

MINUTES OF THE ASBURY PARK HOUSING AUTHORITY BOARD OF COMMISSIONERS REGULAR MEETING JUNE 12, 2017

Meeting opened 6:07 p.m.

Present:

Chairman Gregory Hopson
Vice Chairman Frank Syphax
Commissioner Angeline Brown
Commissioner Charlotte McAllister (6:26 p.m. arrival)
Commissioner Carol Torre
Commissioner Donna Troppoli

Also Present:

Tyrone Garrett, Interim Executive Director (6:40 p.m. arrival)
Daniel Gibson, Chief of Staff
Danny Marino, Maintenance
Thomas Sahlin, Finance
Lester Taylor Esq., Legal Counsel

Flag salute led by Chairman Hopson

Legal Notice read by Lester Taylor 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.

PUBLIC PARTICIPATION

Johnny Westbrook, 609 Robinson Towers- something is going on in some unit upstairs in this building. This building is bad. I've been trying my best to help get it straightened out. I will call the police on the activity going on. Some of them have a bunch of folks living with them, and something needs to be done. They have women staying with them, if you know what I mean.

Daniel Gibson- some of the issues he's speaking of are being addressed through the courts.

Motion to close Public Session moved by Commissioner Troppoli, and seconded by Vice Chairman Syphax.

All in favor.

APPROVAL OF THE MINUTES OF THE MAY 13 2017 REGULAR BOARD MEETING.

Moved by Commissioner Troppoli, and seconded by Vice Chairman Syphax

Commissioner Brown- there was something said here on page 3, where it says, "Commissioner Brown, some of these time sheets submitted..." I don't remember saying how can we verify this persons sheet. I know what I asked, but as far as I said "verified" I don't remember saying that.

Daniel Gibson- it did go into how do we know this person did what they are saying they do.

Chairman Hopson- amend to strike those comments from the record.

Commissioner Brown- under what I said again, "resident coordinator..." I still stand by that, and I still am stating for the record, that we need a resident coordinator on site at least 3-4 days a week, because there are many resident issues not being addressed, and its too much for the site managers to do what needs to be done. We still need our own resident coordinator for the record. And also, if you go down to Daniel Gibson third from the bottom, it says here, "it's a co-grant."

Lester Taylor Esq.- just so we're clear, there's no need for minutes to be dictated word for word, just summarized, they should be notating the time the meeting is opened, summarized any discussion, and any action taken. The extension of amending minutes reflects in this meetings minutes, not the past minutes.

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

Opposed- Commissioner Brown

Abstained- None.

Absent- Commissioner McAllister.

RESOLUTION 06-01-2017- RESOLUTION APPROVAL OF THE ASBURY PARK HOUSING AUTHORITY LIST OF BILLS FOR THE MONTH OF MAY 2017 INCLUDING SECTION 8 EXPENDITURES.

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

Commissioner Brown- I just want to make a comment, these time sheets, I have a problem with them, so is there any way I can vote for the bills to be paid and the time sheets not?

Lester Taylor Esq.- if you have items on there you want to vote no or abstain to the record will reflect it accordingly.

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

Opposed- Commissioner Brown

Abstained- None.

Absent- Commissioner McAllister.

RESOLUTION 06-02-2017 RESOLUTION AUTHORIZING AWARD OF A CONTRACT WITH AA ELECTRIC FOR ON CALL ELECTRICAL REPAIR "AS NEEDED BASIS," ALL DEVELOPMENTS FOR ONE YEAR THOUGH MAY 31, 2018.

Motion moved by Vice Chairman Syphax, and seconded by Commissioner Brown.

Vice Chairman Syphax- is this the same contract we had before with the same person?

Chairman Hopson- yes.

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

Opposed- None.

Abstained- None.

Absent- Commissioner McAllister.

RESOLUTION 06-03-2017- RESOLUTION AUTHORIZING THE ASBURY PARK HOUSING AUTHORITY TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN ASBURY PARK HOUSING AND INTERFAITH NEIGHBORS INC.

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

Commissioner Troppoli- this is something I'm really not familiar with, on the second page, Asbury Park Housing Authority funds available, I get \$63 thousand dollars, what is the significance of these four funding sources being grouped together. What's the purpose of these funding sources?

Thomas Sahlin- those various line items came from HUDS approved CNI budget so that's what I pulled from.

Commissioner Troppoli- is this anticipated what Interfaith Neighbors will cost?

Thomas Sahlin- most likely a little less, it's just anticipated costs approximately.

Commissioner Troppoli- can you tell me what the recently awarded Wells Fargo Planning Grant is?

Vice Chairman Syphax- Interfaith Neighbors has a contract with Wells Fargo for their work.

Commissioner Troppoli- whose grant is that?

Thomas Sahlin- honestly I can't answer that because it's not our grant.

Commissioner Troppoli- under "E. specific activities, an expansion..." I'd love to know what the \$8,000 is going for. What is the expansion going to be?

Daniel Gibson- the \$8,000 is coming out of the CNI grant to bolster whatever they are going to do with the turf club building for the inner-city farm.

Commissioner Troppoli- what is this financing plan for please?

Daniel Gibson- they are the "people lead" for the CNI grant, they are considered the people lead.

Commissioner Troppoli- and Monmouth never did theirs?

Chairman Hopson- Monmouth was to administer the survey and collect them back.

Commissioner Troppoli- I think it'd be really nice if someone can walk us through this, because I thought Monmouth was going to be handing out the survey and collecting them and compiling the data.

Daniel Gibson- Interfaith is not doing any of those things you just mentioned. That was the agreement between us and Interfaith, they made a \$75,000 in kind donation. They're coming back now that they would like this MOU to draw down \$8,000 to further the people commitment on the other side of Springwood Avenue.

Commissioner Troppoli- when they have completed all of the activities that were outlined on the next to the last page. Are they going to or is there the option for interfaith to go back after a reasonable amount of time to go back to the same people they interviewed and get an update on the progress that was made. "were your needs satisfied... etc...."

Daniel Gibson- I think that's the broader part of the CNI, the difference between the Choice Neighborhoods and Hope 6, Hope 6 was about brick and mortars, HUD decided that didn't do what they wanted. CNI addressees more of the people aspect.

Commissioner Troppoli- after they achieve 1-16 are they going to go back and reassess?

Daniel Gibson- the assessment is actually going on sometime in July, in the meeting in July, there will be an assessment of the information that's been culled together by Monmouth University, in the stakeholders meeting we were discussing, what the preliminary analysis is of the surveys that have already been done.

Commissioner Troppoli- after the CNI work has been done, everyone gets paid, the papers are written, is anyone going back to ask these people how successful were we in assessing their needs and implementing their ideas?

Daniel Gibson- yes it will be done. It will be done by WRT. It is paid by the grant, it was anticipated.

Commissioner Torre- I guess, what you're saying is will we get the money to implement?

Daniel Gibson- CNI is a 2 year planning grant, we are doing the analysis right now, and the analysis will be ongoing through this year. There will be little pieces put in place, we will continue to talk to people, Monmouth will analyze, and WRT will also be doing that.

Commissioner Torre- the next question is to Tom, about the money, the \$30,000 cash pledge, is that cash we are putting into the CNI program, is that one part of our in kind donation?

Thomas Sahlin- yes, this is coming from outside sources.

Commissioner Torre- yes but this \$30,000 is money we are paying correct?

Thomas Sahlin- yes that is correct.

Commissioner Torre- we are doing a memo of understanding, I want clarification, I hear that MOU's are not enforceable.

Lester Taylor Esq.- without getting into details of prior advice. The easiest explanation of an MOU is, it is like an engagement, we have other things to work out, but we have an understanding of what we'd like to get to, but if we can't come to an understanding, it's not enforceable. As long as both parties come to a mutual agreement.

Commissioner Torre- so this is a contract or is it not?

Lester Taylor Esq.- depending on the language you may or may not need another contract.

Commissioner Torre- it says that the compensation will commence as of April 1 2017, and it also says on the final page that this has been signed, so I'm not sure what we are voting on if it's been signed by our Executive Director and Chairman of the Board.

Lester Taylor Esq.- the general proposition, everything has to be approved in advanced or ratified by the Board. Mr. Garrett can explain why it was signed before being authorized by the Board. It may be advisable to discuss this in closed session .

Tyrone Garrett- you already approved this Choice Neighborhood Initiatives with the budget in place. I wanted to bring this to the Board so you are aware so you can continue to be aware as we go along.

Commissioner Torre- maybe in the future it makes sense that we reference the fact that we approved the budget, because all those things in the initial budget, I don't have a copy of that. The Choice Neighborhood Grant I don't have a copy of that.

Tyrone Garrett- we can do that, and we can make reference to the original budget. Also remember we are only dealing with a grant, so all that's required of us is an MOU. If CNI or HUD required us to have actual contract we'd do that. Although we're doing a CNI planning grant, we are trying to do a grant that we can implement that we can do step by step.

Commissioner Torre- I would like to say if there is a budget, I do not have a copy of it, what was approved, I'd like to have a copy of the application and what the budget was, so it'd be useful moving forward. Also, who are the Grantees for CNI, I know it's the HA and the City of Asbury Park and stakeholders, is there anyone else?

Tyrone Garrett- No, the HA and the City of Asbury Park.

Commissioner Torre- when I asked if we were getting reimbursed for something you said no because our part in it was really small. Why was the statement made that our part was so small that we didn't want to bother asking for reimbursement?

Commissioner Brown- you said that the significant amount didn't really make much difference?

Commissioner Troppoli- is it reasonable to cross reference as Commissioner Torre asked?

Lester Glenn Esq.- if I may, there are certain instances where the Board will grant a blanket authorization for an Administration to handle finances and permissions in the anticipation this will come up.

Commissioner Brown- you said there are no other players or grantees, is there any other agencies we could have partnered with other than Interfaith Neighbors?

Daniel Gibson- we could have partnered with the Asbury Park Board of Education, but they were not receptive.

Tyrone Garrett- everyone has an actual role, the Board of Education was going to be the education component. But we identified a local school, so we went to them. Interfaith offers the people role, and they have the past experience to fulfill that role. They've done planning initiatives on the west side, data and financial contribution, whether it was time or in kind contribution.

Commissioner Brown- so was that a major reason why they were chosen?

Tyrone Garrett- no they were chosen for their track record, and in order to get the approval from HUD we went with them because they are capable of doing the work and have a record of it. It has to pass the muster with HUD in order for us to be granted the money. So we're balancing and leveraging both grants off one another, the project Interfaith is working on is a boon for us as well.

Commissioner Brown- how long will this be for?

Tyrone Garrett- its only for as long as we submit the implementation plan. So this basically stops after the Implementation Grant is received, actually it stops after the grant is submitted. When we submit the Planning Grant the relationship is cut. The terms of our agreement will have to be memorialized again. The City is a little different because they are co-grantees, so we're in it together with them. They're going to submit the application with us.

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

Opposed- None.

Abstained- None.

Absent- None.

MATTERS OF DISCUSSION

Chairman Hopson- there are two matters of discussion, one being the lead based paint. And the other is the major security repairs. Recently there was a 15 year old girl shot in the ankle, those shots were fired across from the security booth at Washington village. If those cameras were working they would have both shooters on tape. We met with the Police Department, they are installing two cameras but we have no control where they install them. We are also being given one camera, we have to discuss accepting them and where to replace them.

Commissioner Torre- well as quick as we repair them they are broken again.

Lester Taylor Esq.- I trust it's safe to say the comments made by the chairman is no way an admission of culpability of the APHA in the horrific incidence. I think the matter of accepting cameras and where to place them should be held for executive session.

Daniel Gibson- the other issue was not to take a vote on the lead based assessment. We were coming in at a price of \$237,000 we did not want to expend that money on an inspection. Working with Allison Toy we've whittled it down to \$130,000 and we think that's still entirely too much. We're not finished with it yet because the amount is merely for inspection. If we stipulate there is lead paint, we'll go in and abate all the units. The document signed between APHA and HUD is nowhere to be found within this building. If we had that, we could take those three sites off the table, and just deal with the three remaining sites. But we can't find it.

Tyrone Garrett- also HUD doesn't have the document either. We directly asked that question. HUD is pushing this, by July 13th if we don't have action taken or a contract in place HUD is going to fine us.

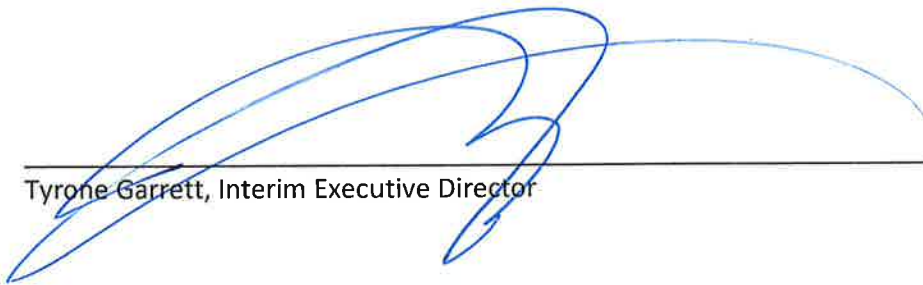
Daniel Gibson- if anyone has the document we believe it would be out in Chicago, we think they would have that agreement. We still would need the Field Office to give permission not to do abatement in the senior building. This risk assessment is to protect children, we still have to go to the Field Office and apply for permission to just abate the family sites. We're down over a hundred thousand dollars, we'd like to knock off another \$75,000 off that number.

Lester Taylor Esq.- we are now entering into Executive Session to discuss matters of Boston Way, and about ongoing litigation matters of the APHA. Minutes will be taken and released in a timely matter to the public at a future date.

Motion to close made by Commissioner Brown, and seconded by Commissioner McAllister.
All in favor.

Motion to enter Executive Session moved by Commissioner McAllister, and seconded by Vice Chairman Syphax. .
All in favor.

Public Meeting closed at 7:13 p.m.



Tyrone Garrett, Interim Executive Director