

## **MINUTES OF THE ASBURY PARK HOUSING AUTHORITY BOARD OF COMMISSIONERS REGULAR BOARD MEETING DECEMBER 13, 2017.**

6:13 p.m. meeting opened

### **Present:**

Chairman Gregory Hopson  
Vice Chairman Frank Syphax  
Commissioner Angeline Brown  
Commissioner Charlotte McAllister (left at 7:26 p.m.)  
Commissioner Carol Torre  
Commissioner Donna Troppoli

### **Also Present:**

Thomas Sahlin, Interim Executive Director  
Daniel Gibson, Chief of Staff  
Lou Carretta, Maintenance  
Shontae Gray, Legal Counsel

Legal Notice read by Counsel.

**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 Chairman Hopson.

### **APPROVAL OF THE MINUTES OF THE NOVEMBER 2017 REGULAR & EXECUTIVE BOARD MEETING.**

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

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

### **RESOLUTION 12-01-2017 RESOLUTION APPROVING EXPENDITURES FOR THE MONTH OF NOVEMBER 2017, INCLUDING SECTION 8 EXPENDITURES.**

Moved by Commissioner Brown, and seconded by Commissioner McAllister.

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

Opposed- None.  
Abstained- None.  
Absent- None.

**RESOLUTION 12-02-2017- RESOLUTION AUTHORIZING THE ASBURY PARK HOUSING AUTHORITY (A)(B)(C)**  
**(A). RESOLUTION AUTHORIZING ACCEPTANCE AND CONFIRMING RECEIPT OF INDEPENDENT AUDITOR'S REPORT FOR YEAR ENDING JUNE 30, 2016.**  
**(B). RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF ASBURY PARK TRANSMITTAL FORM LOCAL AUTHORITIES BOARD RESOLUTION PRESCRIBED BY THE NEW JERSEY LOCAL FINANCE BOARD.**  
**(C). RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF ASBURY PARK TRANSMITTAL FORM PRESCRIBED BY THE NEW JERSEY LOCAL FINANCE BOARD AUDIT REVIEW CERTIFICATE.**

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

Commissioner Brown- just a couple of things I wasn't clear on, page 5 third paragraph. What I wanted to know was, what are our current liabilities?

Thomas Sahlin- so current liabilities are normal accounts payable, tenant portions, and non-current are long term debts. That's not an actual expense, it's a valuation related to the pension system.

Commissioner Torre- so it's a future liability?

Thomas Sahlin- yes, and they do a future valuation on current retiree rates. So here, they're combining Section 8 and Public Housing into one, so the operating expenses are normal day to day and a depreciation value factored in.

Commissioner Brown- so before you spoke about the unrestricted cash, so in all actuality what do you think this whole thing gives us?

Thomas Sahlin- I think all in total 80 to 90. There's been an accumulated deficit, and we've been chipping away at that, so we're one step to closer to knocking out the debt.

Chairman Hopson- we are voting on three different pieces of resolutions, A, B and C, but this won't happen again, it will not be clumped together like this for future resolutions.

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

Opposed- None.  
Abstained- None.  
Absent- None.

**12-03-2017- AUTHORIZING THE ASBURY PARK HOUSING AUTHORITY TO ENTER INTO A CONTRACT WITH MPE CONSULTING AND DESIGN FOR “AS NEEDED” ARCHITECTURAL AND ENGINEERING SERVICE FOR ALL DEVELOPMENTS FOR ONE YEAR ENDING NOVEMBER 30, 2018 SUBJECT TO LEGAL COUNSEL OPINION.**

Motion moved by Commissioner Brown, and seconded by Charlotte McAllister.

Chairman Hopson- on page 2, there is a correction needed it's listed as LBHA but it should be APHA.

Commissioner Troppoli- looking at all of the scores sheets it looked like the three being evaluated scored very closely, may I ask what made the decision to recommend MPE, because it seems they were all very close.

Daniel Gibson- one thing was price, MPE has been very responsive to our needs, they've been at our beck and call when we needed them and when we needed something worked out with a vendor they were right on the money.

Commissioner Brown- I'm glad we have them.

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

Opposed- None.

Abstained- None.

Absent- None.

### **Public Participation**

Motion to open Public Participation moved by Commissioner Brown, and seconded by Commissioner McAllister.

Catherine Thomas, Robinson towers- months ago I brought up issues with the laundry room, it needs to be update, we have only one large machine, we spend our money to do laundry and we're not getting satisfaction from it. It's full of dust, the sink is disgusting, and today we don't even have a coin machine.

Commissioner Brown- the office up front is it bigger then the laundry room, will we in the future be moving it with the redevelopment?

Lou Carretta- there is, but I believe under RAD the laundry room is being enlarged and moved up front. And about the coin machines, it's up to the laundry machine provider, if they'll supply them.

Commissioner Troppoli- the dust is it behind the machines?

Thomas Sahlin - it's between them.

Lou Carretta- yea, I'll have to check into that, the lint gets cleaned out, but we have to ask them about moving them and cleaning between them.

Thomas Sahlin - are they going to fix the buzzers out front?

Lou Carretta- we had the entire system looked out, they went into each unit, we are seeking another company's bid on this before we move forward.

Chairman Hopson- can we take a look at what we can do about the sinks, they look pretty bad in there. And I did view a lot of dust out there, can we clean that up?

Albert Rolleys, Robinson Tower- I had my renewal for my lease with Natalie, but it comes to my time to go and there, and when I get there is a sign up, all interviews are cancelled, she could have at least given us a call.

Chairman Hopson- I'll speak to Natalie about that tomorrow. I'll take care of it.

Albert Rolleys- also the rent receipts didn't come for this month yet.

Thomas Sahlin- we'll discuss the matter with Natalie as well.

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

### **Added Starters**

Chairman Hopson- the land lease contract extension is coming up, for another 3 months.

Thomas Sahlin- so this is the original amendment, the thinking behind this is you are extending your expiration date just in case, to be safe with everything going on in Washington DC right now. In all likelihood we're closing December 31<sup>st</sup> but this is to give a cushion just in case.

Commissioner Troppoli- my question is, what if what goes down in Washington DC doesn't go their way, this is something totally out of our control, they know who was elected last year, I don't understand why we need to give them additional consideration, we've been very favorable, and then if they don't like the tax law written, then they can come back and ask for more changes from us? My feeling is if we can do it by the end of the year as rules are in place, I say do it, just finish this up. My experience with this developer is that we keep giving them this leeway.

Thomas Sahlin- this is with the investors, this is something that just needs to be provided to FHMA. It's hypothetical if it doesn't get signed by the 31<sup>st</sup>. My understanding is that we would have to go back after January 1<sup>st</sup> and execute a new option to lease, so this just gives a cushion if the financial closing doesn't take place, we can move forward as soon the investors are ready.

Daniel Gibson- when this was first approached by Stuart Portney and Joe Alpert, because of what is happening in Washington DC, this bill will topple our plans and everyone in the Housing Industries plans. This document is probably the fairest thing we can do. The State is pushing back the meeting because they're waiting on Congress to see what they are going to do.

Motion to hold this to executive session presented by Chairman Hopson.

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

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

Opposed- None.

Abstained- None.

Absent- None.

**Motion to enter into Executive Session.**

Moved by Commissioner Brown, and seconded by Commissioner McAllister.

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

Opposed- None.

Abstained- None.

Absent- None.

**Meeting entered into Executive Session 6:53 p.m.**

**Meeting returned to Public Session 8:06 p.m.**

**ADDED STARTERS**

**SECOND AMENDMENT OPTION TO AMEND LAND LEASE FOR BOSTON WAY.**

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

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

Opposed- None.

Abstained- None.

Absent- Commissioner McAllister.

**MOTION TO MOVE AWAY FROM RAD.**

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

Daniel Gibson- moving away from this does not define what you're doing, you need to be more definitive in what you are doing here tonight.

Chairman Hopson- this is to move away from RAD entirely.

Daniel Gibson- are you withdrawing from RAD entirely?

Chairman Hopson- Yes.

Sheree Gray- I just want to say, action is not required tonight and more information will be forthcoming with this.

Vice Chairman Syphax- I make a motion that we move from the RAD entirely, without any exceptions.

Daniel Gibson- Mr. Chairman we're going to need Legal Counsel to send a resolution outlining what you've decided to do tonight regarding RAD, a document on file memorializing what you've done. We'll apply and circulate that document for your signature, because there is going to be some repercussions to this.

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

Opposed- None.

Abstained- None.

Absent- Commissioner McAllister.

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

All in favor.

Meeting closed 8:16 p.m.

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Thomas Sahlin, Interim Executive Director