

**MINUTES OF THE ASBURY PARK HOUSING AUTHORITY BOARD OF
COMMISSIONERS REGULAR MEETING HELD APRIL 11, 2022**

The session convened at 6:04 pm with the following persons present:

Present:

Chairman Gregory Hopson, Sr.

Commissioner Angeline Brown

Commissioner Carol Torre

Commissioner Donna Troppoli

Absent:

Commissioner Garrett M. Giberson

Commissioner Charlotte McAllister

Also Present:

Thomas Sahlin, Executive Director

Qaasim Johnson, Director of Housing

Aldrin Peralta, Supervisor of Maintenance

Shemea Marshall, Human Resources/Supervisor of Accounts

Mildred Duprey, Asset Manager

Jordynn Jackson, Legal Counsel Associate

Tony Giampaolo, CPA

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.

Chairman Hopson - My next difficult task is we are presently without a Vice Chair. My nomination tonight, although he is not here, I would like to nominate Mr. Garrett Giberson. If we can hold it off to next month when have a full board, the board can decide but that will be my nomination. I just want to put my thought out there and give you all a month to think it over and we will go from there.

PUBLIC PARTICIPATION

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

Destiny White, Asbury Park Resident – Housing Application Information

Glenda Walker, RT 204 – Extermination Issue

Ocean's Family Success Center – Lumley Homes Social Room Grant

Tony Giampaolo, CPA – Audit Review

(Motion to Close Public Participation moved by Commissioner Brown and seconded by Commissioner Troppoli.)

ACCEPTANCE OF THE MINUTES OF THE REGULAR MEETING HELD APRIL 11, 2022

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

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

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

Opposed- None

Absent- Commissioners Giberson and McAllister

Abstain- None

RESOLUTION 04-01-2022 - RESOLUTION APPROVING EXPENDITURES FOR THE MONTH OF MARCH 2022, INCLUDING SECTION 8 EXPENDITURES

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

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

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

Opposed- None

Absent- Commissioners Giberson and McAllister

Abstain- None

RESOLUTION 04-02-2022 - RESOLUTION AUTHORIZING THE VACATE TENANT BALANCE WRITE-OFF FOR FISCAL YEAR ENDING MARCH 31, 2022

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

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

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

Opposed- None

Absent- Commissioners Giberson and McAllister

Abstain- None

RESOLUTION 04-03-2022 - RESOLUTION AUTHORIZING THE ASBURY PARK HOUSING AUTHORITY TO RENEW ITS CONTRACT WITH INNOVATIVE GREEN TECHNOLOGIES FOR CCTV EQUIPMENT MAINTENANCE AND REPAIR

(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, Torre, Troppoli, and Chairman Hopson

Opposed- None

Absent- Commissioners Giberson and McAllister

Abstain- None

RESOLUTION 04-04-2022 - RESOLUTION AUTHORIZING A SECOND CONTRACT AMENDMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF ASBURY PARK AND CITY FIRE EQUIPMENT FOR THE PURPOSE OF ADDRESSING APFD REFERRALS, SUBJECT TO LEGAL COUNSEL OPINION

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

Commissioner Torre – Yes, I have a lot of questions. When did we put I the new smoke detectors?

Thomas Sahlin – Late spring, early summer of 202.

Commissioner Torre - Where did we put them?

Thomas Sahlin – All three of our senior sites.

Commissioner Torre - In the senior building it seems that within their proposals what must be done, a lot of it was around smoke detectors. I have a really hard time with their quote. I do not know what options we have here, but I have a really big problem with \$150 per hour per technician and requiring the most of two technicians at a minimum of two hours. When I look at the quote there were two smoke detectors for the Robinson Towers. The smoke detectors cost \$120, and the labor would come to at least \$300. I do not quite understand that cost of labor. I also do not understand in the senior buildings, I believe there was a total of six smoke detectors. I do not quite understand why these smoke detectors are not under some type of warranty for maintenance because I remember we paid a very high price to buy them. I know they were expensive because of the programming and because they were special smoke detectors so they would not keep going off. So, two questions: Why are they not covered by the people who originally installed them and why are we paying \$300 for the minimum two hours for this work?

Thomas Sahlin - I can address both those questions in sort of a concise way. I do not believe the issues that we are having are with the new smoke detectors that were installed. The ones that were installed were the ones that were adjacent to all the kitchens. That is why they were tripping false alarms when someone cooked. Depending on the size of the apartment, there are multiple smoke checkers

Commissioner Torre – They did not install in all apartments?

Thomas Sahlin - Not in all of them. We, along with fire departments help, had identified that it was just the smoke detectors that were just outside of the kitchen that was causing the false alarms.

Commissioner Torre – Is it possible to get a copy of the original resolution because I remember the number being high?

Thomas Sahlin - I believe for 250 apartments, it was about \$38-\$39 thousand that we paid.

Commissioner Torre – For all the installation?

Thomas Sahlin – Yes.

Commissioner Torre – OK, what about this outrageous hourly amount?

Thomas Sahlin - Since they are already under contract, this was the hourly rate for labor that was approved via the original contract. The issue that we are having is not necessarily with the hourly rate or amount of time. It is the number of issues that we are currently getting through referrals from the fire department. Al can elaborate but he did, after receiving those referrals from fire department, had our contractor City Fire come out and walk all eleven panels I believe it was?

Aldrin Peralta, Supervisor of Maintenance – Yes.

Thomas Sahlin - Part of the issue is that these are proprietary panels. They are from Edwards alarm systems. Part of the problem is that they are programmed, you need a certification or the background programming to be able to address them. Some are looking like a worst-case scenario because the way it was explained, the way that the panels communicate with all of devices throughout building is like a ladder with rungs on it. Sometimes there could be an issue on the fifth floor that is breaking that rung in communication, and it is going to show up as a trouble code on the panel. So based off what they were able to look at on the panels, that is what they identified as what these issues are. Some of those are communication problems, which is strictly just labor trying to fix the communication problem, some of it are devices that have either been broken. Specifically in Lincoln village we see a lot of pull stations have been broken, smoke detectors inside of the apartments have you have been destroyed or disabled. We had issues where a resident, not definitively but allegedly tried to remove the detector for whatever reason that they were doing this and broke the base in the process. So, that requires new base, new detector and then the cost for labor to program that to the panel.

Commissioner Torre – Again, that's extreme cost for the labor. Also, if you look at the original contract with them that was \$22 thousand dollars, this is the second addition. It was almost \$6 thousand, now \$27 thousand. Why are we exceeding the original amount? \$33 thousand dollars above the original contract.

Chairman Hopson – When is their contract up?

Thomas Sahlin - The contract is up at the end of June.

Chairman Hopson – Can we table this and vote next month?

Thomas Sahlin -The only word of caution I would say with that it is definitely something that could be tabled but the nature of the issues that we are having if there was a fire, it's a health and safety issue. Again, once these were in hand I was taken aback by the quotes. We lock in firm fixed quotes because we do not know what kind of repairs, we are going to have to account for over the course of the year. We have the cost of the annual inspections and then we must estimate based off three prior years of what we have seen in repairs, to build an allowance into that contract for repairs so we have a bit of a cushion to work with. This has been a very bad year for us in terms of equipment failure and vandalism, to answer your question but illustrate the issue. We have people that have been on camera, now some masks and some not, that we have video proof of that ripping the pull stations off the wall. The problems identifying them. We have shared the video with Police Department but trying to identify them. Unfortunately, we have not been able to identify who has been doing this and I cannot explain why they are doing this. Again, we do have a responsibility for making sure that our health and safety equipment is functional properly.

Commissioner Torre –I understand that is a dilemma trying to change what is going on and the immediacy of correcting the problem. But we have to look to the future how we are going to come up with something better than this because I found most of the quotes pretty outrageous and per hour costs, the minimum two people, the minimum two hours. Other than like I said, maybe the problem is with the centerboard, the others are pretty basic repairs.

Thomas Sahlin – I agree. We did put the fire panels and fire equipment in the five-year capital plan. Obviously, we were not anticipating having this volume of issues in the very short period of time. What we have learned from this is when we go out to bid and work with our engineers to draw specifications for the all the fire systems be replaced is that we go with a nonproprietary panel. Meaning you do not have to have a special certification in the programming language for these panels so that literally it drives down the cost of troubleshooting and dealing with these various issues down the line. It does not help us right here right now unfortunately.

Commissioner Torre – If their contract is up in June, will we go out to bid?

Thomas Sahlin -We're going back out to bid at the end of this month, early May so that we can present it in the June 2022 agenda.

Commissioner Torre – I mean I look at the situation like we have no choice, we cannot possibly get anyone else to make the building safe. Was anyone else concerned with the cost?

Chairman Hopson - I was concerned but the price of everything has gone up.

Commissioner Torre – I do not want to leave the buildings without the proper safety.

Commissioner Troppoli – The chances are the next time we meet, we will discuss this issue with Commissioner Giberson, he will be here. He will have a wealth of information he can share about the next step after this.

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

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

Opposed- None

Absent- Commissioners Giberson and McAllister

Abstain- None

RESOLUTION 04-05-2022 - RESOLUTION AUTHORIZING THE EXECUTION OF A MEMORANDUM OF AGREEMENT BETWEEN THE ASBURY PARK HOUSING AUTHORITY AND IFPTE LOCAL 196 CHAPTER 3

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

Chairman Hopson - I just want to extend our thanks to all those involved in this process. I know it was a long process and I am saying thank you because president of the union is present tonight. I want to thank you guys for working diligently together, your attorneys and our attorneys collectively and coming upon with a document that satisfies all.

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

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

Opposed- None

Absent- Commissioners Giberson and McAllister

Abstain- None

Motion to close Board of Commissioner's Meeting of April 2022, moved by Commissioner Brown, seconded by Chairman Hopson.

All in favor.

Meeting Adjourned, 6:58 pm

Thomas Sahlin, Executive Director

Date