

## **MINUTES OF THE ASBURY PARK HOUSING AUTHORITY BOARD OF COMMISSIONERS REGULAR BOARD MEETING SEPTEMBER 11, 2017.**

Meeting opened 6:04 p.m.

### **Present:**

Chairman Gregory Hopson  
Vice Chairman Frank Syphax  
Commissioner Angeline Brown  
Commissioner Donna Troppoli

### **Absent:**

Commissioner Charlotte McAllister (present via conference call 6:47 p.m. 6:51 p.m.)  
Commissioner Carol Torre

### **Also Present:**

Natalie Turner, Assistant to the Interim executive Director  
Daniel Gibson, Chief of Staff  
Lester Taylor Esq., Legal Counsel  
Louis Carretta, Maintenance  
Thomas Sahlin, Finance

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.

Flag salute led by Daniel Gibson.

### **Public Session**

Sarah Darling, 282 Asbury Park Village - I'm here about mice again, I'm having problem with mice in my apartment, I dealt with them last year, and I don't want to deal with them again. Also, parking there are 3 cars on that street that have not moved. There is not that much parking for those cars to be sitting there unmoved.

Michelle Goodwin, Asbury Park Village - I'm having problems with mice too. Also, I was told if I had a doctor note I could move downstairs, and I handed one in for my bad leg, and my Manager said maybe I should find somewhere else to move.

Albert Rolleys, Robinson Towers - I took my garbage out last night, I know you want the cars with flats towed, but there was a car in the handicap zone with no placard on it. I wanted to report this, who would I report them to have it towed?

Daniel Gibson- in the future call the police, and the person will be ticketed.

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

All in favor.

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

Motion to approve minutes moved by Commissioner Troppoli, seconded by Vice Chairman Syphax.

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

Opposed - Commissioner Brown.

Abstained - None.

Absent - Commissioners McAllister, Torre.

### **RESOLUTION 09-01-2017 RESOLUTION APPROVING EXPENDITURES FOR THE MONTH OF AUGUST 2017, INCLUDING SECTION 8 EXPENDITURES.**

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

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

Opposed - None.

Abstained - None.

Absent - Commissioners McAllister, Torre.

### **RESOLUTION 09-02-2017- RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR PHYSICAL NEEDS ASSESSMENT TO EMG FOR ASBURY PARK HOUSING AUTHORITY SITES LINCOLN VILLAGE AND ASBURY PARK VILLAGE.**

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

Commissioner Brown- I just noticed on the contract we are paying the higher of the two bids, and just was wondering why?

Daniel Gibson - I did not sit on the scoring of this contract. And there is a slight difference in the cost, but there were certain things that were in favor of the winner of the bid submitted. We have not worked with them before, but I can tell you this work needs to be done, it is challenging, and we need to get it done right. This is the first we've gone out for this work on two sites simultaneously. We need this in hand and technically correct, and that's what we think we have with this group that we are going with tonight.

Chairman Hopson - I have the score sheet in my hand, and they scored higher in professional, and they scored higher overall.

Commissioner Troppoli - Do we have a deadline here and are we confident they are going to meet it?

Daniel Gibson - Yes, we expect them to finish the work in 90 days, perhaps sooner. We'll give them immediate approval to proceed once this passes. We are going to move with or without the Choice Neighborhood grants.

Vice Chairman Syphax- As far as Lincoln village, the relocation plan will be worked on when?

Natalie Turner- Its complete I just need dates.

Commissioner Brown - How come it says three were submitted?

Daniel Gibson - this reflects that three were picked up, but only two submitted.

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

Opposed - None.

Abstained - None.

Absent - Commissioners McAllister, Torre.

**RESOLUTION 09-03-2017- RESOLUTION AUTHORIZING LEGAL SERVICES (GENERAL COUNSEL) TO THE LAW OFFICE FLORIO, PERRUCCI, STEINHARDT & FADER.**

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

Commissioner Brown - We had two names here, and scored only one?

Daniel Gibson - Two were picked up, and only one turned in.

Commissioner Brown - It just behooves me how three people came up with the exact same score. And another thing, it's so funny, but the way that the things are logged in the newspaper, some of these go to the Atlantic, some go to the Press, some are only in the Press. Be consistent, if you are going to advertise for an attorney!

Daniel Gibson- The point is, we might advertise in the Asbury Park Press for a given resolution.

Commissioner Brown- You know as well as I do you are supposed to advertise them in a local newspaper. Who gets the Atlantic Times?

Daniel Gibson - One of your attorneys, Jason Isom, responded to your concerns about the manner in which solicitations were advertised, and he pointed out, that they do not look these up in the paper anymore. There are services these people pay for to search out bids that are applicable.

Commission Brown - Then why do we advertise?

Daniel Gibson - Because it is required by law.

Lester Taylor Esq. - Based upon representation, the solicitation was advertised in accordance with applicable law. Two firms picked up the packets only one entered a bid. You put the trust in Administration to enter the scoring to any bids that were procured.

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

Opposed - Commissioner Brown.

Abstained - None.

Absent - Commissioners McAllister, Torre.

\*Revisited 6:48p.m\* with Charlotte McAllister via phone.

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

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

Opposed - None.

Abstained - None.

Absent - Commissioner Torre.

Motion to Approve Resolution.

Ayes - Commissioners McAllister (via phone), Troppoli, Vice Chairman Syphax, Chairman Hopson.

Opposed - Commissioner Brown.

Abstained - None.

Absent - Commissioner Torre.

**RESOLUTION 09-04-2017- RESOLUTION AUTHORIZING AWARD OF A CONTRACT WITH MECHANICAL PRESERVATION ASSOCIATES, FOR "ON CALL" BOILER REPAIR ON AN "AS NEEDED BASIS", ALL DEVELOPMENTS FOR ONE YEAR THROUGH SEPTEMBER 30, 2018.**

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

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

Opposed - None.

Abstained - None.

Absent - Commissioners McAllister, Torre.

**MATTERS FOR DISCUSSION**

Presentation by Lisa Lee and Sonja Stockton for EZ Ride

Gregory Hopson - Would it be your pleasure to bring in Farm Market Vendors to sell fresh produce?

Vice Chairman Syphax - Yes that would be great.

Chairman Hopson - Would it be okay if they went to each building to discuss their programs?

Commissioner Brown - Yes.

Chairman Hopson - Okay we'll have Dorothy reach out to orchestrate that.

Motion to close moved by Commissioner Troppoli, and seconded by Commissioner Brown.  
All in favor.

Meeting closed at 7:14 p.m.