

MINUTES OF THE ASBURY PARK HOUSING AUTHORITY BOARD OF COMMISSIONERS REGULAR BOARD MEETING JANUARY 16, 2018.

Meeting opened 6:09 p.m.

Present:

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

Also Present:

Daniel Gibson, Chief of Staff
Natalie Turner, Interim Assistant Executive Director
Cindy Toy, Finance
Lou Carretta, Maintenance
Kim Belin Esq., Legal Counsel

Legal notice read by Daniel Gibson.

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.

Public Participation

Albert Rolleys, 701 Robinson Tower- I haven't gotten my bill for the new year's rent yet and I have the old rent but that's what I was told to do because apparently I didn't do it on time according to Natalie. I came down on the 29th of November, and when I got there the office was closed with a sign on it. Then I get a second letter, with nothing in it. And then the third letter I came down but no one was available. Natalie never returns a call, her voicemail is all filled up. I expected to at least get a call, but nothing. She's never around. And I don't know why I don't have my new rent.

Natalie Turner- have you received your new letter from SS?

Albert Rolleys- yea, and I sent it in to Ed.

Natalie Turner- when I get it I'll adjust it.

Natalie Williams, 614 Robinson Towers- I understand they are doing the laundry room over, are they going redo everything. I understand cards are going to be used, how much can we put on as a minimum on the card?

Daniel Gibson- \$5 will be the minimum, the machines will be a dollar and a larger machine costing more. The Maintenance department went out and found what we perceived as complaints. It's not going to cost you residents anymore, the only difference is it's going to be on a card instead of coins.

Lou Carretta- there was an issue salt year about resident who couldn't get change to use the machines, we reached out to the company that provides the machines, they couldn't provide a change machine that gave out quarters, so they gave us these suggestions as upgrades, new lighting, new paint, and new machines. It'll be at least 2-3 day job we'll put the laundry machines out of business and have the new one up and running. We're just waiting for a response back to see how many machines will fit in the room.

Natalie Turner- once the machines are installed they will distribute cards.

Johnny Westbrook- we need more security officers, I come in at 5 am, and work 7 days a week.

Chairman Hopson- we are actively looking for more security help.

Johnny Westbrook- another thing, the people here running these machines, how come we don't get a cut/

Anthony Bell, 515 Robinson Tower- I have a problem with one of the staff members with security. With his verbal abuse towards residents and other security guards.

Chairman Hopson- Mr. Gibson will speak with you personally.

Glenda Walker, 204 Robinson Tower- During the storm there was no one salting or shoveling. It got so icy, and people were slipping all over. I called Maintenance several times and no one ever came. Eventually I ended up taking the ice melt and doing it myself.

Pamela of the Asbury Park Coalition for Affordable Housing - we are presenting to the City Council an ordinance to pass for the city, any new building and any new renovated buildings, will have to allot 20% to Affordable Housing, we wanted to see if you would support us on this ordinance, and if you can. Is it a conflict of interest to be in support of us? We don't expect you to do anything but to just lend a voice.

Kim Belin Esq. - since this is the first time seeing this, I will have to look this over and get back to you once I've read it.

Charles, 206 Robinson Tower- our floor is so dirty, like the elevators, and the garbage room. People just leave their bags, nobody uses the chute, and they leave trash on the floor. The floor is a mess, between that and the floor on the outside of the building. They never get clean.

Bob Powell, Nassau Capital investors- I've been working as you know on the financing for the renovations for the three senior buildings, I was very surprised to learn at the December meeting that the Board was going to terminate the contract, and I don't know what the proper venue is to voice this. But I want to leave with you this, the financial information based on numbers that were not correct. The money about salary reimbursements that was not correct, and a million dollars that wasn't presented to you as well. I would respectfully ask if I can leave you a brief handout to go over, please take a look over this information, based on the decision you made I feel you made the wrong choice, take a look over the information, so we can organize a further discussion about the numbers that were of a concern to you.

Tracey Rodgers, 211 Robinson Towers- I wanted to know if the Boston Way project is going to have fair market rate units.

Chairman Hopson- yes, there are going to be several mixed rate units.

Motion to close Public Participation moved by Vice Chairman Syphax, and seconded by Commissioner McAllister.

All in favor.

APPROVAL OF THE MINUTES OF THE DECEMBER 2017 REGULAR & EXECUTIVE BOARD MEETING.

Motion 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 1-01-2018 RESOLUTION APPROVING EXPENDITURES FOR THE MONTH OF NOVEMBER 2017, INCLUDING SECTION 8 EXPENDITURES.

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

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

Opposed-None.

Abstained-None.

Absent- None.

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

Meeting closed 6:49 p.m.

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

All in favor.

Motion to move to Executive Session, moved by Commissioner McAllister, and seconded by Commissioner Troppoli.

Motion to close Executive session moved by Vice Chairman Syphax, and seconded by Commissioner Brown.

ADDED STARTER, Motion to Accept the Terms of the Refinancing of the Boston Way Deal.

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

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

Opposed-Commissioner Brown.

Abstained-None.

Absent- None.

Chairman Hopson- we were assigned someone by the Township for the Board, the gentleman is from Neptune City, Governor Chris Christie made appointments for every Housing Authority to have commissioners assigned if they were missing any. I spoke to our Governors Chief of Staff and looked into the new Governor rescinding these appointments and making his own. Because these appointments will be for 5 years which will last longer than our current Governors term. They will be getting back to us and letting us know but the Governor can rescind the appointments.

Daniel Gibson- we have a problem with the 5 year plan. That hasn't been presented and we need to get this turned around so we can get this up to the field office.

Commissioner Troppoli- the numbers that Bob Powell presented here tonight, I think we should have these reviewed by the planning committee.

Commissioner Torre- I think it was underhanded of Bob Powell to show up here tonight and speak in public session like that. He put it out for everyone that we turned down \$7 million for the Housing Authority and made it seem like we based our decision off of the wrong numbers.

Daniel Gibson- this is a sovereign board, that means that your decision is THE decision. If you say this is what you want, then that's what sticks.

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

Meeting adjourned at 7:37 pm.

Thomas Sahlin, Interim Executive Director