daniel Gibson- and what this person does is just that. If the managers have an issue with someone in need of social services then they reach out to this person and they work on resolving those issues.

Commissioner Brown- I've never heard of this before.

Daniel Gibson- fair hearings don't deal with resident coordinator needs. They deal with people who are violating HUD Guidelines.

Commissioner Brown- so what does this person do?

Daniel Gibson- during the course of business when a need for social services arises, this person steps in to aide people.

Commissioner Brown- can we get a roundabout idea of what better this person is doing?

Daniel Gibson- it's an onerous task to try and keep track of these hours. This person is in Asbury right now still working on Choice Neighborhoods Initiative.

Chairman Hopson- my thing is, I have been doing this, alongside this individual taking surveys, and they have been working these hours as accounted.

Daniel Gibson-when I walk into this building, I'm working for the APHA, and if a Section 8 issue comes up I deal with that, and then a resident needs to talk...things happen so rapidly it is hard to account for every minute.

Commissioner Torre- all along was it said that it was our grant. Only after we got it, was it explained that it is not ours.

Daniel Gibson- it's a co-grant between us and the Township of Asbury Park.

Commissioner Torre- and we paid for the work to apply for the grant. Now, after the fact it isn't our grant, and not only is it not our grant, we're a co-grantee and get a fraction of the grant.

Daniel Gibson- the grant is a grant of the Asbury Park Housing Authority slash City of Asbury Park.

Commissioner Torre- so why are we getting such a small percentage?

Daniel Gibson-because HUD would only approve that much for us to have.

Ayes- Commissioners McAllister, Troppoli, Vice Chairman Syphax, Chairman Hopson.

Opposed- Commissioners Brown, Torre.

Abstained- None.

Absent- None.

RESOLUTION 05-02-2017- RESOLUTION AUTHORIZING ADDENDUM TO THE INTER-LOCAL AGREEMENT WITH ASBURY HOUSING AUTHORITY (APHA) AND LONG BRANCH HOUSING AUTHORITY (LBHA) AS PERTAINS TO ADDITIONAL MAINTENANCE SERVICES.

Motion moved by Commissioner Troppoli, and seconded by Commissioner McAllister.

Vice Chairman Syphax- on this maintenance thing, is there some kind of way you can monitor our staff, because I don't like to see that we're paying these guys and a jobs not getting done.

Lou Carretta- I had a meeting with the entire staff and in indicated to them that they'll be cutting down on maintenance we have two part timers filling in for one full timer to cut the grass, we're trying to cut down on paperwork for vacant units. So I think they're getting the point, and they took the leases May 1 and they're doing what they need to do. For example if you have 1 guy at Robinson Towers and one vacant unit, he's responsible to get all his cleanings done in the morning, and if he has down time in the afternoon he's to go up to help the guys in the vacant unit, we are shifting guys around.

Vice Chairman Syphax- so at the end of May can you have a report to show how these guys are doing?

Lou Carretta- yes, I'll speak with Danny Marino about getting a report together on the vacant unit turnover.

Commissioner Torre- you said you hired two part time people?

Lou Carretta- they work for APHA they've been with us since last year.

Commissioner Troppoli- is all of the performance reviews done at the same time or does it depend on date of hire?

Lou Carretta- all done at one time of the year, and they're coming up soon if I'm not mistaken.

Commissioner Torre- first of all this was always part of the Inter-Local agreement. And that goes back as long as I've been here. So what disturbs me was that I asked that the section about Lincoln Village and the relocation and demo plan be a separate contract because it did not involve the day to day operations of this. And it was put into the body of the Inter-Local. And now you come along and make an addendum of the maintenance that's always been part of their job. We took out part of something that we don't need now, it's down the road. And you took away other services that we need and want to add an addendum. If we need these services I think we should go out to bid.

Daniel Gibson- lets clear the air here, your implication is your being cheated.

Commissioner Torre- my objection was that the Lincoln village work could've been a separate addendum.

Daniel Gibson- we leave from this meeting, and come to the next one and you go back again to subjects discussed three meetings ago.

Commissioner Torre- this comes up and now after we voted.

Daniel Gibson- let's put this in the terms you wanted to use.

Lou Carretta- prior to this, I had talked to a landscaper from Asbury Park and he said he wouldn't even want to put in a bid on this, because he's scheduled to come on certain days. This contract is on an as needed basis.

Ayes- Commissioners McAllister, Troppoli, Vice Chairman Syphax, Chairman Hopson.

Opposed- Commissioners Brown, Torre.

Abstained- None.

Absent- None.

RESOLUTION 05-03-2017-RESOLUTION AUTHORIZING AWARD OF CONTRACT TO LEW CORPORATION ENVIRONMENTAL COMPANY TO CONDUCT LEAD BASED PAINT RISK ASSESSMENTS, PAINT INSPECTIONS, SOIL SAMPLING, DUST WIPE SAMPLING, AND CLEARANCE EXAMINATIONS FOR LINCOLN VILLAGE, LUMLEY HOMES A & B, ROBINSON TOWERS, ASBURY PARK VILLAGE, AND WASHINGTON VILLAGE.

Daniel Gibson- what was discussed at the Finance Committee meeting, we had 2 bids come in. \$239 thousand dollars was what came in. We discussed, that this is an excessive amount of money, this takes in every unit in the portfolio, and we want to take a representative number of units in the building, not every single unit. We have to get permission from the field office to authorize us to do it this way. When the consultants go through the lead paint in all the units we'll know that then we'll have to rectify that. If we can find the original records between the APHA and HUD which should've been executed on or around the same time these records came online, if we can find the agreement where HUD acknowledges that these three sites are in fact senior sites, they are exempt from the requirement, that would save us a ton of money, you're staff has searched in anything they can find in the building. These buildings came online prior to 1978 or what HUD requires. If we can find the documents we can exempt your senior sites, but we have to be able to find the original documents.

Commissioner Torre- so if we can't find anything on the agreement, and it comes back positive for lead, then we'll need to do remediation?

Daniel Gibson- yes, and the cost of that will be astronomical.

Chairman Hopson- we should respectfully discuss this when we have a document in front of us and not in a public forum.

Daniel Gibson- we will be reaching out to you either way whether we get the additional documents or not.

PUBLIC PARTICIPATION

Chairman Hopson- if you have a maintenance issues that are unresolved in your unit please make sure you have reached out to the department and put a work order first.

Evelyn Morris, Robinson towers- today we had people come here to measure the tubs and bathrooms, is there any kind of time table before they fix them?

Daniel Gibson- the closest we can get is probably late fall, we're hoping to have them in by then to do that work. Full disclosure, if you recall the Administration had indicated the RAD was at \$40,000 per unit. We don't have \$40,000 per unit, we went to \$35,000 then HUD pulled 10% of that. Pulling out your elevators, doing the roofs, reducing the flooding, a lot of this you won't see, its infrastructure that needs to be done. And now we have to fix it.

Evelyn Morris- the gazebo outside, when will it be fixed?

Lou Carretta- Danny Marino has a price on a unit, but it did not have the benches inside.

Tim Clayton, Asbury Park Village- one concern I have is are the cameras working? Two there a lot of excessive children not being monitored, they are pulling tree limbs down, a lot of littering. Dogs around the lot. I'm paying rent, to an organization, I want to be able to come into my home and not see people in my yard. I thought the police officers were working with us to patrol the area. Oh and the spray paint, it's all over now.

Commissioner Hopson- I can tell you to the best of my knowledge the cameras are working, I have said something about that property to maintenance many times. The kids were playing on the set and there were cracks in it, I was back over there and the cracks were filled.

Annette Harrell, Asbury Park Village- my problem is that every time we come here you say different things and like he said a little bit gets done, but it only gets half done. The biggest problem I've had lately, I don't understand how you have a manger that covered AP Village but there are constant issues, peoples with pit bulls, dog poop all over, gang members all over. And a manager with a sarcastic attitude, she talks to certain people like their beneath her. She should do what she needs to do, not the tenants. And the police aren't any help. When something happens they take forever to come help. I would like to see the grass cut more, I would like to see trash picked up regularly, and leafs that are there year round. And it can get back to her that I came to this meeting and said what I did, but things need to be changed over there. You don't like your job, then someone else can do it

Albert Rolleys, Robinson Towers- the fella came this morning to look at my unit, and the guy said they're going to do a new wall across the back, anyway, I've fixed my bathroom just how I like it, and now they're going to come in and fix my bathroom, it's done now, I added the faucets, so I really don't need a new bathroom, so you can save \$15 grand on mine,

Chairman Hopson- it's going to be done.

Commissioner Brown- I want to know what happened to the fence at Boston Way.

Daniel Gibson- it's been taken down,

Commissioner Brown- for the record, if that fence has been stolen I want a police investigation, if it hasn't been stolen and someone gave them permission to remove the fence a single piece, they are in violation, that fence belongs to the HA and anything that is taken from the HA it has to come before the Board if it to be removed, I don't remember seeing anything that the fence was going to be taken down. That fence came down and a few days' later people were over in building 6. The plywood was off that building for a week, and you didn't notice, taking that fence down was the wrong thing to do, and I want to know who took that fence down and where it went.

Motion to close public session Commissioner Brown, and seconded by Vice Chairman Syphax.

All in favor.

Meeting adjourned at 7:53 p.m.

A handwritten signature in blue ink, appearing to read "Tyrone Garrett", is written over a horizontal line.

Tyrone Garrett, Secretary

Date

6/12/17