

MINUTES OF THE ASBURY PARK HOUSING AUTHORITY BOARD OF COMMISSIONERS REGULAR BOARD MEETING NOVEMBER 13, 2017.

6:11 p.m.

Present:

Chairman George Hopson
Vice Chairman Frank Syphax
Commissioner Angeline Brown
Commissioner Charlotte McAllister
Commissioner Carol Torre
Commissioner Donna Troppoli

Also Present:

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

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

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

Moved by Commissioner McCallister, and seconded by Vice Chairman Syphax.

Correction- On the Regular meeting minutes, page 6, Medicare should read Medicaid.

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

Opposed- None.

Abstained- Commissioner Brown.

Absent- None.

Commissioner Brown- the agenda, the public will be allowed to address the board... etc... Does the public know this? Before we move to the next resolution they can address that?

Lester Taylor Esq. - the practice of this Board, is to allow the public to speak at the beginning of the meeting, it has not entirely been enforced that they can speak on each agenda item. Each way, is the right way, its posted before the meeting and made available at each meeting. I would

submit that this should be amended that a portion of the meeting will be set aside for public comment.

Commissioner Brown- each building is supposed to have a building captain that each building is supposed to have this posted, can we make sure this is being done?

Daniel Gibson- this information is posted at each senior site, the family sites are not accessible for posting for obvious reasons.

RESOLUTION 11-01-2017 RESOLUTION APPROVING EXPENDITURES FOR THE MONTH OF OCTOBER 2017, INCLUDING SECTION 8 EXPENDITURES.

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

Commissioner Torre- the Boston Way payment what is that about? On page 1.

Thomas Sahlin- that's the first payment to the demolition contractor.

Commissioner Torre - and why are we making the payment

Thomas Sahlin - it's coming from the capital fund grant. That's the \$700,000.

Commissioner Torre - okay.

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

Opposed- None.

Abstained- None.

Absent- None.

RESOLUTION 11-02-2017- RESOLUTION APPROVING 2018 NOTICE FOR REGULAR MEETING SCHEDULE BOARD OF COMMISSIONERS ASBURY PARK HOUSING AUTHORITY.

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

Thomas Sahlin - I need to point out the first meeting, January 8 we will likely not have a quorum, as your Board will be away. We'll come back to table with a new date.

Chairman Hopson- how about January 16th for our monthly meetings?

All- yes

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

Opposed- None.

Abstained- None.

Absent- None.

RESOLUTION 11-3-2018- RESOLUTION AUTHORIZING THE ASBURY PARK HOUSING AUTHORITY SECTION 8 HOUSING CHOICE VOUCHER PROGRAM FAIR MARKET RENTS 2018.

Motion moved by Commissioner Brown, and seconded Commissioner Troppoli.

Commissioner Troppoli- is this going to have any impact on our budget?

Thomas Sahlin - it'll be pretty much neutral, the funding catches up with actual spending.

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

Opposed- None.

Abstained- None.

Absent- None.

RESOLUTION 11-4-2017- RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO INSTALL EMERGENCY GENERATOR AT LUMLEY HOMES A&B FOR THE HOUSING AUTHORITY OF THE CITY OF ASBURY PARK.

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

Commissioner Torre - I wasn't clear on this, on the one hand it says to install and other places it says to enhance or upgrade, which is it?

Thomas Sahlin - I believe the appropriate word would be replace.

Commissioner Troppoli- I think the language is too vague.

Lou Carretta- this is a total upgrade to the existing system in place now, the current one only maintains the hallways, the new system will maintain the heat and hot water, and it's a brand new system.

Thomas Sahlin - I believe it's a \$20,000 dollar difference depending on the placement of the system.

Daniel Gibson- we're going to put it in the front because in the rear it'd cost extra to rerun the Danny Marino will have it placed in front and do some landscaping to hide it.

Commissioner Torre - I'm confused. I'm reading this and it says add alternate bid... then if you read summary of bids...

Thomas Sahlin - if you read the next page, it says if you decide to put it in the front it won't exceed. So we'd be awarding a not to exceed a \$100,000 so if we decide to put it in the front, then it can't exceed the \$100,000, if we enter into the agreement and decide to put it in the back, we don't need to go back out to bid.

Commissioner Torre – I'd like what we vote on to say whether its \$80,000 or \$100,000 whether it's in the front or the rear.

Daniel Gibson- you can vote to either price and placement or both.

Lester Taylor Esq. - are there any safety, aesthetic or structural issues that they can input for why they prefer the front or the back? Just in case they go to put it in the front and they go to place it and the location doesn't work?

Lou Carretta - so we looked at the front and back and side of the building. From the back there is sidewalk, gas line and power we need to rework. From the front we can save \$20,000 work some fencing and hedging to hide it. In the back there is extra work for the contractor to do.

Commissioner Troppoli - it seems like there is a big spread between the estimates we got. Now this is the least expensive, and I don't know if the decision was made solely on the price. So I looked this business online, if we've worked with them before, but from what I found, is that this company has been in business for 2 years, has 6 employees and their income is a quarter of a million per year. Is this the right contractor to select? To me there was a whole lot of info here but I still have questions.

Thomas Sahlin - the gap, it's not altogether uncommon to see that. The contractors that come in might not review the spec sheet, they just throw a number out. Our engineer, throws out the specs for what we need, he's going to sign off on that, procurement through punch lists to make sure it's done correctly. I don't think a smaller company should be precluded from this.

Lester Taylor Esq. - the lowest responsive bidder, then an argument can be made that they low balled it and can't practically do the work for that job and the bid can be tossed. These bids have asked for such prerequisites and as long as the bidder meets those requirements their bid can be considered.

Commissioner Brown- okay so what about Little Silber and Sodden?

Danny Marino- we don't use Little Silver any longer, we know that we can cut costs by 20-40% by going with another contractor.

Lester Taylor Esq. - should we accept it as is or are we amending this?

Commissioner Torre- if that's made clear that it's not to exceed \$100,000.

Daniel Gibson- this contractor is going to be paid \$80,000 if there is anything over those expenses we can pay that instead of it needing to come back before the Board.

Lou Carretta- can we amend it to say, it's not to exceed \$80,000 and it'll be placed in the front.

All- okay

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

Opposed- None.

Abstained- None.

Absent- None.

RESOLUTION 11-05-2015- RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO SODON ELECTRIC INC. FOR INSTALLATION OF EXTERIOR

LIGHTING AT COMSTOCK NJ7-5 AND LUMLEY HOMES A&B NJ 7-6 FOR THE HOUSING AUTHORITY OF THE CITY OF ASBURY PARK.

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

Commissioner Torre- okay so this is another that says upgrading.

Lou Carretta- it's a total rehab, we're taking everything old off and new led pbv is going up.

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

Opposed- None.

Abstained- Commissioner McCallister.

Absent- None.

RESOLUTION 11-06-2017- RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO LTW FOR UPGRADE AND INSTALLATION OF CAMERA SECURITY SYSTEM FOR ALL SITES FOR THE HOUSING AUTHORITY OF THE CITY OF ASBURY PARK.

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

Commissioner Torre - so this is also part of the security upgrade grant?

Chairman Hopson – yes.

Commissioner Brown- it says here there is a safety committee, did I read that? I was wondering if that was from the City or the Housing Authority.

Chairman Hopson - the City's Public Safety Committee, I am on it.

Commissioner Troppoli - under the Millennium group, can you please explain what the MDF network is?

Daniel Gibson- what Millennium wanted to do was put our cameras to the city's fiber line, and the problem was that we would find it unacceptable to do that cause we would no longer be able to view those cameras.

Commissioner Troppoli - so MDF stands for what?

Daniel Gibson- we don't know.

Commissioner Brown- Millennium, everything says no audio, is that good bad or indifferent?

Lester Taylor Esq. - when you're in a public space there is a lessened expectation of privacy, I'm not aware of any prohibition from recording audio. Where you get into murky territory, is when a camera can be focused on a door, and then the door opens and you see drugs or a gun, in a person's own home you have a reasonable expectation of privacy.

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

Opposed- None.

Abstained- None.

Absent- None.

Public Participation

Bertha Durant, Robison tower- I still have issues about the cost of the difference appliances, I still feel that it is not feasible charging the seniors to use a microwave, it's safer to use a microwave than a stove. I think they need to correct that.

Thomas Sahlin - we've been in contact with the Fire Department we're hoping for cooperation in addressing the fire alarms set off by tenants when cooking.

Commissioner McCallister- the charges came in because of the changes in HUD, HUD is looking into exiting public housing. Excess utilities like washers, dryers, microwaves, freezers, get charged to residents because of budget cuts, so residents need to take some responsibility for their usage.

Daniel Gibson- with the rehab of the buildings, each unit will have an individual meter. Once you have your own meter, you'll get a utility allowance that you can't exceed and if you do you'll be charged.

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

All in favor

Public Meeting closed 7:04 pm

Motion to enter Executive Session moved by Commissioner Troppoli, and seconded by Commissioner Brown.

Thomas Sahlin, Interim Executive Director

Submitted by Deirdre Amato