

**MINUTES OF THE ASBURY PARK HOUSING AUTHORITY BOARD OF COMMISSIONERS  
REGULAR MEETING HELD AUGUST 09, 2021**

The session convened at 6:08 pm with the following persons present:

**Present:**

Chairman Gregory Hopson, Sr.

Vice Chairman Frank Syphax

Commissioner Angeline Brown

Commissioner Garrett Giberson

Commissioner Carol Torre

Commissioner Donna Troppoli

**Absent:**

Commissioner Charlotte McAllister

**Also Present:**

Thomas Sahlin, Executive Director

Qaasim Johnson, Director of Housing

Robert Swartz, 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

**Tri-City Youth Court Presentation**

*Presented by West Side Citizens United*

*(Please see attachment)*

**PUBLIC PARTICIPATION**

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

**Al Rowley, Robinson Towers Resident** – Concerns about the cleanliness of the trash chutes.

**Tracey Smith, Lincoln Village Resident** – Lincoln Village redevelopment, maintenance issues, and possible mold in unit.

**Glenda Walker, Robinson Towers Resident** – Request for new blinds in lobby, Social room hours.

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

**ACCEPTANCE OF THE MINUTES OF THE REGULAR MEETING HELD JULY 12, 2021**

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

Ayes- Commissioners Giberson, Torre, Troppoli, and Vice Chair Syphax

Opposed- None

Absent- Commissioner McAllister

Abstain- Chairman Hopson and Commissioner Brown

#### **ACCEPTANCE OF THE MINUTES OF THE EXECUTIVE MEETING HELD JULY 12, 2021**

(Approval of the minutes was moved by Vice Chair Syphax and seconded by Commissioner Giberson.)

Ayes- Commissioners Giberson, Torre, Troppoli, and Vice Chair Syphax

Opposed- None

Absent- Commissioner McAllister

Abstain- Chairman Hopson and Commissioner Brown

#### **RESOLUTION 08-01-2021 - RESOLUTION APPROVING EXPENDITURES FOR THE MONTH OF JULY 2021, INCLUDING SECTION 8 EXPENDITURES**

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

Chairman Hopson - There was a brief Finance Committee meeting and from the two of us that attending, none of us had any questions as related to the bills and claims for the month.

**(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 08-02-2021 – RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO FIRE SECURITY TECHNOLOGIES INC. FOR REPLACEMENT OF SMOKE DETECTORS IN LUMLEY HOMES, ROBINSON TOWERS, AND COMSTOCK COURT**

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

Commissioner Torre – I could not bring that part of my board package up so what are we buying and why?

Thomas Sahlin – We worked with the local fire department because we have a lot of false alarms. We identified a problem where the fire department was constantly getting called out due to the smoke detectors.

Commissioner Torre – And what was the problem?

Thomas Sahlin – It's the smoke detectors themselves. The location where they are installed and also with the fact that the sensitivity turned as low as they can be turned down, they are still getting triggered constantly.

Commissioner Torre – Are they hard wired?

Thomas Sahlin – Yes.

Commissioner Torre – So the location is off?

Thomas Sahlin – Yes. It is my understanding that where they were installed at the time were to code. But the solution that we came up with, in conjunction with having the fire department come over and our engineers, was to get smart smoke detectors. So, it has to check two boxes. It has to be smoke and heat in

order for the smoke detector to go off. The ones we have right now goes off from a little steam coming from the stove or the shower.

Commissioner Torre – So they have to be replaced, not moved?

Thomas Sahlin – Correct.

Commissioner Torre – And what is the cost of this?

Thomas Sahlin – This bid was \$39,498.00.

Commissioner Troppoli - This has been a long standing problem.

Thomas Sahlin – This was the fifth time we had to put it out to bid.

Commissioner Torre – Why is it so expensive? It’s seems astronomical.

Commissioner Giberson – Not at all, and I am telling you from experience.

Thomas Sahlin – We are talking about the cost of the smoke detectors themselves, the installation, and the programming into the fire panels. The existing wiring will remain but when the new smoke detector gets installed, it has to be programmed into the panel.

Commissioner Giberson - Anytime you replace those heads, you have to reprogram it.

Thomas Sahlin – Our electrical engineer came up with a project budget of \$60,000.00. We are now in our fifth iteration of the bid where we either got zero responses or a sole bidder which was way above the project estimate.

**(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 08-03-2021 – RESOLUTION AUTHORIZING THE ASBURY PARK HOUSING AUTHORITY TO ENTER INTO A SETTLEMENT AND RELEASE AGREEMENT WITH G4S SECURE SOLUTIONS LLC**

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

Vice Chair Syphax – We are settling for \$40,000.00? I thought we said \$30,000.00.

Chairman Hopson – We talked about it and the consensus was \$40,000.00.

Commissioner Troppoli – We basically split it down the middle.

Chairman Hopson – Yes.

**(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 08-04-2021 – RESOLUTION AUTHORIZING THE ASBURY PARK HOUSING AUTHORITY TO ENTER INTO A SETTLEMENT AND RELEASE AGREEMENT WITH T-MOBILE NORTHEAST, LLC**

(Acceptance of this Resolution was moved by Chairman Hopson, 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

Chairman Hopson – There is one thing I would like to discuss with the board. Seeing as though we are seeing an uptick with the Delta variants, I just want to get a straw poll. At what point do you all feel as though we should go back to or should we go back to virtual meetings? As opposed to in person.

Commissioner Brown - Let's give it another month.

Commissioner Giberson - I constantly get reports from the State and the Health Department so I will monitor it and advise Tom.

Commissioner Brown – Can I say interject? Usually for the month of August, we take off and don't have a meeting unless it is something really important going on. We didn't put that into the calendar this year to have a month off. Let's just think about maybe having August off next year, depending on where we are.

Chairman Hopson – If the agenda calls for us to come to order, we will have to. But if there is nothing that pressing, we can take that month off and I would not have a problem with it.

### **Matters of Information**

Thomas Sahlin – I just wanted to let the board know that the landscaping grant that we have been working with, the Shade Tree Commission and NJ Tree Foundation, it's been awarded. So, now we just have to find an ideal time to do the plantings and coordinate the maintenance of the trees and shrubs that are going to be put around the senior buildings. The other piece of information that was included in your board package were the final design choices for the Boston Way. If it's easier to do it, you can respond to the email and way in of what choice you prefer, we can go with the majority decision because we have A, B, and C to choose from for Boston Way. That's the only thing that's preventing the contractor from applying for permits and starting production

Commissioner Troppoli - I just want to make one comment. I believe Mr. Syphax during last meeting wanted to have an indication on the sign how long Boston Way had been in existence. My understanding was Frank, you wanted to go back to when Boston Way was first built as opposed to this new iteration of it. So, I don't believe that if we were going to go with your idea, it should not say circa 2019.

Thomas Sahlin – In talking to Don, the owner of the company who is designing these, one of the logistical challenges in doing that was where to put everything on the sign. I actually recently spoke with Ed, the Director of Maintenance, and one of the ideas he had during construction was to do almost like a corner stone or plaque by the flag pole by the playground where we could put the date initially constructed and still have more of a formal look. So, we do have an alternative.

Commissioner Troppoli - I like that idea.

Commissioner Torre - How visible would that be?

Thomas Sahlin – If done correctly, it would be hard to miss driving by.

Commissioner Troppoli - That would be in addition to the sign.

Commissioner Torre – I don't know how anybody else feels about the actual sign itself but I guess it should say Asbury Park Public Housing. But on the other hand I don't like it saying that because I have mixed feelings about it.

Commissioner Giberson - At this point, we should send out suggestions to Tom in an email as far as what he has already sent us. And then, we can have a discussion and he can come back to us with a majority of what the board would like to see.

Commissioner Torre – I like direct conversation as opposed to going back and forth via email.

Commissioner Giberson - I don't think we can make a decision about it tonight.

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

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

**(Motion to Re-Open Public Session moved by Commissioner Giberson, seconded by Commissioner Brown.)**

**Motion to close Board of Commissioner’s Meeting of August 2021, moved by Commissioner Giberson, seconded by Vice Chair Syphax.**

All in favor.

Meeting Adjourned, 7:50 pm

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Thomas Sahlin, Executive Director

Date