

MINUTES OF REGULAR MEETING

HOUSING AUTHORITY OF THE TOWN OF MORRISTOWN

The Board of Commissioners of the Housing Authority of the town of Morristown met in Regular Session at 39 Clyde Potts Drive, Morristown, New Jersey, at 6:00PM on March 25, 2013. Vice Chairperson Vera White declaring a quorum present; read the Sunshine Law and called the meeting to order. Upon roll call, the following were present and absent:

PRESENT:

Commissioner, Vera White
Commissioner, Michael Cherello
Commissioner, Dorothy Holman
Commissioner, Edward Ramirez
Commissioner, Sharon Rudolph

ABSENT:

Commissioner, Frank Vitolo

CONFERENCE CALL

Commissioner, Mary Dougherty

ADMINISTRATION PRESENT:

Leanora Gross, Acting Executive Director
Cynthia Sargent, Project Manager/Family

OTHERS PRESENT

Joseph Manfredi, Esq
Mayor Timothy Dougherty

PUBLIC COMMENT

Victor Alexandr – 39-517 I have a strange question. Your roof was changed (Incomprehensive recording)

Commissioner White – I remember you bringing this to the board before. What was our solution to that because I remember this gentlemen talking about that before, it was silver, I guess it was reflecting the sun. I don't know how it works, now that it's black he's saying it's

Victor Alexandr – 39-517 (Incomprehensive recording)

Commissioner White – When it gets sunny it's going to get hot because it's black?

Commissioner Ramirez – One of the problems with paint that they used is it toxic, so we had to stop using iodine paint (Incomprehensive recording) regular silver paint, latex yeah it would peel so they use to use silver (Incomprehensive recording) paint it's toxic we can't use it anymore, so unless the materials are (Incomprehensive recording) you can't paint it, because the paint won't, you can just imagine the roof is going to get up to 125, 130 degrees and the paint won't stay it will burn right off.

Victor Aleznadr – 39-517 (Incomprehensive recording)

Commissioner Ramirez - Yeah, but it was 40 years old. 40 years ago they allowed you to use it now they don't. It's just like lead paint, we use to use it 50 years ago, we used lead base paint today you can't use it

Victor Alexander – 39-517 (Incomprehensive recording)

Commissioner Ramirez – Lee do we know if that was in the contract for the roofers to restore the ventilating system

Leanora Gross – No, I don't know if that was in the contract. Oh, are you saying the vent. Yeah they were complete.

Commissioner Cherello – It's a separate issue. He's saying that the ten motors on the ventilators have to be replaced (Incomprehensive recording) multiple voices That's a maintains issue.

Victor Alexandr 39-517 – (Incomprehensive recording)

Commissioner White – Oh, okay, maybe there on order or something, we'll find out, thank you so much. Is there anyone else from the public who would like to address this board. Sir would you come forward and state your name and where you live. Where do you live Mr. Cooper

John Cooper 39-211 – I live on the second floor, apartment 211. (Incomprehensive recording) You know the room you put the garbage in, they have the things where you put the bottles and papers, why somebody go and put wood down the shoot the other day. That stuff don't go down there, so, I think something should be done about that. When they have big stuff like that why don't they take it out there to the dumpsters

Commissioner Ramirez – Why these thing are done its wrong but I don't know how you stop that.

John Cooper 39-211 – I don't know why they put stuff in the shoot like that

Commissioner Holman – Yeah they do. I use to live in the building. Everyone get upset when those letters come around because they are getting ready to close the shoots. Everybody complained because they were closed but if they are going to keep creating a problem then how would we handle that

(Incomprehensive recording) It there a penalty for doing that

Leanora Gross – If you can find out who's doing it. That's that problem

Commissioner White – Put another letter out telling them do not put large items down there, so we can have it circulated by tomorrow morning. You know as residents, if you do see somebody dong it, don't say anything to them but just report it to the housing authority and you can do that discreetly, so we can find out who it is doing those things.

John Cooper 39-211 (Incomprehensive recording) Two or maybe three years ago somebody was doing that because they put the signs up there, bottle and boxes and stuff, why put it down the shoot (Incomprehensive recording) that didn't last too long, did it. (Incomprehensive recording) why could somebody be that stupid, put something stupid down there

Commissioner White – A letter will go out again tomorrow asking them not to do it. Hopefully,

(Incomprehensive recording) multiple voice

Commissioner Holman - Do you know what floor it is

John Cooper – 39-211- Know I don't. No I cannot speak on that but I know they cleaned it out today. It came down, I am on the second floor, it came down from up above me. They cleaned it out today.

Leanora Gross – We will send out a notice

Commissioner Ramirez – Thank you for bringing that to our attention

Commissioner White – Thank you so much Mr. Cooper. Is there anyone else who would like to address this board tonight. See its none we are going to close this session at this time and move on to the approval of minutes

MINUTES

March 25, 2013 a motion to approve was made by Edward Ramirez second by Dorothy Holman. The motion was approved on a unanimous roll call.

Leanora Gross - I like to say before giving my report that the camera's at 29 Ann Street is up and running. We did catch the person who was spitting in the elevators. We are going to send him a notice to cease. I am also going to meet with him. We also are addressing the parking, we are giving out parking decals for all of those who have cars and each of the residents will receive one visitors pass. We are going to try and keep control over what's going on with that parking lot that way.

Commissioner Ramirez – Are we going to hire a tow company

Commissioner White – We have a tow truck and we don't have to pay him

EXECUTIVE DIRECTOR REPORT

Acting Executive Director, Leanora Gross reported: Currently there are 7 vacancies project wide. One is scheduled for April move-in. The others are being prepared by maintenance. The Housing Choice Voucher Program, we are currently at a 92% utilization rate. There were no new vouchers issued within the past month. There were a total of 213 work orders for the month of February. All were completed well within the PHAS guidelines. In modernization, there are none at this time. There was no finance committee meeting.

Commissioner Ramirez – I have one question. Are we still having a delayed problem with preparing the units for rental.

Leanora Gross - No

Commissioner Ramirez – So we come over that hump

Leanora Gross – We are over that hump

Commissioner White – I would like to divert from the regular schedule since Commissioner Dougherty is in sunny California and move onto the resolutions because I know she want to get back to her family. If the Commissioners don't mind I like to move onto the resolutions so she can leave

RESOLUTION

2013-05 RESOLUTION AWARDING THE CONTRACT FOR EMERGENCY GENERATOR REPLACEMENT AT 39 EARLY STREET. A motion was move Commissioner Holman second by Commissioner Cherello. Commissioner Ramirez – How big is this generator, do you know. Commissioner White – It's huge, it has to service, how many units in 39 100 units. I just want to say this was a big issue when we had the hurricane and the different weathers that came through in the last year. Commissioner Ramirez – My concern is that that's a lot of money (Incomprehensive recording) this building, so. Commissioner White – The generator won't manger the building. Commissioner Ramirez – That's what it look like, it's a lot of money (Incomprehensive recording) I would like to know what the kw value of the generator is. Commissioner White – You probably don't have the specs. My understanding was that it was going to service the building in terms of the stairwells, the hallways and the elevator. I think that was our biggest concern. I don't think it was going to light up every apartment. It's just going to do those areas. I've seen generators come in the building department and I didn't know what kilo watts (incomprehensive recording) cause I haven't seen the specs but they are really expensive. You might know a little bit more about them then I do but for 100 units. Commissioner Ramirez (Incomprehensive recording) Commissioner White – How many floors. The elevator will be a separate switch it would be one switch to do other lighting and a transfer switch, and an piece of emergency gear (Incomprehensive recording) those two things kind of make the price seem high. Leanora Gross – It also have the labor and all of that included. Commissioner White – Is the community room included because I would like to have it included. Leanora Gross – All common areas are included. Commissioner Ramirez – Is there any way you could email me the stuff on that. Leanora Gross – Sure. Commissioner Ramirez – Cause to change what we're doing, now is the time to do it before they start setting things up. (Incomprehensive recording) Leanora Gross – So you want me to email it to you. Commissioner Ramirez – Yes, and I will send it right back to you after I read it. Commissioner White – So, we can vote on the contract. If we need to change the generator or (Incomprehensive recording) we can discuss that but right now we are voting on the contract. Do we need to do that now or do we need to, I don't want to wait too long because if something happen I don't want the senior in here without no, I understand what you saying (Incomprehensive recording) Commissioner Ramirez – If we receive bids. (Incomprehensive recording) multiply voices. We did to the

lowest bidder. Commissioner Ramirez – I don't see a problem. We can change our bid up to about 20% I think, right. Joseph Manfredi – We could later do a change order (Incomprehensive recording) Commissioner Cherello – Let me ask you a question, We had our people, our architects, review it correct and prepared it. If our people prepare it then, Commissioner Ramirez – Mike that's why architects carry (Incomprehensive recording) insurance cause maybe they missed something, believe me 30,000 inspection they miss things, I am not saying they missed anything. Commissioner Cherello – No, I would think so, they started exactly what we had. If what we had is a problem and they're giving us what we had. If we had a bid here for 53,000 dollars if we move up to a bigger generator that supplies the entire building and it another 15,000 dollars we may have a problem with a bid because we changed and awarded it and changed it and so it no longer the low bid and no longer what they bid for. Commissioner Ramirez – we haven't changed it yet. Commissioner Cherello - I know we haven't. Commissioner White – I don't see anything wrong with him getting a copy of the specs but we can vote tonight on the contractor and with our budget I don't think we will be lighting up every apartment, we basically need to stick to what we have but I just want to make sure this room is included so the residents can come down to this room if the light is allowed. Joseph Manfredi – The board determines that they want more than a replacement, a replacement means (Incomprehensive recording) it's more moderate equipment. The board determines what we want to have (Incomprehensive recording) it would actually be a separate bid. We could not (Incomprehensive recording) this bid to include that without running a column to get public comments. Commissioner Ramirez - but because you ask for the same thing and if it was twenty five years ago when we put that generator in, we would not be able to replace it. Twenty five year ago they didn't ask for a second (Incomprehensive recording) now they do elevators, new sprinklers, pumps anything like that have to be on a separate emergency (Incomprehensive recording) Commissioner White – and that's what we are putting on our architects it should be up to date up to code for today. Anymore questions on this, roll call. The motion was approved on a unanimous roll call.

2013-06

RESOLUTION HONORING HOUSING AUTHORITY RESIDENT FRANK OSBORNE FOR HIS YEARS OF SERVICE TO THE HOUSING AUTHORITY AND ITS RESIDENTS. The motion to approve was moved by Commissioner Ramirez and second by commissioner Holman. Commissioner White – any questions about that. Commissioner Ramirez – I like to say that Frank was a great guy and we started the Gramby meet in Caldwell

field, he wasn't a coach but he was there every day, he kept the field clean, he was a good man, I hated to hear he died. The motion was approved on a unanimous roll call

2013-07 **RESOLUTION APPROVING AND AUTHORIZING THE APPOINTMENT OF CYNTHIA SARGENT TO THE POSITION OF AMP MANAGER EFFECTIVE JANUARY.** The motion to approve was moved by Commissioner Cherello and second by Commissioner Rudolph. Commissioner White – Are there any questions. Commissioner Ramirez – So we turned down raise of 10,000.00 now we going to give her 12,000.00 raise. Commissioner White – We first of all, it was not the entire board. Joseph Manfredi – Madam Chair if we are going to discuss a personnel matter we have to go in close session. Commissioner White – Okay, do you want to go in to discuss on this Ed. Commissioner Ramirez – Yes, I want to talk about it. Commissioner White – Okay, we will save this for close session. Commissioner Dougherty, we will call her back when we go in close session because I know she want to go with her family.

2013-08 **RESOLUTION APPROVING AND AUTHORIZING THE AWARD OF THE CONTRACT FOR TRANSCRIPTION SERVICES TO TAYLOR & FROEDBERG, LLC.** The motion was approved and moved by Commission Cherello and second by Commissioner Holman. Commissioner White any questions on this. Commissioner Ramirez – Yeah, could I just get an understanding of what this is. Joseph Manfredi – As you know we have a tape that runs for every meeting for open and closed sessions. That tape is used as the bases to prepare the minutes you have in your package because we have a number of commissioners here doing it's a time consuming process and therefore it was determined that it would be more cost effective to have an outside firm to come in and prepare the minutes and have them sent in a timely fashion. Three firms were solicited to do it and what you have before you is the resolution for lowest price firm. Commissioner Ramirez – and what is it that they will be doing. It is going to be a stenographer. Joseph Manfredi – No commissioners, that's a good point, they will be a transcriber, basically their going to be recording the meeting and then types the actual word into a micro soft word document. Commissioner Ramirez – So she's going to have a recording as well. Joseph Manfredi – They will bring their own recording device, ours will be redundant because it would be easier for them to set it up and use theirs. Commissioner Ramirez – Their going

to have a (Incomprehensive recording). Joseph Manfredi – That’s right. Commissioner Ramirez – So there’s going to be an audio tape of the meeting as well as a transcript. Joseph Manfred – Yes, just like there is now. Commissioner White – Any more questions, roll call. The motion was approved on a roll call with a NO from Commissioner Ramirez

NEW BUSINESS

See it none

SECOND PUBLIC COMMENT

See it none

MAYOR COMMENT

There was a meeting this morning at 8:00 on Speedwell Avenue with the Black Business Caucus there is a lot of African Americans entrepreneur young people looking to open business in Morristown, it was well received (Incomprehensive recording) along with the neighborhood house, so that was an exciting meeting this morning. The Bell Mansion, which is the development on (Incomprehensive recording) Street, will be heard tomorrow night at the redevelopment meeting at Town Hall and following that will be the council meeting, there’s all kind of stuff going on we found out today that Morristown is right now probably number one community in the State of New Jersey for (Incomprehensive recording) building permits (Incomprehensive recording) that goes well with people who want to invest in our community and live here, so (Incomprehensive recording) business community. Commissioner White – Tim would you like to address the noise that’s going on. I know you have been on top of it with the guys because a lot of the seniors have been worried about their safety. Mayor Dougherty - All the construction officials and the Directors went to each individual home that was complaining about the shaking of their house. One of the things we found out was their starting much too early, so that’s going to stop, their starting way too early. We have an ordinance that will only allow them to start at a certain time. There is the new Director of the fire department and all the construction officials and code and property maintenance who’s monitoring the homes and do site visits, making sure that everything is in compliance after they continue with the construction, so they did visit homes individually and are working with the homeowners (Incomprehensive recording) both senior buildings so their monitoring it and staying on top of it as they start moving forward (Incomprehensive recording)

Commissioner White – There is no council tonight so I move that we go into close session. Ladies and gentlemen we are now going into close session, we thank you so much for coming tonight we will open back up after close session.

CLOSED SESSION

At 6:35PM a motion to convene to closed session by Commissioner Cherello and seconded by Commissioner Ramirez. The motion was approved on a unanimous roll call.

MOTION TO RE-OPEN TO PUBLIC MADE BY: Commissioner Cherello

MOTION SECONDED BY: Commissioner Rudolph

ADJOURNMENT

At 7:05PM a motion to adjourn was made by Commissioner Cherello and seconded by Commissioner Holman.

Respectfully Submitted,

Leanora Gross
Acting Executive Director

AN ORIGINAL RECORDING OF THIS MEETING IS ON FILE AT THE HOUSING AUTHORITY OF THE TOWN OF MORRISTOWN, 31 EARLY STREET, MORRISTOWN, NEW JERSEY