

MINUTES OF THE ASBURY PARK HOUSING AUTHORITY BOARD OF COMMISSIONERS REGULAR MEETING HELD JULY 13, 2020

The session convened at 6:16 pm with the following persons present:

Present:

Chairman Gregory Hopson, Sr.

Vice Chairman Frank Syphax

Commissioner Angeline Brown (Arrived at 6:21 pm)

Commissioner Garrett Giberson

Commissioner Carol Torre

Commissioner Donna Troppoli

Absent:

Commissioner Charlotte McAllister

Also Present:

Thomas Sahlin, Executive Director

Qaasim Johnson, Director of Housing

Edwin McDonald, Director of Maintenance

David Solomon, Esq., Legal Counsel Associate

Required Public Notice read by: Thomas Sahlin

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, and posted at all Asbury Park Housing Authority Offices at least (48) hours prior to convening the meeting.

Salute to the Flag led by: Thomas Sahlin

PUBLIC PARTICIPATION

(Motion to Open Public Participation moved by Commissioner Giberson and seconded by Vice Chair Syphax.)

Thomas Sahlin – Please be advised that there is a three minute rule for speaking. Please give your name and address.

****THERE ARE NO MEMBERS OF THE PUBLIC PRESENT THIS EVENING; NO
PUBLIC PARTICIPATION****

(Motion to close Public Participation moved by Chairman Hopson and seconded by Commissioner Giberson.)

ACCEPTANCE OF THE MINUTES OF THE REGULAR MEETING HELD JUNE 8, 20120

(Approval of the minutes was moved by Commissioner Giberson, seconded by Chairman Hopson.)

Ayes- Commissioners Giberson, Troppoli, Torre, and Chairman Hopson

Opposed- None

Absent- Commissioners Brown and McAllister

Abstain- Vice Chair Syphax

RESOLUTION 07-01-2020 - RESOLUTION APPROVING EXPENDITURES FOR THE MONTH OF JUNE 2020, INCLUDING SECTION 8 EXPENDITURES.

(Acceptance of this Resolution was moved by Chairman Hopson, seconded by Commissioner Troppoli.)

(There were no further discussions or comments on this Resolution from the Commissioners.)

Ayes- Commissioners Brown, Giberson, Troppoli, Torre, Chairman Hopson, and Vice Chair Syphax

Opposed- None

Absent- Commissioner McAllister

Abstain- None

RESOLUTION 07-02-2020 - RESOLUTION AUTHORIZING THE ASBURY PARK HOUSING AUTHORITY TO RENEW ITS CONTRACT WITH POLCARI AND CO. FOR FEE ACCOUNTANT SERVICES FOR ONE YEAR ENDING AUGUST 31, 2021, SUBJECT TO LEGAL COUNSEL OPINION

(Acceptance of this Resolution was moved by Chairman Hopson, seconded by Vice Chair Syphax.)

(There were no further discussions or comments on this Resolution from the Commissioners.)

Ayes- Commissioners Brown, Giberson, Troppoli, Torre, Chairman Hopson, and Vice Chair Syphax

Opposed- None

Absent- Commissioner McAllister

Abstain- None

RESOLUTION 07-03-2020 - RESOLUTION AUTHORIZING THE ASBURY PARK HOUSING AUTHORITY TO RENEW ITS CONTRACT WITH HYMANSON, PARNES AND GIAMPAOLO FOR AUDITING SERVICES FOR FISCAL YEAR END (FYE) MARCH 31, 2021, SUBJECT TO LEGAL COUNSEL OPINION

(Acceptance of this Resolution was moved by Commissioner Giberson, seconded by Chairman Hopson.)

(There were no further discussions or comments on this Resolution from the Commissioners.)

Ayes- Commissioners Brown, Giberson, Troppoli, Torre, Chairman Hopson, and Vice Chair Syphax

Opposed- None

Absent- Commissioner McAllister

Abstain- None

(There were no further discussions or comments on this Resolution from the Commissioners.)

Ayes- Commissioners Brown, Giberson, Troppoli, Torre, Chairman Hopson, and Vice Chair Syphax

Opposed- None

Absent- Commissioner McAllister

Abstain- None

Thomas Sahlin - Due to the issues we had with the procurement process the first time around, we advertised the two contracts that we put out for bid/RFP, one of which being the security services contract and the other being the annual fire inspections and maintenance of all fire alarm and suppressions systems. At this time, we tried to get it back out quickly to shorten the window of time that its back out to bid and we were hoping that we would get a good number of responses in the second one so the administration could score them and recommend to the board. At that time, we will be reaching out so as to not belabor it and delay the process of getting both of those firms started, we will poll the board and try to set up a special meeting if no one is opposed to that.

Vice Chair Syphax – If it comes back again with only one bidder, do we go with that person?

Thomas Sahlin - It's not ideal to do that. We can make a strong case for ourselves that we did advertise properly both times. We have been going out to nationals, state, and local publications. Just to clarify, it's not that we received one response, we only received one conforming bid for security and none for fire. I believe that next time around, we can show that we did everything in our power to create a competitive scenario.

Commissioner Torre - Where did we advertise these?

Thomas Sahlin - We advertised online with PHADA, Newark Star Ledger, and the Asbury Park Press. I actually did discuss with Ed McDonald, our Maintenance Director, we are trying to get access to publishing certain contracts in trade journals as well to see if we can get more exposure.

Commissioner Brown – Are we without anyone now for fire services until we find someone or do we still have the company we have now until we do find someone?

Thomas Sahlin – We do have someone under contract, anticipating we would have awarded someone this month, we would have gotten the company started next month.

Commissioner Brown - Ok, I understand. Let us know, as long as we have someone now. What's the name of this company?

Thomas Sahlin – Fire Security Technologies.

Thomas Sahlin – We also met with several individuals from the APPD, residents of APV, and Lyddale Atkins represented the prosecutor's office. That was at the beginning of the month, right before the 4th of July holiday. It was a productive discussion in regards to what's been going on in APV with the crime and various issues we've been dealing with. What we have been thinking,

even though we don't have a date scheduled, we are going to try to plan a community engagement event towards the end of the summer. Hopefully by then we are going to try to set a community barbeque at APV so we can get the residents a little more comfortable with having more conversations. The Police Department have been cooperative with any requests we've made to engage with our residents. They have called it a miniature "National Night Out" for APV. Since those conversations, the mobile tower is over in APV right now because some residents have been requesting that. Once that is scheduled and we have the appropriate safe guards in place to prevent anyone from getting sick, we will be sending out an invitation to the Board and staff.

Commissioner Brown – We used to have what they called an "Operations Committee" that saw things that weren't right and would work on fixing the things that need to be corrected. I am not talking about crime or anything like that. I'm talking about maintenance and grounds keeping, things like that. If I could, I would like to put some things down on paper that I see need to be corrected instead of meeting about the same things over and over again. I met with Mr. McDonald and he said he would work with me.

Thomas Sahlin – I would like to have that feedback as well. If you want to, I can circle back with you tomorrow and get a list of all of your concerns. I know the issue with the grass is something that we were actually trying to figure out who owned that small strip of grass. We even met with a member of the Code Enforcement team to try to determine if that was considered part of the APV property. So, please reach out to me and let me know your concerns.

Thomas Sahlin – We have additional funding that have been made available to us through HUD. This funding can be used for anything that is related to COVID-19. We have some professional discretion on how to use it. Of course, PPE for residents and staff. A lot of the adjustments we have been making within our operations in general, going more digital, technology, and overtime with staff in responding qualifies. Also, the 3rd party security contract is something that is eligible for that. We have until December 31 unless they extend it.

Motion to close, moved by Chairman Hopson, seconded by Commissioner Torre.

All in favor.

Meeting Adjourned, 6:43 p.m.

Thomas Sahlin, Executive Director

Date