

**MINUTES OF THE ASBURY PARK HOUSING AUTHORITY BOARD OF COMMISSIONERS REGULAR MEETING HELD FEBRUARY 14, 2022**

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

**Present:**

Chairman Gregory Hopson, Sr.

Commissioner Angeline Brown

Commissioner Garrett M. Giberson

Commissioner Charlotte McAllister

Commissioner Donna Troppoli

**Absent:**

Vice Chairman Frank Syphax

Commissioner Carol Torre

**Also Present:**

Thomas Sahlin, Executive Director

Qaasim Johnson, Director of Housing

Lester Taylor, Esq., Legal Counsel

Jordynn Jackson, 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 Chairman Hopson and seconded by Commissioner Brown.)**

**Ernest Mignoli, Former Asbury Park Resident** – Housing condition concerns.

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

**ACCEPTANCE OF THE MINUTES OF THE REGULAR MEETING HELD JANUARY 10, 2022**

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

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

Ayes- Commissioners Brown, Giberson, McAllister, Troppoli, and Chairman Hopson

Opposed- None

Absent- Vice Chair Syphax and Commissioner Torre

Abstain- None

**ACCEPTANCE OF THE MINUTES OF THE EXECUTIVE MEETING HELD  
JANUARY 10, 2022**

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

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

Ayes- Commissioners Brown, Giberson, McAllister, Troppoli, and Chairman Hopson

Opposed- None

Absent- Vice Chair Syphax and Commissioner Torre

Abstain- None

**RESOLUTION 02-01-2022 - RESOLUTION APPROVING EXPENDITURES FOR THE  
MONTH OF JANUARY 2022, INCLUDING SECTION 8 EXPENDITURES**

(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, McAllister, Troppoli, and Chairman Hopson

Opposed- None

Absent- Vice Chair Syphax and Commissioner Torre

Abstain- None

**RESOLUTION 02-02-2022 - RESOLUTION AUTHORIZING AN AMENDMENT TO  
THE CONTRACT BETWEEN APHA AND CITY FIRE EQUIPMENT IN THE  
AMOUNT OF \$5,429.60, SUBJECT TO LEGAL COUNSEL OPINION**

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

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

Ayes- Commissioners Brown, Giberson, McAllister, Troppoli, and Chairman Hopson

Opposed- None

Absent- Vice Chair Syphax and Commissioner Torre

Abstain- None

**RESOLUTION 02-03-2022 - RESOLUTION APPROVING THE ASBURY PARK  
HOUSING AUTHORITY'S FYE 3-31-2023 OPERATING BUDGET AND SUBMITTAL  
TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)  
~~AND~~ RESOLUTION 02-04-2022 (DCA)**

Commissioner Brown – When is the last day we can submit this? Is it next month?

Thomas Sahlin – Technically, there is no last day. It just becomes a bit more complicated, the more time that passes by. For this resolution, HUD has already been advised that it was tabled last month for further discussion.

Commissioner Brown - Ok. Technically, the date is March 31, as long as it before April 1<sup>st</sup> right?

Thomas Sahlin – Yes, you are correct.

Commissioner Troppoli – Is the security services discussion going to be discussed in executive session?

Thomas Sahlin – I suppose it should be, considering its security.

Ok. So, in other words we can vote on the budget exclusive of the security decision?

Lester Taylor, Esq. – Tom, is the funds for security, presumptively they are incorporated in the proposed budget, correct?

Thomas Sahlin – They are a line item in the budget, so the two are not necessarily mutually exclusive.

Lester Taylor, Esq. – Ok. So to the extent that there is a recommendation to approve resolution 02-03-2022, number 6 Tom?

Thomas Sahlin – Correct.

Lester Taylor, Esq. – So, Commissioner Troppoli hypothetically if the board wanted to increase/decrease etc. that line item, then no the board shouldn't vote now prior to going into closed session to discuss the security issue which is protected or exempt under OPRA, as well as the budget which obviously can be discussed in closed session. I suggest this be withdrawn and we can review it in closed session.

Commissioner Troppoli - I think that is a very good idea, thank you Mr. Taylor.

Thomas Sahlin - I would like to introduce resolution 02-04-2022 but will have to be withdrawn as well, as the two mirror one another.

Lester Taylor, Esq. – Correct.

Thomas Sahlin – At this time, there was additional information provided under Matters of Information. There was a financial statement covering through Dec. 31, so if anyone had any questions you're welcomed to voice them now or if you would like to review and get back to us via email, you can.

**RESOLUTION 02-03-2022 AND RESOLUTION 02-04-2022 HAS BEEN WITHDRAWN  
AND WILL BE DISCUSSED IN CLOSED SESSION**

Lester Taylor, Esq., - The purpose of this closed session is for union negotiations, an offer regarding a real estate matter from the City, in addition to the questions from Commissioner Troppoli. Minutes will be released to the public if and when the need for confidentiality no longer exists and action may be taken by the board when it comes back into public session.

**(Motion to Close Public Session and Open Executive Session moved by Chairman Hopson, seconded by Commissioner Troppoli.)**

Ayes- Commissioners Brown, Giberson, McAllister, Troppoli, and Chairman Hopson

Opposed- None

Absent- Vice Chair Syphax and Commissioner Torre

Abstain- None

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

**RESOLUTION 02-03-2022 - RESOLUTION APPROVING THE ASBURY PARK HOUSING AUTHORITY'S FYE 3-31-2023 OPERATING BUDGET AND SUBMITTAL TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

(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, McAllister, Troppoli, and Chairman Hopson

Opposed- None

Absent- Vice Chair Syphax and Commissioner Torre

Abstain- None

**RESOLUTION 02-04-2022 - RESOLUTION APPROVING THE ASBURY PARK HOUSING AUTHORITY'S FYE 3-31-2023 OPERATING BUDGET AND SUBMITTAL TO THE U.S. DEPARTMENT OF COMMUNITY AFFAIRS (DCA)**

(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, McAllister, Troppoli, and Chairman Hopson

Opposed- None

Absent- Vice Chair Syphax and Commissioner Torre

Abstain- None

Commissioner Giberson – Considering the way the numbers for COVID have been going down, I do believe there are some meetings being done in public at this time. Let me make clarification of that tomorrow and I will get in touch with Tom and you as well Greg.

Chairman Hopson – Once we get conformation from Commissioner Giberson, we will have another discussion as to whether we will continue virtually or go back to public meeting.

**Motion to close Board of Commissioner's Meeting of February 2022, moved by Commissioner Giberson, seconded by Commissioner McAllister.**

All in favor.

Meeting Adjourned, 7:49 pm

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Thomas Sahlin, Executive Director

Date