

**MINUTES OF THE ASBURY PARK HOUSING AUTHORITY BOARD OF COMMISSIONERS  
REGULAR MEETING HELD JUNE 14, 2021**

The session convened at 6:03 pm with the following persons present:

**Present:**

Chairman Gregory Hopson, Sr.

Vice Chairman Frank Syphax

Commissioner Garrett Giberson

Commissioner Angeline Brown

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

Jaclyn S. D'Arminio, 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.

**PUBLIC PARTICIPATION**

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

**Ernest Mignoli, Asbury Park Resident** – Concerns about crime, corruption, and housing in Asbury.

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

**ACCEPTANCE OF THE MINUTES OF THE REGULAR MEETING HELD MAY 10, 2021**

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

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

Opposed- None

Absent- Commissioner McAllister

Abstain- None

**ACCEPTANCE OF THE MINUTES OF THE EXECUTIVE MEETING HELD MAY 10, 2021**

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

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

Opposed- None

Absent- Commissioner McAllister

Abstain- None

**RESOLUTION 06-01-2021 - RESOLUTION APPROVING EXPENDITURES FOR THE MONTH OF MAY 2021, INCLUDING SECTION 8 EXPENDITURES**

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

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

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

Opposed- None

Absent- Commissioner McAllister

Abstain- None

**RESOLUTION 06-02-2021 – RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO ASBESTOS AND MOLD SERVICES CORP. FOR ACM AND MOLD REMEDIATION AT LUMLEY HOMES**

(Acceptance of this Resolution was moved by Vice Chair Syphax, seconded by Commissioner Brown.)

Commissioner Torre – I thought all mold remediation was contracted out to one company. Is this not part of the original group? I'm confused where this unit came from.

Thomas Sahlin – We did have one company that was hired to do all mold remediation. They did all the work they were under contract for. When the environmental testing company came back around after they have removed a lot of materials, they found that there was mastic underneath the floor tiles in one of the units. If we would have given this work to the original company that did perform the mold remediation, that would have put them over the 20% change order limit, which would have required us to go back out and get quotes for this work. So, it's actually related yet separate work.

Commissioner Torre – The other units are all completed?

Thomas Sahlin – That is correct.

Commissioner Torre – Why does it not list that they are bonded? Are they supposed to be bonded or is that optional?

Thomas Sahlin – I don't believe a bid bond would be required for the scope or cost of this work. But going by their proposal, they are saying that the quoted price does not include that. Going by that same line above it where it does not include costs for permitting, that doesn't to me translate that they are not going to have a permit or any type of bonding. Typically with stuff of this nature where it's a lower amount, it's not over the public bid threshold, they would be not required to present any kind of bond.

Commissioner Torre – They do state that the permits will be obtained by us.

Thomas Sahlin – That is correct.

Commissioner Torre – Ok.

Commissioner Troppoli – On page 24 PDF, it says that the final clearance air monitoring shall not be included in this budget. I was wondering what you think that might cost on top of the \$5,350.00 and has the other units that had mold, has that air monitoring been done for them yet? Is it too earlier to do that?

Thomas Sahlin – The final clearance testing has been done on the others units. They actually did do the unit we are talking about right now. They would have to come back a second time to verify that the material has been removed properly. We've actually coordinated that through our engineering firm. I don't have an exact dollar amount but it will be minimal because they are only coming out to do clearance testing on one item.

Commissioner Troppoli – Very good, thanks a lot.

Commissioner Torre – One other thing. On their proposal, they say that any change to the start date will result in an additional fee. I don't see a comment when the start date will be.

Thomas Sahlin – If we set on a start date and change that after the facts once we’ve agreed upon a start date, I supposed they would feel as though something would be due back to them but that won’t be an issue because that unit is vacant.

Commissioner Torre – Once this is approved, we will have a start date fairly quickly?

Thomas Sahlin – Yes, we will follow up with them immediately. There is no reason they would not have access to the unit because there is no one living in there presently.

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

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

Opposed- None

Absent- Commissioner McAllister

Abstain- None

**RESOLUTION 06-03-2021 – RESOLUTION AUTHORIZING THE APHA TO ENTER INTO A LEASE WITH OCEANS FAMILY SUCCESS CENTER, FOR THE OFFICE SPACE LOCATED AT NJ7-6 LUMLEY**

(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, Torre, Troppoli, Vice Chair Syphax, and Chairman Hopson

Opposed- None

Absent- Commissioner McAllister

Abstain- None

**RESOLUTION 06-04-2021 – RESOLUTION AUTHORIZING ACCEPTANCE AND CONFIRMING RECEIPT OF INDEPENDENT AUDITOR’S DRAFT REPORT FOR YEAR ENDING MARCH 31, 2020 (A, B, C)**

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

Commissioner Brown - There were a few things I did not understand on pages 15, 17, and page 53. I will look them over again to try to come to a better understanding. I didn’t get a chance to read the entire thing.

Thomas Sahlin - Once you’ve had the opportunity to read and have any notes of questions, feel free to contact me and we can discuss it.

Commissioner Brown - Ok, I trust our Auditor’s.

Chairman Hopson - I want to thank you guys for making sure that the first time in a decade, we have an actual clean audit

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

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

Opposed- None

Absent- Commissioner McAllister

Abstain- None

**RESOLUTION 06-05-2021 –RESOLUTION AUTHORIZING AN OFFER OF EMPLOYMENT TO THOMAS SAHLIN FOR THE POSITION OF EXECUTIVE DIRECTOR OF THE ASBURY PARK HOUSING AUTHORITY (ADDED STARTER)**

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

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

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

Opposed- None

Absent- Commissioner McAllister

Abstain- None

**Matters of Discussion**

Thomas Sahlin – We had a brief discussion regarding this prior to having a quorum. Also to restate as a Matter of Discussion, with NJ Executive Order 242, a lot of the restrictions that were formally in place regarding Public Meetings have now been lifted. If the board, as a consensus, is comfortable with the idea, we will be holding our July 2021 meeting at our normal location at Robinson Towers. We will still have social distancing measures in place to the extent that is possible in that room. If anyone had any thoughts or otherwise, please discuss it now.

Chairman Hopson - I would welcome going back to in person meetings. The city has done it and I don't have a problem with it.

Commissioner Giberson - Its time.

Commissioner Torre - I'm on board with it.

Thomas Sahlin - Jackie, do we need anything formal to memorialize this, do we?

Jaclyn S. D'Arminio, Esq. – No, we will move straight back to in person meetings. The end of the social distancing requirements, the end of the capacity limitations essentially mean that July 1<sup>st</sup> the board should be in person. The only thing is if anybody has any concerns and want to consider whether or not to permit some remote/in person/hybrid in the future, we can discuss that. I may suggest that that would come from somebody reaching out privately to address their concerns and we can address at the next meeting.

**(Motion to Close Public Session and Open Executive Session moved by Commissioner Brown, seconded by Commissioner Giberson.)**

**(Motion to Close Executive Session moved by Chairman Hopson, seconded by Vice Chair Syphax.)**

**(Motion to Re-Open Public Session moved by Chairman Hopson, seconded by Vice Chair Syphax.)**

**Motion to close Board of Commissioner's Meeting of June 2021, moved by Chairman Hopson, seconded by Vice Chair Syphax.**

All in favor.

Meeting Adjourned, 7:26 pm

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Thomas Sahlin, Executive Director

Date