

## **MINUTES OF THE ASBURY PARK HOUSING AUTHORITY BOARD OF COMMISSIONERS SPECIAL BOARD MEETING AUGUST 8, 2017.**

Open 6:11 p.m.

### **Present:**

Chairman Gregory Hopson  
Vice Chairman Syphax (arrived at 6:21 p.m.)  
Commissioner Angeline Brown (left at 7:28 p.m.)  
Commissioner Charlotte McCallister  
Commissioner Donna Troppoli

### **Absent:**

Commissioner Carol Torre

### **Also Present:**

Daniel Gibson, Chief of Staff  
Natalie turner, Assistant to the Interim Executive Director  
Thomas Sahlin, Finance  
Lou Carretta, Maintenance  
Lester Taylor Esq., Legal Counsel

### **Public Session**

Motion moved by Commissioner Brown, and seconded by Commissioner McCallister

Albert Rolleys, Robinson Towers- the question I have is about RAD, the only thing I wanted to mention, RAD was done at Camden County and the results were on television, and they weren't happy with the results it could've been done better, I mention this because I don't want to lose my apartment.

Chairman Hopson- you will not be losing your apartment.

Evelyn Morris, Robinson Towers- first, the intercoms have been out for at least 6 months and now it seems like more and more are not working and I don't know why, but nothing has been done about it yet. So there are so many people who don't have intercoms. If you see a person who doesn't live here and they tell you not to answer the door, you don't answer the door, but they have to come down and answer the door. I've been here 19 years, and all of a sudden someone knocks on my door last night and they knocked and knocked, and evidentially they took a key and tried to enter my door. I've never felt threatened in all the years I've been here, and now I have to use my latch on my door. You need to hire more people to have as security, but there are a lot of people coming here all times of night and they're coming in the back door and they go up wherever. And from what I understand the alarm is supposed to go to the police but they never come.

Glenda Walker, Robinson Towers 204- the alarm doesn't work on that back door, all night long back and forth, all hours of the night. Slamming, all night long, I guess they must stick something in there to keep it open. There's a drain in the back, they use that to hold it open. The

parking in the back, I park in the front, a lot of time there is no parking in the back, cars aren't running, flat tires, on bricks and they're parked back there. One person has two parking spaces for two broken down cars. I do security here, I was told that as long as there is security the social room is open, so that means residents can use the room.

Helen Albany, Robinson Towers- we're not supposed to be letting everyone in the building, I saw someone give their key fob to someone and they don't live here.

Sierra Hunter, Robinson Towers- I came in here one night to use the bathroom, the security told me I don't know what you're going to do but you need to clear out of here. The security guard told me I'm not allowed to be back here, I said I'm going to heat my food, and I was told by the manager that if I respect everything I'm allowed to be here. But enough is enough.

Geraldine Wright, Robinson Towers- I was down here when some of these things happened. It happened just the way they said it, I don't feel we are being treated right. This same man, I've seen him ride a bike in here, and I thought bikes weren't allowed to be kept in the building.

Chairman Hopson- with the security issue, we are going to set up a serious meeting with our security, you can be guaranteed that is going to happen. I've heard enough for one day to understand you are all frustrated.

Motion to close Public Session moved by Commissioner McCallister, and seconded by Commissioner Brown.

All in favor.

### **Presentation by Bob Powell of Nassau Advisors**

It's good to be back I haven't seen you all in a while, my purpose tonight is to bring you up to date. I'm Bob Powell, I'm with a firm called Nassau Capital Advisors, and we've been working with the Asbury Park Housing Authority for years now and we are working on raising millions of dollars to renovate three buildings, Comstock, Lumley, Robinson. Those buildings have a total of 215 units, and they're old and need tons of renovations to update them. HUD has never provided additional money to keep these buildings in repair. Several years ago Congress passed a program for Housing Authorities to raise the money to make these improvements. The program is RAD, it works essentially as follows: HUD will allow properties that are owned by Housing Authorities to be sold to other parties who will then technically own the buildings and obtain funding to update and renovate these buildings. The HUD subsidies are going to be higher under RAD then under the current assistance programs. And that's a good thing because that means the Housing Authority can borrow money and pay it back from income that the new RAD rents are going to generate and it can obtain money from low income housing programs that Congress passed years ago. It allows the owners to exchange tax credits to investors. What does it mean in this case? Well we have 215 units that are going to move ahead hopefully now, the Housing Authority is going to raise enough money to spend roughly \$8.5 million on construction upgrades for these 215 units that turns into \$40k a unit for the 215 units. What that money will be used for is all forms of upgrades from floors to repainting windows, heating system, electric, roofs, plumbing, common areas, elevators, and all of these matters have now been the subject of an analysis and a budget right down to the dollar on the money that will be spent. What my group has been working on is not how we spend the money, but how we get in the first place. We have to put this first though an agency to get the tax credits approved and the loan we get is going to come through HUD it's going to be a \$7.5 million loan, 35 year loan,

fixed rate, and that will be easily repaid by the rent we generate. So we have two government agencies we are dealing with now, and it's not an easy process, everything has to be done exactly right. We have a preliminary approval for the tax credits, and we are going before HFMA next week. I think Danny and the other people working on this, apologize for all the paperwork in front of you tonight but we've gone through this for weeks, and have revised this several times. We listen to what needs to be done and make sure we need to make any changes. There are several resolutions that relate to the tax credit unit that we need to take action on tonight, that we have to get done because the HMFA didn't like the form of the documents we gave them months ago. The only one that's really any different is the slight amendment to the ground lease. The Housing Authority is going to sell these three buildings to a new owner, which the Housing Authority will have a partnership in, you're selling the buildings, but not the land. The land is going to be leased for 55 years, at the end of 55 years, the buildings come back, and during that time all of the basic rules and regulations that apply to these buildings will not be changed, they are going to be HUD standard guidelines. The only things that will change, is that the first time in 50 years we'll get the money to update these units. We have sophisticated partners that will be providing the tax credit funding and we have a lender consultant that is arranging the HUD loan of \$7 million. This will be the biggest loan of its kind in New Jersey and we hope to close first quarter of next year. We expect to have to do no relocations for this, there will be days the elevators may not be running, but at the end the results will be worth it. That's in a nutshell why we are here and what we are doing. What we wanted to accomplish at the meeting tonight is get a lot of this done tonight so it can be submitted by Friday morning.

#### **APPROVAL OF THE MINUTES OF THE JULY 2017 REGULAR BOARD MEETING.**

Motion moved Commissioner Troppoli, and seconded by Vice Chairman Syphax

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

Opposed- None.

Abstained- Commissioner Brown.

Absent- Commissioner Torre.

#### **RESOLUTION 08-01-2017- RESOLUTION AUTHORIZING THE CONVENING OF A SPECIAL MEETING TUESDAY, AUGUST 8, 2017.**

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

Ayes- Commissioners Brown, McCallister, Troppoli, Vice Chairman Syphax, Chairman Hopson.

Opposed- None.

Abstained- None.

Absent- Commissioner Torre.

Motion Passes.

#### **RESOLUTION 08-02-2017- RESOLUTION APPROVAL OF THE ASBURY PARK HOUSING AUTHORITY LIST OF BILLS FOR THE MONTH OF JULY 2017 INCLUDING SECTION 8 EXPENDITURES.**

Motion moved by Commissioner Brown, and second Commissioner McCallister.

Ayes- Commissioners Brown, McCallister, Troppoli, Vice Chairman Syphax, Chairman Hopson.

Opposed- None.  
 Abstained- None.  
 Absent- Commissioner Torre.

Motion Passes.

**RESOLUTION 08-03-2017- RESOLUTION APPROVING THE FIRST AMENDMENT TO THE EXCLUSIVE OPTION TO GROUND LEASE DATED MAY 09, 2017 BETWEEN ASBURY PARK HOUSING AUTHORITY AND APHA SENIOR HOUSING LLC. (RAD APHA SENIOR HOUSING PROJECT).**

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

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

Motion Passes.

**RESOLUTION 08-4-2017- RESOLUTION AUTHORIZING THE ASSIGNMENT OF LEASE (ROOFTOP LEASE) OMNIPOINT COMMUNICATIONS, INC. UPON ASBURY PARK HOUSING AUTHORITY AND APHA SENIOR HOUSING HAVING ENTERED INTO A GROUND LEASE AND PURCHASE AGREEMENT UNDER THE RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM WITH HUD.**

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

Commissioner Brown- I'm not quite sure, which building are they talking about? And who is Omni Point? And is this going on top of this building?

Lester Taylor Esq. - the cell tower is already here.

Commissioner Troppoli- the site is listed as Comstock Court.

Commissioner Brown- so if we have to worry about damage who would responsible for this?

Bob Powell- they're responsible for all the buildings, including the roof, Maestro would be responsible as the general partner.

Ayes- Commissioners Brown, McCallister, Troppoli, Vice Chairman Syphax, Chairman Hopson.  
 Opposed- None.  
 Abstained- None.  
 Absent- Commissioner Torre.  
 Motion Passes.

**RESOLUTION 08-05-2017- RESOLUTION ACCEPTING AND APPROVING APHA RAD FINANCING COMMITMENT PER NJHMFA**

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

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

**RESOLUTION 08-06-2017- RESOLUTION APPROVAL OF CONTRACT AMENDMENT BETWEEN THE ASBURY PARK HOUSING AUTHORITY AND FLORIO, PERRUCCI, STEINHARDT AND FADER. LLC.**

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

Commissioner McCallister- this is an amendment?

Lester Taylor, Esq. - essentially the Board of Commissioners approved a contract with a not to exceed was \$80,000 with the amount of work length of meetings, we were under that threshold, with the work load for August and September we can cover work anticipated. We plan to be in work once a month, lately we've been in court size to seven times, so there has been a lot of unanticipated work that's been coming up. Respectfully, I'm happy to hear that your residents aren't complaining about other residents and less nonpayment of rents.

Commissioner Troppoli- to the best of your knowledge you believe the \$25,000 will be enough to see your firm to the end of your contract on September 30<sup>th</sup>?

Lester Taylor Esq. - yes.

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

Motion Passes.

**General Discussion**

Chairman Hopson- there is one other thing I wanted to bring up, about possibly bringing the meeting to City Hall, my question to you all is, can we do this on the first Monday of the month?

Commissioner Brown- why would we move?

Daniel Gibson- better parking, better facilities, and transparency to the City.

Commissioner Brown- we have seniors living here, they don't have transportation for them. Where does Red Bank hold their meetings, where does Long Branch have theirs?

Vice Chairman Syphax- can we have a van to transport people to City Hall?

Daniel Gibson- you have no one in here from Lincoln Village, no one from Lumley, no one from Comstock.

Chairman Hopson- sorry to do this, I have to limit this to the Board for discussion. So is that to everyone's pleasure?

Commissioner Troppoli- yes.

Commissioner McCallister- I wouldn't have a problem with it.

Commissioner Brown- why not go to different sites each month?

Chairman Hopson- I'll meet with the Mayor and see if we can get a date.

Daniel Gibson- Commissioners, we are moving ahead with Section 3, we wanted to bring on this group as our Section 3 administrator, when we spoke to Alpert Metro, they are not going to guarantee we get what we need out of Section 3.

Commissioner McCallister- the incident at Washington Village, when the windows got busted out, a couple of weeks ago. What happened?

Chairman Hopson- the young man was arrested.

Commissioner McCallister- a resident's fridge stopped working. She lost food in the fridge, what is the process to get reimbursement?

Natalie Turner- if she could provide receipts or a picture, that would be acceptable but she can't just say I lost \$500 worth of food.

Commissioner Troppoli- the resident talking about the parking problem, what is the Housing Authority policy to identify their vehicles?

Commissioner McCallister- decals are placed on cars.

Natalie Turner- we tag cars, and we give them 3 days to move it, before it's towed.

Motion to close moved by Commissioner McCallister, and seconded by Chairman Hopson.  
All in favor.

Meeting adjourned at 7:47 p.m.



---

Tyrone Garrett, Interim Executive Director