

**MINUTES OF THE ASBURY PARK HOUSING AUTHORITY BOARD OF  
COMMISSIONERS REGULAR MEETING HELD SEPTEMBER 12, 2022**

The session convened at 6:02 pm with the following persons present:

**Present:**

Chairman Gregory Hopson, Sr.

Vice Chairman Garrett M. Giberson

Commissioner Charlotte McAllister

Commissioner Nina M. Summerlin

Commissioner Carol Torre

Commissioner Donna Troppoli

**Absent:**

Commissioner Angeline Brown

**Also Present:**

Thomas Sahlin, Executive Director

Qaasim Johnson, Director of Housing

Lester Taylor, Legal Counsel

Shemea Marshall, Supervisor of Accounts/ Human Resources

**Salute to the Flag led by: Thomas Sahlin**

**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 Vice Chair Giberson and seconded by  
Chairman Hopson.)**

**Annette Harrell, Asbury Park Village** – Non Responsive Staff.

**Lester Taylor, Esq. -** Chairman, if I may. The point has been made and well understood. The administration can/will work to reroute phones if necessary. The reason why I say that is because we cannot get into personnel discussions of other employees. The employee has certain rights and a process has to be followed for his protection as well as the boards. The board cannot talk about his performance in public without giving notice. It would have to be in closed session versus an open session. That is why I indicated the Executive Director is here and Mr. Johnson is here and they can look into it. Perhaps it's a technological issue whether the phone is routed to his cellphone. Also, I would like to point out that the meeting started promptly at 6pm, the public portion was opened and closed and you were not here at the time. When the Chairman

recognized you, he reopened public session to give you the opportunity to speak. So the board is operating as transparent as they can.

**(Motion to Close Public Participation moved by Vice Chair Giberson and seconded by Chairman Hopson.)**

**Chairman Hopson** – For the sake of time, I am going to ask for 2 consent agendas. One consent will be for the Executive Session, Regular Session, and Special Session minutes that we has all last month.

**(ALL IN FAVOR TO ACCEPT A CONSENT AGENDA)**

**(ALL IN FAVOR TO APPROVE THE CONSENT AGENDA)**

**ACCEPTANCE OF THE MINUTES OF THE EXECUTIVE MEETING HELD JULY 25, 2022**

(Approval of the minutes was moved by Commissioner McAllister and seconded by Commissioner Summerlin.)

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

Ayes- Commissioners McAllister, Summerlin, Torre, Troppoli, Vice Chair Giberson, and Chairman Hopson

Opposed- None

Absent- Commissioner Brown

Abstain- None

**ACCEPTANCE OF THE MINUTES OF THE REGULAR MEETING HELD AUGUST 8, 2022**

(Approval of the minutes was moved by Commissioner McAllister and seconded by Commissioner Summerlin.)

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

Ayes- Commissioners McAllister, Summerlin, Torre, Troppoli, Vice Chair Giberson, and Chairman Hopson

Opposed- None

Absent- Commissioner Brown

Abstain- None

**ACCEPTANCE OF THE MINUTES OF THE SPECIAL MEETING HELD AUGUST 25, 2022**

(Approval of the minutes was moved by Commissioner McAllister and seconded by Commissioner Summerlin.)

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

Ayes- Commissioners McAllister, Summerlin, Torre, Troppoli, and Chairman Hopson

Opposed- None

Absent- Commissioner Brown

Abstain- Vice Chair Giberson

**ACCEPTANCE OF THE MINUTES OF THE EXECUTIVE MEETING HELD AUGUST 25, 2022**

(Approval of the minutes was moved by Commissioner McAllister and seconded by Commissioner Summerlin.)

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

Ayes- Commissioners McAllister, Summerlin, Torre, Troppoli, and Chairman Hopson

Opposed- None

Absent- Commissioner Brown

Abstain- Vice Chair Giberson

**Chairman Hopson** – I am also going to ask for a consent agenda on Resolutions 09-01-2022, 09-02-2022, and 09-03-2022.

**(ALL IN FAVOR TO ACCEPT A CONSENT AGENDA)**

**(ALL IN FAVOR TO APPROVE THE CONSENT AGENDA)**

**RESOLUTION 09-01-2022 - RESOLUTION APPROVING EXPENDITURES FOR THE MONTH OF AUGUST 2022, INCLUDING SECTION 8 EXPENDITURES.**

(Acceptance of this Resolution moved by Commissioner McAllister and seconded by Commissioner Summerlin.)

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

Ayes- Commissioners McAllister, Summerlin, Torre, Troppoli, and Chairman Hopson

Opposed- None

Absent- Commissioner Brown

Abstain- Vice Chair Giberson

**RESOLUTION 09-02-2022 - RESOLUTION AUTHORIZING THE ASBURY PARK HOUSING AUTHORITY TO RENEW ITS CONTRACT WITH FLORIO, PERRUCCI, STEINHARDT, CAPPELLI, TIPTON & TAYLOR, LLC. FOR LEGAL SERVICES FOR ONE YEAR ENDING SEPTEMBER 30, 2023, SUBJECT TO LEGAL COUNSEL OPINION.**

(Acceptance of this Resolution moved by Commissioner McAllister and seconded by Commissioner Summerlin.)

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

Ayes- Commissioners McAllister, Summerlin, Torre, Troppoli, and Chairman Hopson

Opposed- None

Absent- Commissioner Brown

Abstain- Vice Chair Giberson

**RESOLUTION 09-03-2022 - RESOLUTION AUTHORIZING THE ASBURY PARK HOUSING AUTHORITY TO RENEW ITS CONTRACT WITH E & G EXTERMINATORS INC. FOR ANNUAL EXTERMINATING SERVICE FOR VARIOUS ASBURY PARK HOUSING SITES FOR ONE YEAR ENDING OCTOBER 6, 2023, SUBJECT TO LEGAL COUNSEL OPINION.**

(Acceptance of this Resolution moved by Commissioner McAllister and seconded by Commissioner Summerlin.)

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

Ayes- Commissioners McAllister, Summerlin, Torre, Troppoli, and Chairman Hopson

Opposed- None

Absent- Commissioner Brown

Abstain- Vice Chair Giberson

**Lester Taylor, Esq.** – We need a motion to go into Executive session to discuss matters of personnel and attorney/client privileges. Action may be taken once the board comes out to public session.

**(Motion to Open Executive Session moved by Commissioner McAllister, seconded by Vice Chair Giberson.)**

**(Motion to Close Executive Session moved by Commissioner Troppoli, seconded by Commissioner McAllister.)**

**Lester Taylor, Esq.** – Board members you have a resolution that is going to be presented to appoint Cheryl Walker-Robinson from Protocol International to conduct professional development training for the APHA at a cost not to exceed \$17,500.00.

(Acceptance of this Resolution moved by Chairman Hopson and seconded by Commissioner McAllister.)

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

Ayes- Commissioners McAllister, Summerlin, Torre, Vice Chair Giberson, and Chairman Hopson

Opposed- None

Absent- Commissioner Brown

Abstain- Commissioner Troppoli

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

All in favor.

Meeting Adjourned, 7:00 pm

---

Thomas Sahlin, Executive Director

Date