

MINUTES OF THE ASBURY PARK HOUSING AUTHORITY BOARD OF COMMISSIONERS REGULAR BOARD MEETING OCTOBER 10, 2017.

Meeting opened at 6:11 p.m.

Present:

Chairman Gregory Hopson
Vice Chairman Frank Syphax
Commissioner Charlotte McAllister
Commissioner Carol Torre
Commissioner Donna Troppoli

Absent:

Commissioner Angeline Brown

Also Present:

Thomas Sahlin, Interim Executive Director
Daniel Gibson, Chief of Staff
Danny Marino, Maintenance
Lester Taylor Esq., Legal Counsel

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 Participation

Albert Rolleys, 701 Robinson Towers- how are things working out with the DEP did we get the info back?

Lester Taylor Esq. - respectfully I'll address that matter with the Board.

Chairman Hopson- I'll answer that.

Albert Rolleys- the ground water report I asked about at the last meeting, you had no idea, yet on the tape you said you'd look into it. I want an answer!

Lester Taylor Esq.- If I remember correctly, there was a member present here for a group and made accusations, and asked for a copy of the report, I had not gotten a copy of the report myself.

Albert Rolleys- I asked a month ago!!!

Daniel Gibson- the report is in the possession of the APHA, it was done already and cleared.

John Hurley, 602 Robinson Towers- I have a problem, I'm being evicted apparently, I haven't gotten a notice, I got a notice to cease and desist, what it was about was I missed an appointment, I missed it and I took too long to reschedule. I got a notice to cease and desist. I have documentation, the letters are postmarked. I left a letter for a man named Ed, for him to call me in regard to the matter. I left a message for Natalie Turner, and I haven't heard back from her. I called again, and left another message, and so it's been impossible to cease and desist. But I'd like the Board to fix it they can.

Daniel Gibson- is this a recertification issue?

John Hurley- yes.

Daniel Gibson- I'm going to meet you here tomorrow at 9:30 in the morning to get this paperwork taken care of.

Motion to close Public Participation moved by Commissioner McAllister, and seconded by Commissioner Troppoli.

All in favor.

Chairman Hopson- Mr. Garrett has resigned, and has moved on to Washington DC, the new interim Executive Director is Thomas Sahlin. We'd like to welcome you Tom. This Inter-Local agreement was predicated on agencies, not an individual.

Thomas Sahlin- first off I thank you for the support, for the past 5 years Long Branch has been involved with Asbury Park, I feel we've made great strides, and in the future I see more great things to come. The staff at LBHA is committed to moving Asbury Park Housing Authority in the right direction and getting them their own staff.

RESOLUTION 10-01-2017 RESOLUTION APPROVING EXPENDITURES FOR THE MONTH OF SEPTEMBER 2017, INCLUDING SECTION 8 EXPENDITURES.

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

Commissioner Troppoli- I just wanted to make a comment on page 2 of the bills, it was discussed at the Finance Committee meeting and it will be discussed again, the water CQI treatment, it's a boiler treatment on the 8 different boilers, a treatment to ensure there is no sediment or corrosion. For 6 months. There will be a resolution and contract drawn up.

Vice Chairman Syphax- we had a problem with boilers, did we resolved that issue?

Daniel Gibson- that was at Comstock and Lumley, we have brand new boilers.

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

Opposed- None.

Abstained- None.

Absent- Commissioner Brown.

APPROVAL OF THE MINUTES OF THE SEPTEMBER 2017 REGULAR BOARD MEETING.

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

Commissioner Torre- on page 3 there was a comment made, there was a question about the relocation project, Frank asked about a relocation plan, and Natalie said it was completed but she needed dates. I haven't seen anything final on the plans.

Daniel Gibson- it's not customary for the Board to be in the possession of the Relocation Plan. The Plan has been completed by Natalie, the only thing we are working on to send it to Chicago and Trenton would be the dates and the numbers. We can't know the dates until you select a co-developer for the project. In so far as the Choice Neighborhoods, we're into year 2, we have a call every week with your Chairman on the call. We will move to redevelopment of Lincoln Village with or without support from choice neighborhoods. We've gotten a treasure trove of info from the Choice Neighborhood data we've compiled. There will be early action items being paid for by the grant over on Springwood, the Housing Authority with the consent of your chairman and the members that serve on the public safety committee, we are providing the second police substation the second being at Washington Village. We are looking to refurbish the tot playground there. Additionally there are some items, we'd like to address. As an early choice initiative we want benches along the avenue.

Commissioner Torre- my comment is, not to be difficult, but Choice Neighborhoods, the grants, the plans, that's the Housing Authorities correct?

Chairman Hopson- yes.

Commissioner Torre- I would think that the Commissioners would be well versed in what the initiatives are. I don't like not knowing what the grand plans are but representing the Housing Authority as a Commissioner.

Chairman Hopson- put a packet together. I must say, when these meetings are scheduled it's important for all of us to attend them, because if we don't, then we miss out on vital information. If we attend the meetings we wouldn't be at the point we are right now.

Commissioner Torre- the relocation plan is not for us, I'm not looking for a detailed plan, and I just want to know this is how many people, this is what we're offering, and I don't need names of residents or all that.

Daniel Gibson- you will be invited to the relocation meetings, and you'll be firsthand to the questions that residents have.

Commissioner Torre- I want to know before it's presented to them though.

Daniel Gibson- not a problem.

Commissioner Torre- the discussion about the mice, was that resolved?

Chairman Hopson- I made the call myself to Danny Marino, and the extermination group came over and over baited the traps and came out, and I don't see anyone here tonight complaining. What happened was whatever the project Michael's group is working on, when they started digging, they disrupted whatever was over there and they came running this way.

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

Opposed- None.

Abstained- Commissioner Torre.

Absent- Commissioner Brown.

RESOLUTION 10-02-2017- RESOLUTION ACKNOWLEDGING AND ACCEPTING THE APPOINTMENT OF AN INTERIM EXECUTIVE DIRECTOR.

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

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

Opposed- None.

Abstained- None.

Absent- Commissioner Brown.

RESOLUTION 10-03-2017- RESOLUTION AUTHORIZING AN AGREEMENT BETWEEN THE ASBURY PARK HOUSING AUTHORITY AND ERROL SHORTER & ASSOCIATES FOR SECTION 3 ADMINISTRATION SERVICES FOR THE BOSTON WAY REDEVELOPMENT PROJECT.

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

Commissioner Troppoli- on the first page, 4th whereas, for a 7 month period...

Daniel Gibson- no, we're going to have to correct that, it's 17 months.

Commissioner Troppoli- okay, got it.

Commissioner Torre- the additional 12 months, is that a moot point? Since the contract is originally for 17 months?

Daniel Gibson- the intent of this agreement would roll over into Lincoln Village.

Chairman Hopson- lets hold that for a separate contract.

All- agreed.

Chairman Hopson- okay so well take out that whereas.

Commissioner Torre- the \$25,000 that's for the 17 months?

Daniel Gibson- yes, we got a cut rate on that. For Lincoln village, we plan to do that in predevelopment with the developer, the moneys won't come out of the Housing Authority.

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

RESOLUTION 10-4-2017- RESOLUTION AUTHORIZING AN AGREEMENT BETWEEN THE ASBURY PARK HOUSING AUTHORITY TO ENTER INTO AN AGREEMENT IN CONJUNCTION WITH THE LONG BRANCH AND RED BANK HOUSING AUTHORITIES WITH THE SAINT BARNABAS MANAGEMENT SERVICES TO PROVIDE EMPLOYEE ASSISTANCE PROGRAMMING.

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

Commissioner Torre- where did this come from?

Daniel Gibson- it's an employee assistance program that does not exist. At the Long Branch Housing Authority, we were joined at the hip with the City, when the City renewed their contract this year, they neglected to include us, the agreement was already signed when it was realized we'd been left out. We had to figure out how are we going to get the same type of coverage should an employee need that kind of assistance, or should we feel the need to send our employee to this service. The cost was too great. Therefore, Cindy Toy recommended to Tyrone we combine Long Branch, Red Bank and Asbury Park Housing Authorities to get a cheaper rate.

Commissioner Torre- Asbury Park Housing Authority has never had these services, so what determined we needed this service?

Daniel Gibson- we had a fellow who worked here, and it was a subject of suicide, we have a responsibility to that employee once we know this, to get him help. We had to pay to get him help. This, should it come up again, we will have to do the same thing, it's much more expensive to get one person help on his own, as opposed to a group policy, it is something we should be doing for our employees. If we have an employee showing anger issues, we can send that employee to counseling services.

Commissioner Torre- I read this, they offer seminars and workshops, etc. etc.... two things. One I don't know why Saint Barnabas came about; with any other type of services I guess it's not a bid item?

Daniel Gibson- there were questions asked of a range of service providers, this just fit what we needed at a price we could afford.

Commissioner Torre- second I'm not totally convinced these are services we need. We're talking about how we don't have any money, I think this is a rush, I think this something we need more info about, I don't know if this is something we need, and I don't know about us joining with other Housing Authorities for this. We have not had something like this, and I don't know if it's necessary.

Commissioner Troppoli- so I asked, do the employees have any behavioral health coverage in their health insurance? And no, the answer was they don't. I work for NJ Family Care, and no coverage is complete without behavioral health benefits, to see that our employees are missing

a crucial piece to their coverage. The employee will get 6 free counseling sessions, additionally we were told that the length of the session does not have a limit the session is until both parties until the talk has been resolved, and additionally, the topical seminars, are in service talks essentially where the Administration will follow the employees concerns, and if a particular issue is coming up, one can get three topical seminars, where everybody can sit down during work hours and present the topic.

Commissioner Torre- all of these services aside from the \$33 dollars everything is a la carte, and that expense is something we can be doing? And one other thing, their health insurance doesn't have the behavioral, however, I don't find that unusual. Most everyday policies for most companies, don't have that coverage.

Commissioner Troppoli- everyone on Family Care does have that coverage, people on Medicare. It's pretty much what is expected in a public sector. We better be on it, this may open us to litigation if we don't recognize a problem and offer aide to our employees.

Commissioner McAllister- I think it's a great thing. There are employees here that have suffered in the past, and nobody could do anything for them because there wasn't anything in place. Why not take care of your employees? If I were an employer and had a disgruntled employee, I'd be worried about that. I think it's an employer's responsibility to take care of them.

Daniel Gibson- you do realize that for 4 or 5 years now, not one employee here has received a salary increase?

Commissioner Torre- our employees make a fair amount of money, and their benefits package is quite considerable, so I'm not worried about them not receiving a raise. I'm not sure this added benefit is needed.

Chairman Hopson- lets vote.

Commissioner Torre- no Greg, don't shut me down, we got one provider, and it shows up all of the sudden, nothing was ever hinted at, but do not in the future shut me down.

Chairman Hopson- I gave everyone ample time, everyone spoke.

Commissioner Torre- there is no time limit, the point is to get answers and a motivation.

Chairman Hopson- the other providers, what were their names?

Daniel Gibson- I was not involved in this, Finance along with Dorothy Amedu, and the Executive Director were involved in this. They did discuss this, and compare prices, but I'd have to ask one of them about names of who had come and made pitches.

Chairman Hopson- I believe this will help our employees cope and its necessary in today's times.

Daniel Gibson- we have been here 5 years now, talked about getting this staff to be more productive giving them incentive. And we've achieved that. And now, we want to give this to them.

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

Opposed- Commissioner Torre.

Abstained- None.

Absent- Commissioner Brown.

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

All in favor.

Public session closed 7:12 p.m.

Thomas Sahlin, Interim Executive Director