MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
29 Ann Street
Morristown, NJ  07960
Monday, April 27, 2015
Commencing at 6:00 P.M.

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TRANSCRIPT
RE: Regular Open Public Meeting
OF THE
PROCEEDINGS
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MEMBERS PRESENT:

MICHAEL A. CHERELLO, Chairperson
DOROTHY HOLMAN, Vice-Chairperson
MARY DOUGHERTY, Commissioner
FRANK VITOLO, Commissioner
MARION SALLY, Commissioner
JEANINE CRIPPEN, Commissioner

ALSO PRESENT:
ROY ROGERS, Executive Director
LEANORA GROSS, Assistant Executive Director
CYNTHIA SARGENT, AMP Manager
JEAN WASHINGTON, Accounts Manager
DARLINGTON POUNDER, Senior Mechanic
LIZETH TAVERAS, Administrative Specialist
MICHELLE DUPREE HARRIS, Council Liaison

APPEARANCES:
JOSEPH MANFREDI & ASSOCIATES, P.C.
50 Harrison Street
Hoboken, New Jersey  07030
BY: JOSEPH MANFREDI, ESQ.
Attorney for the Morristown Housing Authority

REPORTED BY:  BETH A. BENSON, CCR

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CHAIRPERSON CHERELLO: I, Michael Cherello, chairman of the Board of Commissioners of the Housing Authority of the Town of Morristown, and presiding officer at this meeting, do hereby state it is now six o'clock in the evening on April 27, 2015, and we are convening at 29 Ann Street, Morristown, New Jersey, and do hereby announce publicly that proper notice of this regular meeting has been provided in accordance with the New Jersey Open Public Meetings Act.

Roll call, please.

(Roll call was taken with all members noted present.)

CHAIRPERSON CHERELLO: Pledge of allegiance.

(Flag was saluted.)

CHAIRPERSON CHERELLO: We will now have a moment of silence.

(A moment of silence was observed.)

CHAIRPERSON CHERELLO: We are now going to open to the public the first public comment. If you have something you'd like to say, come up to the microphone, state your name and where you live.
Seeing none, we will move on to approval of minutes.

COMMISSIONER SALLY: Mr. Chair, if I have a question or comment about the minutes from the last meeting, would this be the time to do it?

CHAIRPERSON CHERELLO: Joe, do we have a motion for -- last month's minutes, right, Marion?

COMMISSIONER SALLY: Yes, I wasn't here.

COMMISSIONER DOUGHERTY: I think we move it, and then you ask your questions afterwards.

CHAIRPERSON CHERELLO: Pertains to last month's.

COMMISSIONER SALLY: It's this month's minutes but it's for last month.

CHAIRPERSON CHERELLO: We'll move it first and then have questions. Do I have a motion to move? And then we will have questions.

COMMISSIONER DOUGHERTY: I'll move it.

CHAIRPERSON CHERELLO: Do I have a second?

COMMISSIONER CRIPPEN: I'll second.

CHAIRPERSON CHERELLO: Motion moved and
Now we will have discussion on this. Mrs. Sally, do you have any questions?

COMMISSIONER SALLY: Yes, I'm going to try to be very, very brief. On page 19, I was reading where if people can't move in within two weeks, that they want the board's permission to go to the next person on the list. That's within the second paragraph. I thought that was something we were already doing. And even if someone doesn't respond we go to the next person on the list.

MR. ROGERS: If they don't respond we go, but if they say they want to move in in 30 days we allow that. Right?

MS. SARGENT: Yes.

MR. ROGERS: Sometimes I think it may have been 60 days.

COMMISSIONER SALLY: It was never 60. But I was just -- I was looking at that, and I saw where you would like to have approval to have the security deposit I believe it is be non-refundable.

MR. ROGERS: Yes.

COMMISSIONER SALLY: And then I see here
on page 21 where it speaks about that it could
be $50 up to $250.

MR. ROGERS: Yes.

COMMISSIONER SALLY: Actually I was a
little concerned about that. Unless something's
changed, the $50 is only a hardship rent, if I'm
not mistaken. And it only applies to a month or
two should someone lose their job, or until
unemployment or disability or something like
that kicks in. So we wouldn't have a $50 rent
on a regular basis. And most certainly not at a
move-in, because we have a working preference
for families.

MR. ROGERS: Correct.

COMMISSIONER SALLY: And a $50 security
deposit seems a little absurd at this point.

MR. ROGERS: I'm just trying to set a
range. Because somebody could be $175. And I
was just setting a range. And we've had several
occasions where people come in and make a
commitment to rent the apartment, and then they
come back on the date with a signed lease and
say no, I don't want it, so we have to start the
process all over again.

COMMISSIONER SALLY: When they come back
to sign the lease is when they say they don't want it.

MR. ROGERS: Yes.

COMMISSIONER SALLY: It's my understanding the security deposit is accepted at the time that the lease is signed once the apartment has been shown.

MS. SARGENT: Yes, you're right. What's going on, what's happening to me is they'll come, like you said, they come the day of lease up, they gave me the security deposit, either the day after or that afternoon they'll change their mind.

COMMISSIONER SALLY: Okay.

MR. MANFREDI: I want to clarify for Ms. Sally's question, you're talking about after the lease is signed. Is that correct?

MS. SARGENT: Yes, the lease is signed. That's correct.

COMMISSIONER SALLY: That's when they give their security deposit. What she's saying is either that afternoon or the next day they say, I'm not moving in.

MR. MANFREDI: Correct. Because this issue of debiting the security deposit can only
occur to those residents who sign the lease. If they decline prior to that point we can't do it. That's what the minutes -- that was the intent, if I'm correct, of the board. That's the legal position. Because as you're currently saying we couldn't do it.

COMMISSIONER SALLY: Because I just don't want us to lose sight of the clientele which we're serving, which is seniors and low to moderate income housing. And during the time of preferences, years ago if people wanted an apartment, 99.99 percent of the time they would take it, even the next day, or within a week or two, because they were in that kind of bind. But most places today do require a 30-day notice before the resident can move out if they want to get back their security deposit. And I saw what Commissioner Vitolo and Commissioner White had to say, and I agree with them. I would not be adverse to half the security deposit being kept, provided if that became a policy that residents or prospective residents were notified at the time that they were sitting down to sign their lease to move in, and be given something in writing saying, if you call me this afternoon
and say you're not going to take this unit, I want you to know up front you're going to lose half of your security deposit. 

COMMISSIONER DOUGHERTY: That's understood. We don't just keep it.

COMMISSIONER SALLY: As long as there's some conversation.

MR. ROGERS: We haven't implemented any policy yet.

COMMISSIONER SALLY: I know you haven't.

MR. ROGERS: Once I do develop the policy based on all the direction from the board, it will come back to the board.

COMMISSIONER SALLY: Then fine. I just wanted to ask those questions and throw my two cents in.

MR. ROGERS: I'm also questioning on the preferences. I have to get a clear definition, if you're very low income, I think that they should be given public housing. And I'm not sure what HUD's position is on that right now.

COMMISSIONER SALLY: Okay. And now that you mention HUD, I have one more question. Will we find out from HUD if the keeping of that security deposit is allowed?
MR. ROGERS: That will probably be in our admission occupancy policy, which HUD gets a copy.

MR. MANFREDI: Right. It will have to be placed in the A&O policy and placed in the lease, including if you want to do an independent notice, which HUD would have to approve the A&O policy. It would be considered a breach of the lease. But I think what Commissioner Sally said goes a long way, we should particularly give an extra notice, not required legally, but it would go a long way, because someone will understandably complain later, and say, look, I never moved in. Something needs to be in the lease and a specific notice so individuals are put on notice and are aware.

COMMISSIONER DOUGHERTY: I think also in addition to the consultation that we sign, it should be in -- so they have something to take away to protect ourselves too.

COMMISSIONER Crippen: If I could throw in, it's pretty common practice on the private side to keep 100 percent of the security deposit, and you sign a piece of paper at the
lease signing. It's a separate rider acknowledging the policy. Because sometimes it's an hour, sometimes it's a day, sometimes it's two weeks, and you have lost two weeks of trying to fill a unit. I know it's very common on the private side.

COMMISSIONER SALLY: And I understand that, and we know it is, but we're serving, you know, a different clientele.

MR. MANFREDI: Also HUD limits our security deposit at most to 30 days, unlike on the private side which it's a month and a half.

CHAIRPERSON CHERELLO: When we show an apartment, a person is walking out reflecting on it, and then coming back after a day or two, or do they see the apartment, go right with you and sign a lease right then and there?

MS. SARGENT: Yes.

CHAIRPERSON CHERELLO: So it's all happening at the same time then.

MS. SARGENT: Right.

COMMISSIONER CRIPPEN: Do they have an option to get back to you in a day, a week or two weeks to say yes, or they are required to make a decision on the apartment?
MS. SARGENT: Yes, they're required to make a decision.

COMMISSIONER DOUGHERTY: There's such a long list we have to move through it.

CHAIRPERSON CHERELLO: And, well, having it like that, I think we do have to be attentive too, because originally it seemed like they were looking at the apartment, coming back two days later and signing the lease, which gave them 48 hours to decide whether or not they wanted it. And then if after they signed it they decided they didn't want it, well, it's kind of you just had 48 hours. So that's not how it works.

MS. SARGENT: No, I do everything the same day. Show the unit and do the paperwork.

CHAIRPERSON CHERELLO: So if they say I want to think about it, they have five minutes, perhaps.

MS. SARGENT: No, I've had situations like that of course. The first thing I ask them, are you sure, do you like it, do you want to talk about it. Because there are a lot of residents that aren't sure. Sometimes it's a big step for them. A lot of these people are living in basements or someplace else and scared
of going out and getting their own, and if they
don't tell me, they say I need a little more
time, I'm willing to work with them. That's
never been an issue.

CHAIRPERSON CHERELLO: And they would
provide a check right at that time?

MS. SARGENT: A money order or bank
check, cashier.

CHAIRPERSON CHERELLO: You would tell
them before they see the apartment what their
deposit would be.

MS. SARGENT: A letter goes out.

CHAIRPERSON CHERELLO: You show up on
such and such a date, look at it, bring a money
order.

MS. SARGENT: Two.

CHAIRPERSON CHERELLO: Two money orders
at that time.

MS. SARGENT: Yes.

COMMISSIONER HOLMAN: Let me ask you
this, if you were leasing up, and showing a unit
to be leased up, and you have sent someone a
letter, a notification that you have a place for
them and what their rent is going to be and what
they need to bring, if they -- and I'm talking
on a hardship case, because we are geared for low income and seniors, if at that particular time they don't have both, they can't get the place, or do you allow them if they have the security and maybe a couple of weeks later they may be able to come up with the next month's rent? Because, and I ask you that, because some people, majority of our seniors, are on Social Security. And some of them may get their check at the beginning of the month, some may get it the third week of the month, some may get it at the very end of the month. So if you have one that comes in and they have received their check like in the third of the month, the third week of the month, and they don't have all of the money, they have to wait until they get their next check, that means they can't get their apartment?

MS. GROSS: No, we work with them.

MS. SARGENT: Depends on the case. I have to treat the case the way it comes in. I'll talk to Ms. Gross and tell her A, B, C, this is what they have, and she will say yes, no, or however, or we do a payment agreement which I have done, and have them do it that way.
MS. GROSS: Most cases we do work with them, because we do have it, very rare, but we do have it.

COMMISSIONER HOLMAN: I know there's situations that do appear like that, people on Social Security.

CHAIRPERSON CHERELLO: Okay. Does anyone else have any questions regarding the minutes they'd like to address?

Seeing none, can we have a roll call to accept the minutes, please, with the notations that were discussed?

(Roll call was taken with all voting in favor.)

CHAIRPERSON CHERELLO: We're now going to have the executive director's report, and also at this time we did have committee meetings this past month. The director will touch on all those, because he would like I believe to issue a written report to the board before we actually get into it. Is that correct, Mr. Rogers?

MR. ROGERS: Correct.

CHAIRPERSON CHERELLO: So we will now have the executive director's report.

MR. ROGERS: Okay. Thank you, Mr.
Chairman. Like the chairman said, I did have the privilege of meeting with every commissioner in the past 30-day period. I got a lot of direction out of those meetings. And what I would like to do, rather than have each individual commissioner discuss what went on, I'd like to provide a written report to each respective committee as to my recommendations, and then the people on those committees can handle them the way they want to. I did go into depth with the personnel committee, which I'll present tonight. And that's about it as far as the meetings are concerned. I would like to have written documentation as to my recommendations to give to each of the various committees, and bring it.

COMMISSIONER DOUGHERTY: Okay. That's possible.

MR. ROGERS: On the executive director's report, anybody have any questions, had a chance to review it? I've got some things to add to it. There's six vacancies project-wide right now. And the voucher program is operating at 100 percent utilization, and we had 278 work orders. And part of our modernization program
the dumpster enclosures is approximately 80 percent complete. And we had a finance committee meeting on April 16.

I would also like to at this time discuss some of the things that I'd like to implement. I'd like to advertise the meeting just once. Right now we advertise it every month and it costs $168. If we just advertised, which we're allowed to do I believe by statute, advertise it one time for the year, put the schedule of the meetings in there, and have that over in the town hall, post it in each one of our buildings. And I would recommend that we do that, save money.

COMMISSIONER DOUGHERTY: How would that affect the Sunshine Law?

MR. MANFREDI: It would comply as long as we post the list of the annual meetings in the beginning of the year prior to the start. We also have to post it both in the municipal clerk's office and here on the site. It's a discretion of the board whether it wishes to do it for every meeting or post it annually.

COMMISSIONER DOUGHERTY: What are the savings, Mr. Rogers?
MR. ROGERS: On a given year it could be
$1600, $1700.

CHAIRPERSON CHERELLO: If we did that,
we would be complying with the law, but there's
nothing saying it would be permissible then to
notify all of our buildings that just a
reminder.

MR. ROGERS: Oh, yes.

CHAIRPERSON CHERELLO: So we can do
that, so it's not like they have to be sitting
there checking it off.

MR. ROGERS: What I was planning on
doing is I'd like to buy some secure bulletin
boards for each location, and put that under
that. And in addition, hopefully we are going
to have resident meetings. But they would
definitely be notified, especially the building
that the meeting would be in.

COMMISSIONER CRIPPEN: Just out of
curiosity, the cost associated with that regular
advertising, how do we advertise these meetings?

MR. ROGERS: Right now we put a notice
in the newspaper.

COMMISSIONER CRIPPEN: So that's the
cost.
MR. MANFREDI: We secure an affidavit of publication as well in case we're ever challenged, which occasionally does happen.

COMMISSIONER DOUGHERTY: The only thing I would be concerned about is posting in the building is crucial, because a lot of our residents don't actually go on the Internet to look at the websites, they're more into actually reading the newspaper.

MR. ROGERS: We'd be posting them on bulletin board.

COMMISSIONER CRIPPEN: I think a glass case is essential, because all information that pertains to all the residents, whether it's an extermination schedule, it's a common place for people to look and find out information.

CHAIRPERSON CHERELLO: The board doesn't have a problem with that approach then?

COMMISSIONER DOUGHERTY: I don't have a problem.

CHAIRPERSON CHERELLO: I don't see a problem, provided they put notices up in all our buildings the week of the meeting or a few days before the meeting, and especially the building we're going to have the meeting in.
COMMISSIONER DOUGHERTY: It might be nice to when the packets go out also post this agenda at the buildings, if that's not too much work, that way they know there's a meeting coming up, they'll also know what's on the agenda.

MR. ROGERS: I think that's a good idea.

COMMISSIONER DOUGHERTY: If something comes up they're interested in.

MR. ROGERS: I'm also going to implement a program here at 29 Ann Street to move the garbage out of the basement, and have our exterminating company do an indepth farewell to our rodents.

COMMISSIONER DOUGHERTY: Our little friends.

MR. ROGERS: I also had the time to get proposals for laundry services, and I'd like to pass these out.

COMMISSIONER DOUGHERTY: So what is the timeline on the getting the dumpster?

MR. ROGERS: The dumpster --

COMMISSIONER DOUGHERTY: Or the garbage removed.

MR. ROGERS: By the next month I should
have that. Right, Mr. Pounder?

MR. POUNDER: Yes.

MR. ROGERS: Especially here at Ann Street, we only have two washers and two dryers. And what I'd like to do is, I haven't discussed this with staff, but I'd like to contract out the laundry service, rather than us owning the machines and maintaining them. Because I'd like to have us spend more time on maintenance or the grounds and buildings than running a laundromat. I've gotten three proposals, one from L&M, one from Spin Cycle and one from Sebco. The main difference is Sebco will give us 50 percent of the collections, do all the maintenance, place the machines, give us front loaders for the handicapped, give us one heavy-duty machine per location. Does anyone have any questions?

COMMISSIONER DOUGHERTY: I do, if you don't mind. For Ann Street here, they're looking at getting the gas stacked washer/dryer?

MR. ROGERS: Yes.

COMMISSIONER DOUGHERTY: How high is that? Is it difficult for people?

MR. ROGERS: I have checked that. And it's made for an elderly person. The controls
are down. You don't have to get on a ladder.
Because I have a stackable at home.

COMMISSIONER DOUGHERTY: Short people
like me always ask questions like that.

MR. ROGERS: But I did ask that question
already.

COMMISSIONER DOUGHERTY: That would
increase it by one machine in this building, one
washer and one dryer? That would be helpful.

MR. ROGERS: Correct.

COMMISSIONER SALLY: Can we enter into a
single year contract?

MR. MANFREDI: No. We have to do five
years max.

MR. ROGERS: Seven or eight, the life
cycle of the machine.

MR. MANFREDI: In the past what we've
done is try to speak to the owners, and some of
them are sophisticated and understand public
housing, and what they'll do is do a five year
with an option to renew. We have to try to work
it because it does have to come back to the
board. I haven't spoken to any of the vendors.
I do understand the quandary. Let me speak to
them. Most of the ones that are engaged I found
in public housing understand the problem with this term and typically are able to work with us.

COMMISSIONER DOUGHERTY: Mr. Rogers, are any of these companies companies that already work with other authorities?

MR. ROGERS: I'm sure that they do. But I know for sure Sepco probably has.

COMMISSIONER DOUGHERTY: So they're probably familiar.

MR. ROGERS: I think you're probably familiar with Sepco.

COMMISSIONER SALLY: Yes.

MR. MANFREDI: I've worked with Sepco.

COMMISSIONER VITOLO: Is the maintenance of the vents included?

MR. ROGERS: It is.

COMMISSIONER VITOLO: They'll come and clean --

MR. ROGERS: They'll clean the dryer vents, furnish a clock, furnish furniture for people to sit in the laundry room. The maintenance, they have a maintenance cycle.

COMMISSIONER DOUGHERTY: I missed that.

Did you say they're also supplying furniture for
people to sit in while they're waiting for their
laundry to be done?

MR. ROGERS: Yes.

COMMISSIONER DOUGHERTY: And we have
room in that room for that?

MR. ROGERS: I'm not sure.

CHAIRPERSON CHERELLO: After the
meeting, if you want to just -- I have to walk
in there tonight, if you want to take a look at
it. I think the big benefit would be that
there's an additional dryer and washer in this
building. Actually as we know there's a bench
right outside here in the hall, which is just
steps away from the laundry room. And we're
fortunate enough in this building to have the
community room just steps away from the laundry
room. So here I wouldn't think chairs are --
that's going to be a real stickler. But I think
it would address the concerns that we have heard
repeatedly from the residents here about more
equipment.

COMMISSIONER DOUGHERTY: I agree.

COMMISSIONER VITOLO: I think it's a
great idea.

COMMISSIONER DOUGHERTY: I want to thank
you, Mr. Rogers, for getting on top of this so quickly coming on board.

COMMISSIONER HOLMAN: May I ask, have you looked at the laundry rooms down on Clyde Potts, Manahan Village?

MR. ROGERS: I have, yes.

COMMISSIONER HOLMAN: Any thoughts about that?

MR. ROGERS: It looks like the machines are 15 years old. They've been under contract -- we get approximately $25 a month revenue. They've been under contract for I guess 15 years. We can't find the contract. And we're going to -- I'm going to make some recommendations for that to straighten that out. But I can't go in there and take their machines. I want to make sure we do have an expired contract. Notify them, and have them get their machines out and put new ones in there.

COMMISSIONER HOLMAN: I was just wondering, because I understand the seniors are in need, but Manahan Village, I was wondering if you had thought about it or looked at it.

MR. ROGERS: If I have time, which I hope to, I'll give written recommendations on
the lottery of laundry facilities for Manahan Village.

MR. MANFREDI: I'll look at the contracts as soon as possible. Both the term, and just as a housing authority, we can never indemnify anyone, so I'll know pretty quickly how that contract looks, and I'll make sure I look at it as soon as Mr. Rogers gets it.

MR. ROGERS: I was impressed in their proposal Sebco said they had an 18 million dollar laundry insurance policy.

COMMISSIONER CRIPPEN: You can guide me as to how appropriate or inappropriate, or what time I can -- I have experience with the vendor being discussed.

MR. MANFREDI: Do you want to share in closed session or --

COMMISSIONER CRIPPEN: Whatever is appropriate. I have not had a good experience with Sepco at all. And I don't know the other vendors, and I can't say the other ones are any better or any worse. From my personal experience, and years of litigation --

MR. MANFREDI: What was the litigation over?
COMMISSIONER CRIPPEN: Contracts, I have machines in our -- my personal experience, we have machines laying around in our building that have been there for 20, 25 years, refuse to remove them. We haven't been paid. I have had -- we were in litigation with them for five years. We didn't get paid for five years. And we finally settled it in court. And I had to send an email today because their current payment was due April 1st, here it is April 27th, don't have the payment. It's a chronic situation. And I can't say the other -- I don't know the other vendors whether they'll be better or worse. But I do have very negative experience with Sepco.

COMMISSIONER SALLY: Thank you for that input.

MR. ROGERS: I've had positive experience with -- I can see where that can happen, but the way that we negotiate the contract is they have to have new machines, minimum of every seven years, they also have to respond like within 24 hours to machines that require repair. And I've never had -- I usually send someone around when they collect the money,
so that we document that. I don't know if you
want me to go back out to proposal or do you
want to talk to them?

COMMISSIONER CRIPPEN: The only thing I
can add, in addition to not paying on a regular
basis, we currently have a slip and fall due to
a machine failure, and they are not -- they're
in no way cooperating. They should be carrying
liability for that. And which is specified
clearly in the contract. And this is now an
issue, someone was injured in the laundry room
due to a machine failure. So it's a -- I have
pretty far-reaching concerns with their --

MR. ROGERS: With your input why don't
we table this and go back to the drawing board.

MR. MANFREDI: Whatever the board would
like. I was going to suggest lawsuits are a
public record, and I can check with the New
Jersey Division of Consumer Affairs to see
what's out there. And maybe you want to ask
for -- do some random contacts to some of the
customers that have them in their housing
authorities in particular, see what the response
is. It's the will of the board. But that would
be one idea of trying to at least vet. And I
say we vet everyone here, because this is a
long-term relationship that's vital to the
residents. And if there's a public record I can
look that up, and let's see what we can find.

CHAIRPERSON CHERELLO: I would think --
I think the idea is very good. So let's just --
the idea is good, let's just find the right
vendor. And Mr. Manfredi, if you and Mr. Rogers
want to do all those things and come back and
report to us. But I think it's a good idea.
And perhaps we should ease our way into it,
maybe just do one building right now. Once you
feel comfortable with the vendor, and then see
how that gets off the ground and how that works,
and then maybe we can expand. But I do know we
have other concerns with other buildings that we
do want to address. So I think finding the
proper vendor is important.

COMMISSIONER DOUGHERTY: It's really
nice to have someone on the board that has
experience with other vendors.

CHAIRPERSON CHERELLO: Not nice
experience, but --

COMMISSIONER CRIPPEN: I do have another
vendor I do have good experience with too. I
can provide that information as well.

COMMISSIONER HOLMAN: I was going to ask, do you have anyone you can recommend.

COMMISSIONER CRIPPEN: And the way it wound up with Sepco, we just got tied at the hip, and it went through the courts, and we did not have an opportunity to dismiss them from our property. So it's been going on 20 years now.

COMMISSIONER DOUGHERTY: We've been having issues here anyway, we don't want to lock into a provider that's not going to better the situation.

CHAIRPERSON CHERELLO: Right.

MR. MANFREDI: I'm going to suggest for uniformity that we vet all the vendors so we're treating everyone equally. And I'll report to Mr. Rogers.

COMMISSIONER DOUGHERTY: But the good news is we're going to find a provider and move forward.

CHAIRPERSON CHERELLO: Wouldn't we do that anyway?

MR. MANFREDI: Always.

COMMISSIONER VITOLO: A concern of course as commissioners, if we are doing
business with a vendor, probably not the best place to comment on the vendor we're doing business with. That's all. It's a conflict.

CHAIRPERSON CHERELLO: Anything else?

MR. ROGERS: Yes. I'd like to -- the staff and I developed a list of call-out guidelines I discussed with most commissioners. And as far as the charges that we talked about we were going to implement, I need another month on that. I'd like to make this effective May 1st.

COMMISSIONER SALLY: Did you say May 1st?


CHAIRPERSON CHERELLO: The guidelines would be in effect, the charges would be approved at a later date?

MR. ROGERS: Yes. And they are two different subjects. We currently already have some charges.

CHAIRPERSON CHERELLO: And those charges would be in effect until the new ones are --

MR. ROGERS: Yes.

CHAIRPERSON CHERELLO: Actually I think
most of these we did touch upon in all our committee meetings.

COMMISSIONER SALLY: Yes, we did. And I thought --

CHAIRPERSON CHERELLO: Wasn't our concern though with the charges, Marion?

COMMISSIONER SALLY: Yes.

CHAIRPERSON CHERELLO: It wasn't so much the --

COMMISSIONER SALLY: It was. But also the last paragraph under, in bold under systems.

CHAIRPERSON CHERELLO: Under what, systems?

COMMISSIONER SALLY: Systems. That was supposed to be reworded.

CHAIRPERSON CHERELLO: The no heat in the room you're saying?

COMMISSIONER DOUGHERTY: The stove and refrigerator I think. Refrigerator specifically.

COMMISSIONER SALLY: 4:30 and the refrigerator. It should also say including weekends if it happened after 4:30 on a Friday.

CHAIRPERSON CHERELLO: Correct. Our understanding was that that applied to seven
days a week, not just Monday through Friday.

Correct, Mr. Rogers?

COMMISSIONER SALLY: You didn't change it.

COMMISSIONER DOUGHERTY: It's daily. It doesn't say not weekends, it just says daily. Any day 8:30 to 4:30.

COMMISSIONER CRIPPEN: If I might add, because everything is very detailed here, under electrical, any missing cover, receptacle cover, light switch cover, any plate, anything that would lead to any exposed wiring of any sort anywhere, just it's not --

MR. ROGERS: I see what you're saying, any fixture not properly covered.

COMMISSIONER CRIPPEN: Switch plate, receptacle, GFI, any cover that's broken, cracked or missing.

COMMISSIONER DOUGHERTY: Because you have sparking, but you don't have --

COMMISSIONER VITOLO: I would also add, and I mentioned this, under electrical job, bulb broken and light fixture, I put in parenthesis, not bulb out.

COMMISSIONER HOLMAN: Don't call to
change a light bulb.

MR. ROGERS: I'll take your recommendations and incorporate them and bring them back at the next meeting.

COMMISSIONER DOUGHERTY: But you want to incorporate those on the 1st, right?

MR. ROGERS: No, I'll make it June 1st.

COMMISSIONER DOUGHERTY: In the meantime are we going to rack up overtime hours of 99 hours because somebody has a light out?

MR. ROGERS: Mr. Pounder is trying to control that really. We just don't have it in writing to give to the maintenance guy.

COMMISSIONER DOUGHERTY: Okay.

CHAIRPERSON CHERELLO: But we do -- I think we do have an understanding that eleven o'clock at night to come replace a light bulb that burnt out we're going to wait until eight o'clock or 8:30 the next morning.

MR. ROGERS: Correct.

CHAIRPERSON CHERELLO: As long as the guys understand that, and have that sort of concept in their mind. And we will finalize this. And then we will also have the fees I take it at the next meeting so we can see the
whole packet?

MR. ROGERS: Yes.

COMMISSIONER DOUGHERTY: And will the residents be getting this list so they're also aware? They're used to a specific way of being serviced.

MR. ROGERS: We will be, and we could post that on the bulletin board.

COMMISSIONER DOUGHERTY: Yes.

COMMISSIONER CRIPPEN: Are guidelines and information such as this also discussed during the lease sign-up or the move-in meeting?

MR. ROGERS: Yes.

MS. SARGENT: I have a list I go over with them, exactly what an emergency call-out would be.

MR. ROGERS: Mr. Chairman, I have one more important subject before we go in to discuss personnel in closed session. I was contacted by Cornerstone, and they invited me, and you were with me, right, Lee? And they gave us a tour of their building. I was very, very impressed with the services they offered the community. That was Cornerstone -- Neighborhood Housing -- they merged, Cornerstone and --
anyway, I refer to them as Cornerstone. When we are trained by HUD, we're taught to make sure to collect the rent on time, serve eviction notices and everything, but we are not trained on the social side. I would like to see us put a -- get an agreement with Cornerstone that we could immediately refer somebody to a social agency. For example, we have an individual, they have a personal problem, whatever that problem is, and they get behind on their rent, the first month they're behind on their rent we should refer them to a social service agency so they can maybe address that. Because once we keep going, all we're doing is incurring legal fees, the people have to come up with the payment plan, and I'm not sure that in a couple of cases that we had Friday we were going to receive the payment. But partially our fault, not directly. But if we would refer that individual to a social service agency, we may have saved that. Because there's a reason why they skip the rent. It's not necessarily they didn't have the money, may have another problem, which I can't address, our staff can't address. But along with that, I was approached by Cornerstone, and they're
writing a grant, and it's for gym equipment, exercise equipment. They would like to use a portion of the Marion Sally Residence Center to install the equipment. I would like to have the board entertain approving me to negotiate a lease, which would probably be a dollar a year. But what's really going to be unique is they absorb some of the operating costs. And our people would have direct access to the services. And for example, if they have a social worker which was in an office two days a week, that would really be neat, our people could walk out the front door and walk over to the residence center, and do whatever has to be done.

COMMISSIONER DOUGHERTY: Our people, meaning our staff, or actual residents?

MR. ROGERS: Our residents.

COMMISSIONER DOUGHERTY: Really? That would be awesome.

COMMISSIONER HOLMAN: You're saying you want to lease space in the residence center for Cornerstone to put in a gym?

MR. ROGERS: Yes, a small gym.

COMMISSIONER SALLY: Did I hear you say the lease would be for a dollar probably, but
MR. ROGERS: I would negotiate the operating cost.

COMMISSIONER SALLY: Okay.

MR. ROGERS: They would absorb the operating cost, and maybe some of the maintenance cost for that building. And I'd have to make sure Mr. Manfredi would have all the proper insurance and everything like that.

I'd like to see them be in an office at least part-time at the residence center so people could walk off the street and go in there.

COMMISSIONER DOUGHERTY: Do we offer anything at all as an authority to support people in this manner?

MR. MANFREDI: By way of background, historically there's been various uses of the building. Most recently we had an agency called People Helping People, non-profit, more dedicated to drug and alcohol, and other than outright social services. Going back historically, we had church God of Christ, even before that at one point we had Neighborhood House lease it, and efforts to run it as a day care center. Unfortunately those didn't work
out, licensing and logistics, including in those cases the lack of experience of some of the individuals that ran it led it to not work out. If I heard Mr. Rogers correctly, the first part of what he indicated was to have access for the residents to social services. Now, just so you know, what we mean is the first floor, but upstairs, if you have ever been there, there's a series of offices, and if I'm correct Ms. Sally, I believe going back ten or 15 years we had actually leased some of those offices, but that was a direct lease to a private supplier. This would be Mr. Rogers indicating a social worker under the employ of Cornerstone which would maintain potentially certain hours there. I want to make sure I'm accurate saying that.

MR. ROGERS: Yes.

COMMISSIONER DOUGHERTY: Cornerstone has a variety, elder care, parenting skills, psychological therapy, substance abuse counseling. All of those would be available to our residents?

MR. ROGERS: Well, we'd have to take them one step at a time. But even financial
services counseling. But again, hopefully we're
going to have a resident consult there. And if
we can get the people out, we can do whatever we
need, for example, if they wanted to have a
class at five o'clock in the evening, six
o'clock in the evening on a certain subject,
personal hygiene, finances.

COMMISSIONER VITOLO: What's the space
being used for now?

COMMISSIONER DOUGHERTY: Pretty much
nothing. It's not being used at all, just
sitting there. Unless you have parties or
events that are rented out for a specific cost.

CHAIRPERSON CHERELLO: They wouldn't be
in that area anyway. If I hear you correctly,
Mr. Rogers, you're simply looking for an
approval from the board for you to continue to
look into this idea.

MR. ROGERS: Well, the grant deadline
is coming up. I think it's before our next
board meeting. So I'd like to have permission.
And then pending legal review or something, to
dedicate so many square feet, which would be to
the side of the -- it wouldn't be in the center
of the building.
MR. MANFREDI: So they would indicate in the grant they're going to use the residence center, is that what they need to do?

MR. ROGERS: Usually when I have written grants you need some kind of --

MR. MANFREDI: You need the housing authority to sign off on the agreement to that.

CHAIRPERSON CHERELLO: They're under a time frame for a grant. Would we have to tailor it directly here tonight, or can we make it in a general, just by square footage, and then we can work out the details later?

MR. ROGERS: I apologize. I don't know what the square footage is, but what you could do I believe is, if you approved me signing an agreement, and the building and grounds would review it before we signed it, you would know what the square feet is at that time. I don't know what it is now.

CHAIRPERSON CHERELLO: The particular grant at this time deals with the gym equipment?

MR. ROGERS: They're applying for a grant, $250,000 worth of gym equipment.

COMMISSIONER DOUGHERTY: And that would be available for our residents to also utilize?
MR. ROGERS: That would be available to the Town of Morristown, but our residents would be close to it.

COMMISSIONER SALLY: But is it available to our residents?

MR. ROGERS: Yes.

COMMISSIONER SALLY: What would the cost of that be?

MR. ROGERS: I would minimize that. I can't say, but my goal is to make it -- in other words, our residents could use it from supervised five to six, or four to five, or one to three, whatever.

COMMISSIONER SALLY: What's the liability?

MR. MANFREDI: We would need independent insurance for that. I mean, two things, if Cornerstone runs it and they have coverage we would need to be named as an additional insured on their policy. So they would need a fairly comprehensive policy if it's going to be open to the public. It would be the same thing with if a private gym were to run it.

MR. ROGERS: And I would have Cornerstone run it.
COMMISSIONER SALLY: I have one more question on that. Are you going to meet with our residents that live in Manahan Village to get some input or feedback as to this potential program that's going to go into their building?

MR. ROGERS: Once we get the grant I would meet with the residents and give them the good news.

COMMISSIONER HOLMAN: No, the residents should be notified before. First of all, we already have a parking issue. We already have a parking issue in that area with the residents. So if you're bringing a business in that's going to be there on a daily basis, and you don't know what hours it's going to be, that's going to be a problem. We already a have a problem. It's going to create a huge problem. A huge problem. And I think it's not fair to the residents that live in the area for them not to have an input as to what you're getting ready to do with their building.

COMMISSIONER CRIPPEN: Being new, if I can just understand that the -- what is the building being used for now? Is it open every day, unlocked every day?
MR. ROGERS: No.

COMMISSIONER HOLMAN: It's not.

COMMISSIONER CRIPPEN: So special

programs are established there or --

MR. MANFREDI: There's nothing occurring

there at all now.

COMMISSIONER HOLMAN: It's rented for

rentals. People have bridal showers, parties,

they may have an event going on. Before People

Helping People were there, but they had certain

hours. But it wasn't a whole group -- it wasn't

just people that are constantly in and out all

day and any hours of the day. They were

basically there for rehabilitation and recovery.

So they had certain hours that people came to do

what they had to do for their probation, and,

you know, so forth and so on. But this is

seeming like to me is going to be operating and

it's going to be a gym. This is going to be a

business pretty much. So it's not fair that the

residents doesn't even know this is getting

ready to happen. And they need to know what his

potential is of bringing in Cornerstone, or

whoever, before any contracts, grants, anything

is done. I mean, if the resident council gets
together, which they're trying to do now, they need to know what's going on in that building before this -- I don't think we should even move forward. It should be tabled for a later date. It's just not fair.

CHAIRPERSON CHERELLO: Mr. Manfredi, in the past when we've had these -- rented the building out to these different agencies, what was the procedure? Did we go and solicit input from Manahan Village first?

MR. MANFREDI: It was quite an ornate process.

CHAIRPERSON CHERELLO: So to go and notify all the residents, tell them what we want to do and get their input is the way we've been operating. Right?

MR. MANFREDI: That's what we have always done. With People Helping People, again, it was a result of a prior provider not working out. There were historically occasions, and I'm going to go back to 1998, where various proposals were made, and the board declined it the very day it was supposed to occur based on resident input. So it's a building -- and Mr. Rogers pointed out it's a great opportunity.
Since People Helping People left, which as Ms. Holman pointed out, that was a lease not only by space but time. We limited time so that residents had access on the weekends to use it for funerals and other events. So we were always careful to carve that out. Residents didn't use it with great frequency, but it was there for them to use, and it was available.

CHAIRPERSON CHERELLO: Since that's the established policy, I think we should, unless there's any real concern by a board member, since that's the established policy I think we should follow through with our established policy.

COMMISSIONER VITOLO: The question I have, what is the drop dead date for the grant? What's the timeline? Are we going to lose the grant within two weeks or --

CHAIRPERSON CHERELLO: It's not our grant.

COMMISSIONER VITOLO: I know, I'm saying -- in life there's opportunities, and so it's a gym. Who doesn't want a gym. I agree, the devil is in the details. A gym is great for any community in my opinion. What's the date?
What are we looking at?

MR. ROGERS: I'd have to find out.

COMMISSIONER HOLMAN: You're talking more than just a gym.

COMMISSIONER VITOLO: That's what I said, the devil is in the details.

MR. ROGERS: I think this gym is designed for under-privileged children. I don't think it's for adults.

COMMISSIONER VITOLO: That's a big difference.

MR. ROGERS: I don't think there's going to be a parking problem because --

COMMISSIONER HOLMAN: We already have a parking problem.

MR. ROGERS: We're going to straighten that out this summer. We're going to have no parking signs and everything.

COMMISSIONER HOLMAN: So where would the people park?

MR. ROGERS: Right now there's --

COMMISSIONER HOLMAN: You're saying -- it was a day care there before, day care was people come up, drop their kids off, go to work, come back and pick the kids up. If you're
coming there and you're going to be there in the building, where they going to park? They're going to be in the building for hours. Some could be there all day. Even the staff, where is the staff going to park other than along the street?

MR. ROGERS: At this point in time what I'd like to recommend is let me meet with Cornerstone some more, and then get back to buildings and grounds. If the drop dead date is soon, which as I recall -- you don't recall, do you?

MS. GROSS: Not the actually date.

MR. ROGERS: It was before the June meeting. Maybe we could have a --

MR. MANFREDI: Meet with the buildings and grounds committee.

MR. ROGERS: And then have a telephone vote or --

MR. MANFREDI: Probably have to have a special meeting.

CHAIRPERSON CHERELLO: I have a sense that it's -- that's not going to cut it. It's going to have to be a discussion.

COMMISSIONER DOUGHERTY: With the
residents also. Where are we with the residents council? I have been hearing --

COMMISSIONER HOLMAN: They're meeting now.

COMMISSIONER DOUGHERTY: Is there a residents council in place?

COMMISSIONER HOLMAN: They're going through the procedures they have to go through to get the residents council going. They have already started.

COMMISSIONER DOUGHERTY: Do you know where they are in the process?

COMMISSIONER HOLMAN: We are not a part of that. We can't -- all I know is they have had a meeting down at the residence center, and they have a group, I think it's 15 to 20 of them met, the residents, and they have already gotten the ball rolling. From the information I've gotten, that this is what they're doing, they have gotten all the information. I believe, Lee, did they get any information regarding HUD guidelines from you?

MS. GROSS: No. But they called me. I talked to -- actually talked to the lady today. And she just wanted to know, she said they were
still in the process of talking and gathering information, and that they were trying to just find out what the -- how is it they could be in good standing with the housing authority, those kind of questions. And she said once they start to get things together they'll get back to me.

COMMISSIONER SALLY: Can I say something, Mr. Chair?

CHAIRPERSON CHERELLO: Go ahead.

COMMISSIONER SALLY: I'm not adverse to change. Change can be good. However, I just think that because it is a pattern, and a policy, if you will, where we have taken things to the residents, met with them in the past, especially Manahan Village, whenever we were going to make changes or do something in the residence center. I mean, after all it was built as a residence center, it was built for self-sufficiency, if you will, programs -- we have run everything in that building, everything. We've had school, we've had college courses, we've had GEDs. You name it, we've had it. All I'm suggesting is that you meet with the residents at the center, send out a notice, meet with them, tell them what it is you'd like
to see happen there, because if you get there
buy-in, that's going to be a better thing for
everybody concerned.

MR. ROGERS: I apologize for not knowing
what the deadline is, because I got so excited
when I talked to Cornerstone. What I'd like to
do with the board's permission is go back, meet
with Cornerstone, get all the details, meet with
buildings and grounds and have a meeting. If we
are going to go ahead with it, have a meeting
with residents, if we're going to table it,
building and grounds says we are not going to go
further, we will table it.

CHAIRPERSON CHERELLO: In other words,
my feeling is, go look and see, get all the
information. One thing to think about, if we
get into a real bind time-wise, I know this
board is going to want to physically discuss it,
not take a telephone vote. Perhaps we could --

Joe, what's the time frame on --

MR. MANFREDI: 48 hours, we have to put
an ad in the newspaper 48 hours.

CHAIRPERSON CHERELLO: We could possibly
run everything together, and think about this,
if Mr. Rogers has sufficient information that he
wants to bring back to us, it looks good, we
could do both a public hearing with the
residents at a special meeting, and then we can
discuss it, and wrap it up, yes or no, at that
time. And we will have the residents physically
present to say what they want to say. And the
board also has the opportunity to discuss it and
say what they have to say. So if everyone
thinks that's a decent idea, and no one objects,
why don't we move in that direction?

COMMISSIONER DOUGHERTY: Okay.

COMMISSIONER VITOLO: I think that's
great. But I also just want to say, we have to
talk to the residents, but we also are here to
lead. And one of the things that I think is
neglected, I love this town, but one of the
things we neglect is our kids, and physical
activity, recreation, we haven't done a lot in
the last ten years. I want to keep that in mind
moving forward if there's this opportunity to
serve the kids in our community, better them in
a gym, I think that's great. Of course we have
to look at it.

CHAIRPERSON CHERELLO: Okay.

COMMISSIONER DOUGHERTY: Ditto.
CHAIRPERSON CHERELLO: That's the direction we are going to go in.

MR. ROGERS: Thank you.

CHAIRPERSON CHERELLO: Is that it, Mr. Rogers?

MR. ROGERS: Until closed session.

CHAIRPERSON CHERELLO: Basically we are kind of in agreement that Mr. Rogers is going to move on committee reports. He's going to issue a written report, and then the individuals committees will address those with the board.

We're now at old business. Does anyone have any old business? And what I'd like to do is I'd like to run through the entire agenda and then go into closed session. And that way we don't have people having to sit here.

COMMISSIONER DOUGHERTY: Okay.

CHAIRPERSON CHERELLO: So if there's nothing under old business, it's time to pay our bills. Do I have a motion to pay our bills?

COMMISSIONER DOUGHERTY: I'll move it.

CHAIRPERSON CHERELLO: Do I have a second?

COMMISSIONER VITOLO: I'll second.

CHAIRPERSON CHERELLO: I have a motion
and a second. Any questions under the bills?

Mrs. Dougherty.

COMMISSIONER DOUGHERTY: Thank you. I just want to clarify Employment Solutions for $3500 on page three, is that for hiring our new --

MR. ROGERS: Yes.

COMMISSIONER DOUGHERTY: Thank you very much. Any other questions?

COMMISSIONER DOUGHERTY: Yes, sir.

Olmec Systems, $4700, is that the new computer system that we --

MR. MANFREDI: Yes.

COMMISSIONER DOUGHERTY: That's for how many people, just --

MR. MANFREDI: The entire agency. And just so the board is aware from a procurement standpoint, at the last meeting Mr. Rogers made the recommendation based on Olmec's quotes. Since then he's secured two other quotes.

COMMISSIONER DOUGHERTY: My last question is Tempmasters. We have two service calls for water heaters. Were they the same heater, were they different heaters?

MR. ROGERS: Two different heaters, same
boiler room.

COMMISSIONER DOUGHERTY: They charged us --

MR. ROGERS: Three hundred one something.

COMMISSIONER DOUGHERTY: Do they come out once and they charge us --

MR. ROGERS: Come out two different times.

COMMISSIONER DOUGHERTY: Two different times. Thank you very much.

CHAIRPERSON CHERELLO: Any other questions on our bills?

Having none, roll call.

(Roll call was taken with all voting in favor.)

CHAIRPERSON CHERELLO: Resolutions.

First resolution is resolution number 2015-12. It's approving and authorizing the cost of living increase of --

MR. ROGERS: I'd like to discuss 12 and 13 in executive session.

CHAIRPERSON CHERELLO: 12 and 13 in executive session. Okay. So we will deal with those when we come back out of closed session.

COMMISSIONER DOUGHERTY: I move it. And welcome Lizeth.

CHAIRPERSON CHERELLO: Motion?

COMMISSIONER DOUGHERTY: I move it.

COMMISSIONER VITOLO: Second.

CHAIRPERSON CHERELLO: Roll call, please.

(Roll call was taken with all voting in favor.)

CHAIRPERSON CHERELLO: Resolution 2015-15, approving and authorizing the hiring of Daisy Rosario as senior housing aid.

COMMISSIONER DOUGHERTY: Moved.

COMMISSIONER SALLY: Second.

CHAIRPERSON CHERELLO: Roll call.

(Roll call was taken with all voting in favor.)

CHAIRPERSON CHERELLO: Resolution 2015-16, approving the hiring of Colleen Walters as housing aid.

COMMISSIONER DOUGHERTY: I'll move it.

CHAIRPERSON CHERELLO: Second?

COMMISSIONER CRIPPEN: I'll second.

CHAIRPERSON CHERELLO: Roll call.
(Roll call was taken with all voting in favor.)

CHAIRPERSON CHERELLO: Resolution 2015-17, resolution approving contract change for additional services for EI Associates, Architects and Engineers.

COMMISSIONER DOUGHERTY: I'll move it.

COMMISSIONER CRIPPEN: I'll second it.

CHAIRPERSON CHERELLO: Roll call.

(Roll call was taken with all voting in favor with the exception of Commissioner Vitolo who recused himself.)

CHAIRPERSON CHERELLO: Resolution 2015-18, a resolution by the Commissioners of the Housing Authority of Morristown approving an amended HUD budget for the fiscal year for September 30, I assume 2015.

COMMISSIONER DOUGHERTY: There's a typo in that. Says 3015.

MR. ROGERS: Yes, there is.

COMMISSIONER DOUGHERTY: Just make note of that, that would be great.

CHAIRPERSON CHERELLO: Do I have a motion?

COMMISSIONER DOUGHERTY: I'll move it
with a change of the date.

CHAIRPERSON CHERELLO: Second?

COMMISSIONER CRIPPEN: I'll second.

CHAIRPERSON CHERELLO: Roll call, please.

(Roll call was taken with all voting in favor.)

CHAIRPERSON CHERELLO: Resolution number 2015-19, resolution of the Commissioners of the Housing Authority of Morristown approving the late filing of the 2014 budget.

COMMISSIONER DOUGHERTY: I'll move it.

CHAIRPERSON CHERELLO: Do I have a second?

COMMISSIONER SALLY: I'll second.

CHAIRPERSON CHERELLO: Roll call, please.

(Roll call was taken with all voting in favor.)

CHAIRPERSON CHERELLO: Resolution 2015-20, resolution by the Commissioners of the Morristown Housing Authority amending an introduced budget.

COMMISSIONER DOUGHERTY: Moved.

COMMISSIONER SALLY: Second.
CHAIRPERSON CHERELLO: Roll call, please.
(Roll call was taken with all voting in favor.)


COMMISSIONER DOUGHERTY: I'll move it.

COMMISSIONER CRIPPEN: I'll second.

CHAIRPERSON CHERELLO: Roll call, please.
(Roll call was taken with all voting in favor.)

COMMISSIONER DOUGHERTY: Just for the record, I want to let you know that Councilwoman Dupree Harris was stuck in traffic, a bad accident, so she was unable -- she didn't have a bad accident, there was a bad accident on the road. And so she texted she wasn't able to get here.

CHAIRPERSON CHERELLO: New business? At this time we will have our second public comment. Anyone wishes to say anything, please come up, state your name, where you live. Please come up.

MS. ROBINSON: Barbara Robinson, 211 Ann
Street. I just want to know about the air conditioning. I have to be prepared, so I want you all to help me get better prepared. Are we going to have the air on in the halls or what?

COMMISSIONER DOUGHERTY: I do believe --

MR. ROGERS: May I address it? We are investigating that. I understand it's been several years the air conditioning has been removed. We're looking at the possibility of either reinstalling new air conditioning, or at the minimum having large fans that ventilate the hallways at each end. But we're trying to do the air conditioning.

MS. ROBINSON: Okay. Thank you.

CHAIRPERSON CHERELLO: Anyone else? Seeing none, we will close the second public comment.

Mayor is not here, council liaison is not here. At this time we're going to go into closed session, and then when we come out we'll deal with the last two resolutions. Thank you everyone for coming.

(Closed session takes place.)

(Open session recommences.)

(Leonora Gross and Lizeth Taveras make
return appearance.)

CHAIRPERSON CHERELLO: At this time we're going to address resolution 2015-12, which was a resolution approving and authorizing a cost of living increase of two percent. Do I have a motion?

COMMISSIONER DOUGHERTY: I shall move it.

COMMISSIONER SALLY: I'll second it.

CHAIRPERSON CHERELLO: Motion and second. Can we have a roll call, please?

(Roll call was taken with all voting in favor.)

CHAIRPERSON CHERELLO: Resolution 2015-13, resolution approving and authorizing a merit-based raise.

MR. MANFREDI: It's going to be tabled.

COMMISSIONER DOUGHERTY: I'll table it.

CHAIRPERSON CHERELLO: Motion to table it. I think that in itself tables it. Correct?

MR. MANFREDI: There should be a vote to table it. A motion and second and a roll call.

COMMISSIONER DOUGHERTY: I'll move to table it.

CHAIRPERSON CHERELLO: Second on tabling
that?

COMMISSIONER CRIPPEN: I'll second.

CHAIRPERSON CHERELLO: Motion to table is seconded. Can I have a roll call on that, please?

(Roll call was taken with the Commissioners Cherello, Dougherty, Crippen voting in favor, Commissioners Holman, Vitolo and Sally abstaining.)

MR. MANFREDI: How many votes do we have?

CHAIRPERSON CHERELLO: Only have three, so --

COMMISSIONER DOUGHERTY: I guess we have to vote on it then?

MR. MANFREDI: Yes.

COMMISSIONER DOUGHERTY: We will vote then.

CHAIRPERSON CHERELLO: Resolution 2015-13, resolution approving and authorizing merit-based raise. Do I have a motion?

COMMISSIONER VITOLO: Move it.

CHAIRPERSON CHERELLO: Second?

COMMISSIONER SALLY: Second.

CHAIRPERSON CHERELLO: Motion and
second. Roll call, please.

(Roll call was taken with all voting against.)

MR. MANFREDI: The motion failed -- the resolution fails.

CHAIRPERSON CHERELLO: Joe, I think we're at 2015-22.

MR. MANFREDI: Correct. It's a resolution to terminate the employment of Wilson Antunez.

COMMISSIONER DOUGHERTY: I'll move it.

COMMISSIONER VITOLO: Second.

CHAIRPERSON CHERELLO: Roll call, please.

(Roll call was taken with all voting in favor.)

MR. MANFREDI: Resolution to approve the executive director's personnel recommendations on the organizational chart.

COMMISSIONER DOUGHERTY: I'll move it.

CHAIRPERSON CHERELLO: 2015-23. Do I have a second?

COMMISSIONER VITOLO: Second.

CHAIRPERSON CHERELLO: Motion, second.

MR. MANFREDI: I apologize, Mr.
Chairman. That resolution will approve the
organizational chart that the executive director
submitted and recommended to the board. Just so
it's clear on the record I'm going to attach
that chart on the resolution. And it will also
include a $10,000 increase for employee Douglas
Priester.

COMMISSIONER DOUGHERTY: I'll move that.

CHAIRPERSON CHERELLO: Do I have a
second?

COMMISSIONER VITOLO: I was just
thinking about something. I want to maybe amend
it, for a report within six months from the
personnel committee on recommend the merits of
considering the position we spoke about. Just a
report. If no one likes the idea, I don't care, I'll withdraw it.

CHAIRPERSON CHERELLO: That's fine with
me. I don't have a problem with that being
amended.

COMMISSIONER VITOLO: Not including the
position of a report from the personnel
committe, but on the merits of --

CHAIRPERSON CHERELLO: Merits of, and
also the financial feasibility of such a thing,
all that being incorporated. Does anyone have a
problem with that amendment?

    COMMISSIONER DOUGHERTY: Can we make
sure everything is included, where we are in
grounds, where we are in buildings, where we are
in carpeting, where we are in the air
conditioning?

    CHAIRPERSON CHERELLO: At this point we
should be.

    MR. MANFREDI: Because this is a
personnel resolution, so there will be three
components to it, it will be approval of the
organizational chart recommended by the
director, a $10,000 salary increase to Mr.
Priester, and within six months a report from
the personnel committee on the relative merits
of fulfilling the assistant executive director's
position.

    COMMISSIONER VITOLO: And the
budgetary, an update on whether we can afford
it.

    MR. MANFREDI: Including a budgetary
report from the executive director.

    COMMISSIONER VITOLO: Yes.

    MR. MANFREDI: Got it.
CHAIRPERSON CHERELLO: Okay.

COMMISSIONER DOUGHERTY: I'll move that.

COMMISSIONER VITOLO: I'll second.

CHAIRPERSON CHERELLO: Roll call, please.

(Roll call was taken with Commissioners Cherello, Dougherty, Vitolo and Crippen voting in favor, Commissioners Holman and Sally voting against.)

CHAIRPERSON CHERELLO: Okay.

MR. MANFREDI: One final item. Mr. Rogers indicated that with regard to his request for the $50 reimbursement of his cell phone that the board approve that resolution.

CHAIRPERSON CHERELLO: Resolution 2015-24, resolution to compensate, reimburse Mr. Rogers for his cell phone.

MR. MANFREDI: At a rate of $50 per month.

COMMISSIONER VITOLO: I just wanted to make -- he should submit a bill so we know he's spending at least $50 a month, and we know he is. But as anyone would do with any reimbursement.

CHAIRPERSON CHERELLO: Pending
verification of bill.

COMMISSIONER DOUGHERTY: Moved.

MR. MANFREDI: I'll include that in the resolution.

CHAIRPERSON CHERELLO: Do I have a second?

COMMISSIONER VITOLO: Second.

CHAIRPERSON CHERELLO: Roll call, please.

(Roll call was taken with all voting in favor.)

CHAIRPERSON CHERELLO: Okay. Motion to adjourn.

COMMISSIONER DOUGHERTY: I'll move it.

COMMISSIONER SALLY: Second it.

(Proceedings were adjourned.)