

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

The session convened at 6:01 pm with the following persons present:

Present:

Chairman Gregory Hopson, Sr.

Commissioner Garrett M. Giberson

Commissioner Carol Torre

Commissioner Charlotte McAllister

Commissioner Donna Troppoli

Absent:

Vice Chairman Frank Syphax

Commissioner Angeline Brown

Also Present:

Thomas Sahlin, Executive Director

Qaasim Johnson, Director of Housing

Aldrin Peralta, Supervisor of Maintenance

Shemea Marshall, Human Resources/Supervisor of Accounts

Nicole Katz, Asset Manager

Lester Taylor, Esq., Legal Counsel

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 Commissioner McAllister.)

****NO PUBLIC PARTICIPATION****

(Motion to Close Public Participation moved by Commissioner McAllister and seconded by Commissioner Giberson.)

**ACCEPTANCE OF THE MINUTES OF THE REGULAR MEETING HELD
FEBRUARY 14, 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 Giberson, McAllister, Torre, Troppoli, and Chairman Hopson

Opposed- None

Absent- Vice Chair Syphax and Commissioner Brown

Abstain- None

Chairman Hopson – We have three small items on the agenda today. I do not know if anyone has a bunch of questions on these items, they all go without saying. At this point I am going to ask for a consent agenda and the reason for asking for the consent agenda number one I am not really here right now and those of you that were around me today had to notice I was not myself today because that was a huge loss, not only myself but as an agency. So, for that matter I do not want to belabor our time here and drag this thing on. If anyone has any objections or wants to separate anything out, please do so. If not, I will be asking for a motion on a consent agenda.

Commissioner Troppoli – I have a question. When this was on the agenda, the audit report, Mr. Giampolo would be present, and he would do a presentation and we would be able to address any questions to him. Now, I am assuming he is not going to be here tonight. If we had any particular questions, would we be able to address them to Mr. Giampolo or what would the correct procedure be in this situation?

Chairman Hopson – Donna, if you would like we could have Tom reach out to Mr. Giampolo, invite him into our next month's meeting, and ask the questions if you wanted to hold that off until next month?

Commissioner Troppoli – I really would not have a problem with that, thank you Greg. I think that is a good way to handle it. I may not be the only one who would like a rundown on that you know, perhaps other commissioners would also have their questions about the audit report.

Chairman Hopson – So just clarity Donna, are you saying you would like to have that pulled for tonight?

Commissioner Troppoli – No, I have no problem voting on it this evening. I am sorry, I mean to be clear about that. It is just that it is very helpful to have him present it so if the other board members and administration feel that that's a correct thing to do under these circumstances, we could certainly invite him to a future meeting and if I'm the only one who would like that, then we don't need to do it.

Chairman Hopson – No, duly noted. Tom, to reach out to Mr. Giampolo and invite him to next month's meeting in person to give us a rundown on our audit.

Lester Taylor, Esq. – Chairman, just for the record, I see no legal prohibition in proceeding this way i.e., voting to accept the audit report tonight and questions next month. Typically, the questions that are asked do not change the content of the report. They just elaborate on the contents of it so that is fine.

Chairman Hopson – Thank you Sir.

Thomas Sahlin - Exactly and I can actually offer up, if between now and then if any board members have any specific question, we can create a document that has all the questions attached. This way, he can extract information and address each of those individual questions when he is here.

Chairman Hopson – Duly noted.

(ALL IN FAVOR TO ACCEPT A CONSENT AGENDA)

Lester Taylor, Esq. – Just for a point of clarity, we just voted to accept the consent agenda. I would just suggest a second motion now to approve the consent agenda, which includes everything on tonight’s agenda, the minutes as well as resolution 03-01-22 through 03-04-22.

(ALL IN FAVOR TO APPROVE THE CONSENT AGENDA)

RESOLUTION 03-01-2022 - RESOLUTION APPROVING EXPENDITURES FOR THE MONTH OF FEBRUARY 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 Giberson, McAllister, Torre, Troppoli, and Chairman Hopson

Opposed- None

Absent- Vice Chair Syphax and Commissioner Brown

Abstain- None

RESOLUTION 03-02-2022 - RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO J & J CONSTRUCTION LLC FOR VACANCY PREP AND RELATED SERVICES AT VARIOUS ASBURY PARK HOUSING AUTHORITY SITES

(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 Giberson, McAllister, Torre, Troppoli, and Chairman Hopson

Opposed- None

Absent- Vice Chair Syphax and Commissioner Brown

Abstain- None

RESOLUTION 03-03-2022 - RESOLUTION AUTHORIZING ACCEPTANCE AND CONFIRMING RECEIPT OF INDEPENDENT AUDITORS DRAFT REPORT FOR YEAR ENDING MARCH 31, 2021 (This Resolution is split into three parts (A)(B)(C):

(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 Giberson, McAllister, Torre, Troppoli, and Chairman Hopson

Opposed- None

Absent- Vice Chair Syphax and Commissioner Brown

Abstain- None

Lester Taylor Esq. - Mr. Chairman, one other item. I do not know if we need to go into closed session this evening, but I can say this much publicly. Chairman, myself, Commissioners Torre and Giberson, along with me and Tom met with representatives of the city regarding certain real estate items the board had previously authorized us to continue those conversations. If it's without objection of the board, we can continue those conversations obviously and any deals will

be subject to board approval. I just didn't want to miss this opportunity. If there are questions, we can go into closed session, but I don't know if we need to just to continue the conversations.

Chairman Hopson – Commissioners, what is your pleasure? McAllister and Troppoli were the only two absent from that meeting.

Commissioner McAllister – I can wait, I do not have any questions.

Commissioner Troppoli – I do not have anything to contribute at this time.

Motion to close Board of Commissioner’s Meeting of March 2022, moved by Commissioner Giberson, seconded by Commissioner McAllister.

All in favor.

Meeting Adjourned, 6:17 pm

Thomas Sahlin, Executive Director

Date