

MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
39 Early Street
Morristown, NJ 07960
Monday, August 27, 2018
Commencing at 6:00 P.M.

RE: Open Public Meeting

TRANSCRIPT
OF THE
PROCEEDINGS

M E M B E R S P R E S E N T:

MAUREEN DENMAN, Chairwoman
ANGEL VEGA, Vice-Chairman
MICHAEL SCHMIDT, Commissioner
MIRIAM BANKS, Commissioner
ALTON ROBINSON, Commissioner

A L S O P R E S E N T:

KEITH KINARD, Executive Director
DOUGLAS PRIESTER, Director of Operations
NICOLE PARSONS, Administrative Specialist
JEAN WASHINGTON, Accounts Manager
HILIARI DAVIS, Councilwoman

A P P E A R A N C E S:

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Attorney for the Morristown Housing Authority

REPORTED BY BETH A. BENSON, Certified Court Reporter

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1 CHAIRWOMAN DENMAN: I, Maureen Denman,
2 chairwoman of the Board of Commissioners of the
3 Housing Authority of the Town of Morristown and
4 presiding officer at this meeting do hereby
5 state it is now 6:10 in the evening on August
6 27, 2018, and we are convening at 39 Early
7 Street, Morristown, New Jersey, and do hereby
8 announce publicly that proper notice of this
9 regular meeting has been provided in accordance
10 with New Jersey Open Public Meetings Act.

11 MR. KINARD: Roll call.

12 (Whereupon, roll call was taken with
13 all members noted being present.)

14 CHAIRWOMAN DENMAN: We will stand for
15 the Pledge of Allegiance.

16 (Flag was saluted.)

17 CHAIRWOMAN DENMAN: Can I get a motion
18 to approve the minutes for last month's meeting?

19 COMMISSIONER ROBINSON: I'll make a
20 motion.

21 COMMISSIONER SCHMIDT: I'll second it.

22 (Whereupon, roll call was taken with
23 all members voting in favor.)

24 CHAIRWOMAN DENMAN: Executive report,
25 Mr. Kinard?

1 MR. KINARD: Absolutely. So I'll just
2 start out with first of all saying good evening
3 to everybody. I'll start out with a few capital
4 work updates. Some of these are continuations,
5 a couple of these are continuations from last
6 month.

7 You'll notice in the package there are
8 some attachments or inclusions, and you'll see
9 some pictures, but the first one is steps and
10 retaining walls at Manahan Village. As was
11 reported during the July board meeting,
12 significant step deterioration and retaining
13 wall work was persistent throughout the site.
14 This work is now being completed. We're about
15 two and a half weeks into a six-week process to
16 complete that, and should be fully resolved
17 within that time period. You'll see some of the
18 before and afters of the work that Victory Craft
19 Construction has completed to date. I think
20 they're doing a fine job. And we're really
21 getting rid of the brick that was bulging out.
22 We're putting cast concrete in place of that.

23 CHAIRWOMAN DENMAN: Night and day.
24 Amazing.

25 MR. KINARD: It's definitely getting

1 there.

2 One of my favorite topics is parking
3 and parking construction, so at least buildings
4 31 and 39, we are just about complete. We need
5 to round off or square off a space in 39 here.
6 The space is already there but we want to take a
7 tree out that sits over the top of that space
8 and square it off a little more. But the new
9 spaces that have been created between 31 and now
10 39, if you're in 39 and you go against the back
11 fence you'll see there's a number of new spaces
12 that were created. It essentially has allowed
13 us to eliminate the waiting list for parking in
14 all our senior buildings along with moving some
15 of the staff to park elsewhere. And I think
16 it's reduced the stress level of the residents
17 as a result of doing that.

18 We also replaced a roof of a building
19 at 8 Flagler as a result of significant damage
20 that was caused by the storm. The storm
21 actually, I don't know if it was just a roof was
22 bad or if it was also backup from the gutter,
23 but the water came in almost in a waterfall
24 effect, but we were able to get in there,
25 replace the roof, take care of the issues with

1 the apartment.

2 We're now looking to clean all the
3 gutters and downspouts in Manahan Village.
4 We're hoping that will be a September issue.
5 And we're looking to also cap the gutters so
6 that we can avoid all the cleaning, continual
7 cleaning from the leaves that fall.

8 Buildings 29, 31 and 39 have been
9 plagued with excessive fire general alarm for
10 more than a decade now. A recent analysis
11 showed us we had 22 false fire alarms in 30 days
12 during the month of June. And every one of
13 those 22 fire alarms that went off required the
14 fire department to come to the facilities. It's
15 really a difficult situation for the residents
16 to live through. I noticed it firsthand because
17 our offices are in 31, and it was constantly
18 going out. So I immediately had the company
19 come, Haig, and assess the system, the panels
20 and smoke heads. They did do that. They also
21 updated the software which was one of the
22 biggest issues was our software, it was actually
23 so outdated. They found that the smoke heads
24 were not in terrible condition. It was not the
25 smoke heads, it was a combination of the

1 software being so outdated and the way our
2 system is set up.

3 So if you think of a hotel, most
4 apartment buildings like the Modera, the local
5 and the general alarm system is not connected.
6 So it's like our homes. If the kitchen sets off
7 the fire alarm in our home it doesn't alert the
8 fire department. We're given an opportunity to
9 open some windows, clean it up. If it persists,
10 maybe sets off two alarms, depending how you
11 have it, or in these situations goes under the
12 door and sets off the hallway alarm, then the
13 general alarm goes off and the entire building
14 is notified. Our system is set up differently,
15 our system is set up where it's all on a general
16 fire alarm system. So if I'm boiling some eggs
17 and I happen to burn it a little bit and my
18 smoke detector goes off, there's no second smoke
19 detector or hallway, the whole building is
20 notified, and the fire department is notified
21 also.

22 So that was something that was a setup
23 issue that was done many, many years ago when
24 this system was set up. It's something that
25 we're looking to get away from. We're looking

1 for a proposal from Haig now to disconnect, but
2 also we've got to sit down and talk to the fire
3 department, because even though this is what I'm
4 told the Modera and everybody else has, we want
5 to make sure everyone is okay with it. I'm sure
6 the department is tired of coming to our
7 buildings nearly once a day for false alarms.
8 And so this is something that we're really
9 looking to deal with as we speak.

10 Another issue that's a quality of life
11 issue is the garbage shoot abuse in largely the
12 senior buildings. A major contributor to the
13 pest issue that we have is the rodents and the
14 roaches in our buildings stems from the garbage
15 shoot abuse. And on a regular basis we've got
16 unbagged food that's dropped down the garbage
17 shoot.

18 If you look in your package you'll see
19 some color pictures taken not too long ago.
20 These are actual pictures at the bottom of the
21 garbage shoots. And when you open the garbage
22 shoot in the morning, there are hundreds of
23 roaches just go running every which direction
24 you can imagine. They're using the garbage
25 shoot as a transportation up into the upper

1 areas, and then they get into the hallways and
2 into the units, and that just is what it is.
3 Some residents also leave bags because they're
4 only pretty much 12 by 12 holes in the garbage
5 shoot, so some residents are just dumping empty
6 plates of food in, and other residents are
7 dumping bags that aren't even attached well or
8 small in, and when they can't fit that in they
9 just leave the garbage in the closet. This is
10 causing significant problems.

11 One of the things I want to do is I
12 want to shut the garbage shoots down for an
13 entire commercial cleaning from top to bottom,
14 outside company, and extermination, and then we
15 need to do an education program with the
16 residents in terms of proper use of the garbage
17 shoots, along with placing a camera, small
18 camera in each one of the garbage shoot closets
19 so we can do some real enforcement. It's one
20 thing residents asking me, why don't we stop
21 these people from doing that. It's not like we
22 are standing in the hallway in the evenings.
23 We're also seeing it with some of the nurses
24 aids that are taking the garbage out for the
25 residents, and instead of going out to the

1 dumpster they're just going to the garbage shoot
2 and leaving bags of all kinds of stuff.

3 Just in the time I have been here in
4 three months there was a giant, a big tortoise
5 down in the garbage shoot, literally this big,
6 and at the bottom of the garbage shoot, all
7 kinds of things, underwear, diapers, everything
8 you can imagine just dropped straight down this
9 garbage shoot. It's something we have got to
10 address if we're really serious, which I know we
11 are obviously.

12 One of the issues we have is the amount
13 of money we're spending on extermination.
14 Exterminators basically live here. Cavanaugh,
15 they're here every day just re-exterminating and
16 doing this star pattern thing they do for bed
17 bugs. But they're here every day. And we're
18 just spraying for the sake of spraying as long
19 as we keep feeding the rodents and pests.

20 Pre-REAC inspections occurred this past
21 month. We had a company in here that did
22 pre-REAC. They noted all our deficiencies. The
23 problem with -- and you'll see really just one
24 picture I wanted you to see, is a hole in the
25 floor of one of the units. It was a hole that

1 stemmed from an air conditioner leaking water
2 and the floor rotting, and got a big hole in the
3 floor. But there's a whole host of issues you
4 get from REAC, small to large, across the board.
5 The problem we have, there's not a lot of time
6 between pre-REAC, which just occurred this
7 month, and HUD REAC, which will occur towards
8 the end of October, early November. Correct,
9 Douglas?

10 MR. PRIESTER: Correct.

11 MR. KINARD: So we don't have much time
12 to deal with a lot of deficiencies. We can deal
13 with higher level deficiency, but not a lot of
14 the minor deficiencies. REAC doesn't take long
15 to get your score beat up by a bunch of site
16 level deficiencies that need to be taken care
17 of. So we are attacking some of the bigger
18 stuff, like the hole as we speak right now.
19 That hole is already covered and will be redone
20 shortly. But I don't think we're going to see a
21 significant REAC bump until probably our next
22 go-around, because we're going to need a
23 strategic plan to deal with a good six to eight
24 months worth of real issues. I'm seeing too
25 many site conditions that we will be dealing

1 with over a period of time, and there's no way
2 to rush through it in 30 days and get there.

3 I also want to note, may or may not
4 be -- I think I see Mr. Harris and Mr. Jones, if
5 you gentlemen would stand up. We hired two
6 part-time Section Three workers. They've been
7 working very diligently on landscaping and
8 building work throughout the community. They're
9 supervised right now by Mr. Terry Findley who's
10 on the staff. They're doing a fine job. Every
11 day -- they have showed up to work every day,
12 they're working hard every day and setting a
13 good example. Wherever we put them they're
14 getting it done. And if we have to get back out
15 there and do it again they'll do it again. But
16 I just wanted to introduce the board to our
17 latest hires.

18 We have the senior WISE program which
19 is a Wellness Initiative For Senior Education.
20 I know they're not here, I forgot to invite
21 them. But we just completed a six-week free
22 program for seniors at building 31. This group
23 was referred to me by Commissioner Robinson, and
24 they turned out to be just absolutely
25 phenomenal. They sit down with the seniors in

1 the morning, they provide free breakfast, they
2 talk about everything from the whole aging
3 process to medicine management, the effects of
4 alcohol and over-the-counter medications. The
5 seniors just absolutely love it. The only
6 problem is it's six weeks long, and it was in
7 building 31. They're going to be starting here
8 in building 39 at the end of September. You can
9 see the flyer in your package. We will be
10 getting that flyer out next week. But from
11 September 29th through October 24th they'll be
12 doing that here, and then they'll roll over to
13 Ann Street after that and do it. And it really
14 has been a wonderful program.

15 CHAIRWOMAN DENMAN: Are we going to be
16 able to take that to Manahan as well for the
17 seniors in Manahan?

18 MR. KINARD: Yes, I'm sure that they
19 will. There are some other programs they offer
20 that they're really interested in bringing over
21 to Manahan. But I tend to forget about that
22 group of seniors in Manahan. There's certain
23 ones I don't forget about. I see them quite a
24 bit, that group in the building at the end. So
25 yes, this is a program that I'm sure -- I

1 haven't talked to them yet, but I'm sure they'll
2 be receptive.

3 Last but not least, probably the most
4 important on this is RAD, the Rental Assistance
5 Demonstration Program. We paid a lot of
6 attention to this past month. A lot of it has
7 to do with the fact that come September 4th
8 there's a deadline for application under RAD.
9 Under what is their new I guess admissions of up
10 to 450,000 units across the country. And if you
11 think of that number it's actually pretty
12 amazing, because there's only 1.2 million public
13 housing units in the entire country, so every
14 time HUD is issued one of these they've been
15 oversubscribed. The issue, they wanted 85,000,
16 they ended up getting 185,000 applications. So
17 we're getting to the point that we're getting
18 close to 50 percent of public housing either
19 showing interest in RAD, whether or not they
20 complete the program we will see, but showing
21 interest in RAD. And we had five meetings this
22 past month with the residents to discuss RAD to
23 really go over what the program is, what we're
24 looking to do in the form of submitting an
25 application, the amount of interaction we will

1 need with the residents kind of moving forward.

2 And essentially in a nutshell you have
3 a PowerPoint presentation in your package that
4 we used as a footprint for the discussion. You
5 also have some kind of frequently -- some
6 frequently asked questions from a tool kit that
7 was provided. I think it's important to just
8 look at it from a 30,000 foot point of view,
9 because that's where we are right now. We are
10 looking at RAD, which is the conversion from
11 public housing to Section Eight, as giving us
12 the ability to get private debt into public
13 housing, and fix the chronic issues, the
14 distressed issues that have plagued us for many,
15 many years. Public housing Section Eight does
16 not allow private debt. You can't borrow money.
17 You can't do tax exempt bonds. You can't do
18 those types of things. So really you're at the
19 whim of whatever Congress gives you on an annual
20 basis. And because that's fluctuated so much
21 over the last 20 years, there's been a lot of
22 physical needs that have not been taken care of
23 no matter which housing authority you are. It's
24 a major problem.

25 So what we want to do is we'd like to

1 apply for RAD, we'd like to hopefully get in,
2 get accepted and get a CHAP from HUD, and if we
3 get in, which we find out about 60 days or so
4 after we apply, we're then given about 180 days
5 to put our financial plan together. And during
6 that period of time we'd be looking to find a
7 private partner, develop a partner who will put
8 their people on, the engineering effort and
9 financing effort to look at all the numbers so
10 we can really work out what our working
11 relationship would be.

12 Under RAD the sites remain affordable
13 housing for either 15 or 20 years depending on
14 the financing mechanism utilized, PBRA versus
15 private-based voucher, and then there's an
16 automatic renewal so it's another 20 years after
17 that. It's really a preservation program for
18 public housing. This is really one of the last
19 things that I think HUD has out there right now.
20 Hope VI money is not really out there, Choice
21 Neighborhood, very hard to come by, not really
22 out there. So people are trying to really fit
23 into RAD and doing some really good things.

24 There is a Choice Mobility requirement,
25 so if we do do RAD, while we're responsible for

1 moving people if we have to move people while
2 the work is being done, after one year of living
3 in the public housing, now Section Eight
4 housing, or two years, depending on which one we
5 utilize, you can ask for a voucher as a
6 resident. If the housing authority has a
7 voucher the housing authority has to provide you
8 that voucher via Choice Mobility. If it doesn't
9 have that voucher you wait on a waiting list,
10 but there is that option.

11 So it's not exactly like Section Eight
12 where you're given that voucher and you can go
13 move to Miami Beach or wherever you want to go
14 right away, it's a project-based voucher that
15 sticks with the unit. But there is a Choice
16 Mobility component. I think most importantly, I
17 know for the residents and for you especially,
18 Commissioner Banks, is the protections are there
19 in RAD that were there in public housing. You
20 have the ability to mobilize, have resident
21 councils, have the ability to grieve in the
22 event there's an eviction. The advocates really
23 made sure that many, if not all, the protections
24 were there in this system that were in the
25 public housing system.

1 And that's about it absent any
2 questions.

3 CHAIRWOMAN DENMAN: Commissioner Banks?

4 COMMISSIONER BANKS: Thank you,
5 director. The garbage shoot abuse and
6 maintenance, obviously they were there before
7 you got here. But why garbage shoots? Why
8 can't they just bag up their garbage and take it
9 out to the garbage? Because education on how to
10 take out your garbage, I don't understand that.
11 Because you bag up your garbage and you either
12 put it in the shoot or you take it and take it
13 out to the garbage. People are not being
14 considerate of their neighbors, and the health
15 hazards of the mice droppings and the roaches
16 and all of that. You said that it's going to be
17 shut down for a time to be cleaned, and then
18 after that are there going to be any kind of
19 consequences once it's being monitored?

20 MR. KINARD: Yes. I think -- first of
21 all, excellent point. Two-fold. One is it's
22 probably ten percent of the residents that are
23 causing this entire problem, and the nurses aids
24 that don't even live there. Right. So they're
25 on their way out, let me just do this and keep

1 moving. So it was here before I got here.
2 People are used to it. And I thought instead of
3 just saying, this is it, seal it up, because we
4 did do that where I came from in Newark, don't
5 use garbage shoots anymore. Because of this
6 problem, we just stopped it, welded them shut
7 literally.

8 But before we went for that I thought,
9 let's go with the yeoman's effort. Because it's
10 not as bad in Ann Street as it is in this
11 building, and it's not as bad in this building
12 as it is in 31. So there's people using this
13 appropriately. And I thought let's go with this
14 effort, let's clean them up, let's go with some
15 education, let's go with some enforcement. If
16 we can control it that way we're okay. If it
17 just keeps persisting, then we are going to have
18 a different conversation.

19 COMMISSIONER BANKS: One more thing.
20 The loitering in Manahan Village is outrageous.
21 It's simply outrageous in front of buildings 34
22 Flagler Street and behind building 32 Flagler
23 Street. The smoking, the drinking, the
24 gatherings, the noise. In front of 34 Flagler
25 Street that fence is almost completely down.

1 People park there and it's like a party. I can
2 understand why some tenants may be fearful of
3 saying anything because they don't want, you
4 know, anything to happen to their vehicles or
5 some kind of retaliation or something. But I'm
6 going to tell you something, it's shameful and
7 it just sets a bad image for Manahan Village. I
8 don't know what attracts them to 32 Flagler
9 Street. Well, 30 Flagler Street, behind 30.
10 They just sit there on their little ledge and
11 just gather.

12 And the worst thing about it is the
13 majority of the loiterers don't even live there.
14 So the question again is, the money that we
15 spent for those cameras, what in the world are
16 we going to do. Because it is just -- I have to
17 threaten to throw boiling water on people on 32
18 Flagler Street underneath my fire escape. Kids
19 have been throwing bottles up on my fire escape.
20 I smell weed. And it's just the hotter it gets,
21 especially at nighttime, it's just crazy. And
22 on the weekends, if there's something going on
23 at Caldwell playground, residents are not going
24 to have a parking spot, they're just not. And
25 they're going to be leaning up against that

1 fence, smoking, joking and having a good time.
2 This has been an ongoing problem, and we've got
3 to do something. It's not fair to residents.
4 It's just isn't. And double blocking, and
5 double parking. And just no regard whatsoever.
6 And we got to do something. We got to let the
7 residents who care about this issue see that we
8 are doing something about it. Because it's been
9 an ongoing thing year after year after year.
10 And we just got to do better. We got to come up
11 with a plan.

12 MR. KINARD: So that will become one of
13 the areas that I focus on a bit more. Some of
14 this other stuff a getting under control. What
15 I would suggest is you join me with maybe one or
16 two other commissioners and some residents and
17 we go sit down with the police chief and have a
18 conversation.

19 I'm willing -- the cameras are
20 wonderful tools. But people that -- just like
21 the garbage shoot, they have a habit of hanging
22 out in the same area. Some of these people have
23 probably been hanging out there for a decade
24 now. It's become this -- those are the spots.
25 Others are brand new but they know somebody in

1 the community. They're not going there and
2 don't know anyone. I think if we sit down with
3 the police chief we can move a foot, or a yard,
4 or whatever we need to move in terms of -- even
5 thinking through some budget things. Maybe
6 there's a little bit of money we can put to
7 something else he can do to bring that in there.
8 But he's the only one with arrest powers. He's
9 the only one they're really going to respect
10 long term, and he's got to put something down
11 there.

12 But I'm willing to go, I'd love to sit
13 down with you and a couple of residents, go
14 there in force as opposed to just me saying,
15 hey, I'd like for you to really work on this
16 problem with me.

17 COMMISSIONER BANKS: But just like that
18 garbage shoot and all those loitering and
19 smoking and drug use and loud music, you say,
20 well, you know, this is my apartment, it's your
21 apartment, it's not your home. You have other
22 residents. You have neighbors. And so what you
23 do affects the people around you. I mean, if
24 you want to throw your garbage any kind of way,
25 do it on your own property. Why should I have

1 to suffer and have roaches and rats. It's like
2 you're saying I don't care about you. I don't
3 care that you have a child who has asthma or you
4 trying to get to sleep and I got people gathered
5 out in front lollygagging around and stuff and
6 trashing the place and stuff. You have to
7 consider your neighbors. Because you're not
8 living in a private community. You don't own
9 the property.

10 So that's all I have to say.

11 CHAIRWOMAN DENMAN: Thank you.

12 AUDIENCE MEMBER: Somebody got the
13 attitude and say, I pay rent.

14 CHAIRWOMAN DENMAN: So members of the
15 public, we do want to hear from you, but I would
16 ask you refrain comment until we get to the
17 public session. Okay?

18 AUDIENCE MEMBER: All right.

19 CHAIRWOMAN DENMAN: Thank you.
20 Councilwoman Davis would like to make a comment.

21 COUNCILWOMAN DAVIS: Just for the
22 record, you and I have spoken about reaching out
23 to the police chief, and certainly it's about
24 your availability and you making yourself
25 available. I can pass that information on to

1 Jillian who will see to it our police chief can
2 meet with you. I can just tell you from
3 personal experience, I have been on for three
4 years, and every year, you know, as spring
5 approaches that's one of the biggest complaints
6 from the residents in Manahan Village,
7 specifically with the loitering, so we try to
8 beef it up with the police. But we've never
9 really had any support from the housing
10 authority willing to enforce it or willing to
11 make it a serious issue. Like Ms. Banks said,
12 there needs to be repercussions for the
13 residents who are housing these parties, you
14 know what I mean, inviting these people. I know
15 a senior resident in Manahan Village is afraid
16 to come out of her house because of someone who
17 visits her neighbor. And that's not okay. But
18 there needs to be some sort of repercussion,
19 serious repercussions. Because if you're
20 threatened to get put out of your apartment for
21 keeping a million people in front of your house
22 you might reconsider.

23 MR. KINARD: Uh-huh.

24 CHAIRWOMAN DENMAN: Okay.

25 COMMISSIONER SCHMIDT: On the RAD

1 program, are you proposing submitting all
2 properties into the program, or you can choose
3 which properties you want?

4 MR. KINARD: Right now we're proposing
5 submitting all of them in there. Because again,
6 we will have 180 days to do a plan, and during
7 that period of time we will figure out
8 financially if it works. Within that 180 days
9 you can pull one or all of them out. So it's
10 like get them in, let's get an analysis done of
11 them all, let's look at the plans, the
12 developers, they come back and say they can work
13 with us, and then we decide which way we want to
14 go.

15 COMMISSIONER SCHMIDT: Do you have to
16 approach, once they're approved, do you have to
17 approach them individually, or can you approach
18 them combined? In other words, the developer
19 has a plan for multiple properties and they can
20 be combined and the funding -- they don't have
21 to be individual?

22 MR. KINARD: No, they don't have to be
23 individual.

24 CHAIRWOMAN DENMAN: Okay. Thank you,
25 Mr. Kinard.

1 Committee reports. I'll start with
2 you, Commissioner Banks.

3 COMMISSIONER BANKS: All right. We've
4 had a few meetings about organizing a resident
5 council. We have a lot of interest. We finally
6 got some folks that are willing to be on the
7 election committee to help oversee the election
8 process. However, I have been having a hard
9 time finding an outside third-party to oversee
10 the election committee. I'm waiting back from
11 the NAACP Vanessa Brown, and I'm waiting for a
12 call back from the election -- another person
13 from the election board. I talked to a
14 gentleman named Gary, and he says normally the
15 election board only helps to rent the voting
16 machines, whereas I told him we probably don't
17 need a voting machine. And so he says that's
18 really their limit. But he did give my name to
19 one of his supervisors. I didn't hear from her
20 today. But I will be following up, harassing
21 them tomorrow.

22 And a couple of residents have been
23 asking me is the resident center on track for
24 completion, if the resident center is on track
25 for completion.

1 And one more thing, the tree service
2 stump at 32 Flagler Street for that tree that
3 was taken down, the contract for that tree
4 service in that contract, did it include
5 removing the stump as well? Because if not that
6 stump is still there. So I was just wondering,
7 was that included in the overall contract? And
8 in speaking to Sonny I thought he said it was.
9 But the stump is still there months later.

10 MR. KINARD: I don't want to speak out
11 of turn, so I'll check.

12 COMMISSIONER BANKS: Because I hope we
13 haven't paid him because he didn't complete the
14 job if that was part of his contract.

15 MR. KINARD: I don't want to speak out
16 of turn. I'll check to see what was part of his
17 contract. In any event, we can get the stump
18 removed. It should have been removed.

19 With regard to the resident center, the
20 greatest mystery out there, the resident center
21 is not on track, however, it is on track. So
22 you start peeling an onion and really find out
23 what's underneath. The reality is the resident
24 center involves several contractors. The main
25 contractor right now is the contractor that has

1 to put the system on the roof, not the roofer
2 that does the changes out on the roof. Some of
3 the work just started, barely just started. And
4 the contractors got together, and the roofer
5 felt that the contract should be completed by
6 August 26. The construction management firm
7 sitting in that meeting from what I'm told
8 agreed August 26. And the company that has to
9 do the major work, which is lift this big
10 material up top and connect it so that the HVAC
11 system works, also I'm told agreed to August 26.
12 So when I sat down with the construction manager
13 I was told August 26 everything will be done.
14 So what I did was I said, all right, that means
15 mid September you guys are really going to be
16 done. I just didn't believe they'd finish on
17 time.

18 Now there's a string of emails going
19 back and forth in which the contractor on the
20 HVAC is saying, wait a minute, look at my
21 contract, my -- I'm sorry, my notice to proceed
22 in my contract says I have until October 26th to
23 complete this work. And the construction
24 management firm LAN is saying, wait a minute,
25 but you didn't need all that time, you said you

1 were going to complete by August 26th. So now
2 what's happening is basically that company, who
3 has already ordered this major component,
4 already has this in their yard, so you can't
5 really terminate them because then you got what
6 they have already paid for, what you have paid
7 for, is basically saying, I'm asserting my
8 rights under the contract to use the entire
9 contract period, which is until October 26th.

10 So technically, no, we were under the
11 belief August 26 this thing would get done,
12 reality, as I'm looking at it now, and I just
13 found this out Thursday of last week, and was
14 furious, but the reality is there's little legal
15 recourse based on the contract that we've
16 entered into with Amco, they have until October
17 26th.

18 COMMISSIONER BANKS: So has LAN used
19 this company before?

20 MR. KINARD: I sure hope not. They're
21 arguing back and forth in these emails. It
22 doesn't seem like they worked together before.
23 But you never know with these contractors. What
24 tends to happen with these contractors, in the
25 summer months they take on school work,

1 elementary and high school work, and put
2 everything else by the wayside because they can
3 get paid a whole lot of money. And I tend to
4 believe that's what happened here, is they had
5 wishful thinking, got this contract, and the
6 fact of the matter is they couldn't get it done
7 when they needed to get it done, and the housing
8 authority got put way back.

9 COMMISSIONER BANKS: How many other
10 projects do we have going with LAN?

11 MR. KINARD: I know of one more, which
12 is the brick pointing next door.

13 COMMISSIONER BANKS: Is that scheduled?
14 Is that on time?

15 MR. KINARD: Well, that is scheduled --
16 well, it's not not on time. That is scheduled
17 to begin this -- in fact, you'll see the crane
18 out front. That is scheduled to begin this
19 coming week.

20 COMMISSIONER BANKS: And the finish
21 time?

22 MR. KINARD: I'd have to get back to
23 you. I want to look at the contract. I don't
24 want to go by what LAN tells me.

25 COMMISSIONER BANKS: Thank you.

1 CHAIRWOMAN DENMAN: Can I interject,
2 and tailgate on Commissioner Banks insofar as
3 LAN's responsibility in accordance with the
4 terms of their contract? I believe they are
5 responsible as program and project directors,
6 correct, regardless of which work is being done.

7 MR. KINARD: That's correct.

8 CHAIRWOMAN DENMAN: So can't we -- I
9 mean, because they're the ones that are not --
10 they're behind.

11 MR. KINARD: Again, the problem is the
12 documentation that was signed by this housing
13 authority gave these contractors this period of
14 time to get the work done. So it's hard to
15 enforce on anybody right now because LAN will
16 say, well, technically we have until this time.
17 Everybody is using that right now. Of it all,
18 LAN is actually pushing, and I think they're
19 pushing largely because I pulled them in and sat
20 them down and said, when is this going to be
21 done, and they gave me a date. And then I turn
22 around and said, we're two weeks away from that
23 date, I don't see anything going on in the
24 center. So they're pushing. I don't think LAN
25 has done a good job here per se. But the fact

1 of the matter is there's nothing -- we have no
2 legal recourse based on what's been executed.

3 CHAIRWOMAN DENMAN: I appreciate that.

4 MR. KINARD: Joe, you feel differently?

5 MR. MANFREDI: I don't disagree. The
6 spec times came from LAN's proposal on the
7 notice, and I agree with the director.

8 CHAIRWOMAN DENMAN: Commissioner Vega,
9 do you want to report on buildings and grounds?

10 COMMISSIONER VEGA: Absolutely. First
11 of all I'd like to give Keith kudos on
12 everything he's been doing. For the past few
13 weeks I noticed the work being done on the
14 stairs that were in poor, poor shape. So with
15 respect to building 28 Flagler Street, I'm not
16 going to get into the smaller things, I think I
17 can talk to you about things that should be
18 normal work orders. But some of the things that
19 stuck out was building 2809, there's a grill out
20 there. I don't know if that's a big deal. I
21 think it should be removed instead of left
22 outside in the front. Building 30, the fire
23 escape, the access to all the apartments are
24 available on either side of the fire escapes.
25 It's a constant thing. It's always down on the

1 ground. If I lived in that building I would be
2 a little bit scared with all the loitering that
3 goes on between those two buildings.

4 The mail box is extremely, extremely
5 filthy dirty and moldy. Behind building 22
6 Clyde Potts, maybe we can get our new guys to
7 help out, there was way too much brush and
8 falling tree limbs down there to cause a --
9 there's actually several areas that you can see
10 the empty containers left behind which are like
11 hiding spots behind 28 Clyde Potts going up from
12 Clyde Potts to the main stairwell on the left.

13 Coming down on Flagler Street where the
14 steps would be finished next to building nine
15 and 13, that retaining wall would be great if we
16 could put a dark coat of stain on it. Looks
17 like fighting some type of graffiti artist and
18 stays there all the time. It would be better to
19 just do the whole thing, not just a four, five,
20 three area, just do the whole thing and it would
21 look a lot nicer. It's right next to 13 Flagler
22 Street, right in front of it.

23 The GFIs are all exposed, everyone is
24 plugging in their phones, hanging out their
25 radios along the side of the buildings.

1 And as far as the smoke alarms, I think
2 that's great that we're getting those things
3 updated. Something I was talking about before.
4 I think that the problem definitely stems from
5 the apartments and the hallways being in unison.
6 So what we should do is get the hallways
7 separated with a bit of that education for the
8 tenants to -- like you said, you decide you want
9 to go over to your house, boil some eggs and
10 burn it up, it would only stay inside. In the
11 hallways you won't have that problem, and
12 correct it before the fire department. That
13 might be the best way to handle that. Like I
14 said, I'll get back to you on some of the other
15 smaller things I think that need to be dealt
16 with but that can help.

17 I'm looking at the billing for the
18 sewers and what we pay every year, and every
19 quarter, I think it's almost imperative maybe we
20 have an another educational -- something to
21 educate the tenants that toilets running all the
22 time, faulty faucets, all that dripping, all
23 those toilets people are used to letting run is
24 why our bills are \$30,000 a month on utilities.
25 It's something that I think we can easily handle

1 with our own maintenance staff.

2 That's all for now.

3 MR. KINARD: Thank you.

4 CHAIRWOMAN DENMAN: Thank you,
5 commissioner. Commissioner Schmidt?

6 COMMISSIONER SCHMIDT: Nothing to
7 report from the personnel subcommittee
8 standpoint. Finance subcommittee, Keith was
9 kind enough to walk me through prior to this
10 meeting some of the budget items we're going to
11 talk about tonight. Nothing to report
12 otherwise.

13 CHAIRWOMAN DENMAN: Okay. Terrific.
14 Old business. I don't think we have any old
15 business.

16 Schedule of bills. Can I get a motion
17 to approve the schedule of bills?

18 COMMISSIONER SCHMIDT: Just a quick
19 question. Keith, this is something we've been
20 kind of approving on an ongoing basis. We ask
21 questions here or there each month. Have you
22 been able to take a look and get involved in the
23 schedule of bills preparation process, or not
24 quite yet? What's your feel been so far?

25 MR. KINARD: I've definitely taken a

1 look. I haven't been able to get as involved in
2 it as I'd like to. So I'm probably 50 percent
3 there. I know everything on the schedule of
4 bills but I definitely haven't been here long
5 enough to know the various contractors, all the
6 scopes and all those things. It's going to take
7 me a little longer to be 100 percent comfortable
8 with it.

9 COMMISSIONER SCHMIDT: What's your best
10 practice view from what you have seen in the
11 past. In terms of our review and approval, are
12 we taking the right approach, are we approaching
13 it differently?

14 MR. KINARD: That's a great question.
15 Based on what you're given right now I think
16 you're taking the only approach you can take,
17 which is a pretty good approach. What you're
18 doing here is very similar to what I've seen at
19 the agencies I've worked at. I haven't seen
20 things done that much differently. The one
21 thing that I haven't seen happen here as much
22 that I'd like to see happen a little bit more is
23 what happens when we have problems with
24 contractors who have performed poorly in the
25 past. How do we make sure we designate them, A,

1 they don't get future work from us or, B, we
2 report them to the requisite authority HUD. And
3 all though things, i.e., the resident center, we
4 just had that conversation. So I don't know how
5 that -- because I haven't been here long enough
6 to see if you're doing that or not. That's one
7 of the things I'd like to really see happen.

8 COMMISSIONER SCHMIDT: One thing I
9 thought might be helpful going forward is you
10 insert yourself more with any exceptions or
11 things that aren't expected that show up on the
12 schedule of bills. A lot of this is routine
13 every month. We had a summary said hey, x is
14 due this, Y is due this, and got us to where we
15 might want to have this conversation point
16 during the meeting. If it's status quo, state
17 that, and might make it easier for the folks.
18 Otherwise, I didn't see anything here that
19 wouldn't be worth passing this month, so I'll
20 make a motion we approve.

21 COMMISSIONER BANKS: Second.

22 (Whereupon, roll call was taken with
23 all members voting in favor.)

24 CHAIRWOMAN DENMAN: And we move on to
25 the resolutions.

1 MR. KINARD: Okay. So you should now
2 have six resolutions, originally three. There
3 was a couple that were last minute Christmas Eve
4 type resolutions that we got to.

5 The first resolution I have in front of
6 me is a resolution approving and authorizing the
7 rejection of all bids for the accessibility
8 upgrades at 45 Orchard Street. You may recall
9 that there was a bid that was put out to put a
10 handicap accessible ramp at 45 Orchard Street
11 building that's being used by the Hispanic
12 Affairs Council. The sole bid submitted was by
13 Subrecko (ph) Industries in the amount of
14 \$69,212. That bid far exceeded our cost
15 estimate. I think our cost estimate was
16 somewhere in the tune of \$33,000. Almost
17 doubled, more than doubled that amount. So we
18 are at the point we are not prepared to proceed
19 with this, we want to reject the bid formally.

20 COMMISSIONER SCHMIDT: I'll make that
21 motion.

22 COMMISSIONER VEGA: I'll second.

23 (Whereupon, roll call was taken with
24 all members voting in favor.)

25 MR. KINARD: The next resolution is a

1 resolution approving -- authorizing the lease to
2 purchase of two maintenance vehicles from Beyer
3 Ford. Beyer Ford is located at 35 Williams
4 Parkway, East Hanover. The reason for this
5 resolution is we've got a vehicle that needs to
6 be replaced. It's a van in our inventory that's
7 in really, really bad shape. Rusted out kind of
8 on the sides, bottom. Doesn't have a ton of
9 mileage on it, just bad shape, something
10 happened over time. It needs to be replaced.

11 We also are doing a lot more
12 landscaping. I predict we are going to be doing
13 a lot more winter work in terms of salt and snow
14 removal and those things, utilizing the Section
15 Three workers along with the other folks. And
16 we need a pickup truck that has hauling
17 capacity, but also we can put a snowplow on the
18 front of it. We'd also like to attach on the
19 back side of it a hydraulic lift at some point.
20 It's a lot cheaper than getting one that
21 actually built in the truck, it's a lot more
22 expensive as we look at it that way.

23 We like to go the lease option because
24 the lease option hits us a lot less on an annual
25 basis. So the van is priced at \$25,056.59, the

1 truck is priced at \$33,727.50, but the annual
2 lease payments are \$5800 and \$7800 respectively
3 in terms of a budget hit. And that's why we'd
4 like to do it.

5 CHAIRWOMAN DENMAN: Okay.

6 COMMISSIONER VEGA: I have a question
7 about that. Keith, I don't know if it's
8 currently in use right now, but does the housing
9 have a vehicle log-in sheet where it states
10 where a driver might be taking the vehicle to
11 and from, time, the time they go, the time they
12 arrive, and their destination? Do we have that
13 in place?

14 MR. KINARD: So they had one in place,
15 I asked the same question, they're not using the
16 one they had in place now, and we are about to
17 put back in place as we actually had some damage
18 to one of our vehicles and couldn't figure out
19 who had it and where they were. So by the time
20 we get back together next month that will be in
21 place.

22 COMMISSIONER VEGA: Excellent. And
23 last thing is the two new vehicles, are they
24 going to take away from the parking that was
25 just added?

1 MR. KINARD: They will not be parked
2 down here. The two new vehicles will be
3 parked -- obviously we're taking a van out of
4 our inventory so really it's only one additional
5 vehicle, and that will be up at Ann Street.

6 COMMISSIONER VEGA: Awesome. Very
7 good. That's all I have.

8 COMMISSIONER BANKS: I'll make a motion
9 to accept.

10 COMMISSIONER ROBINSON: Second.

11 (Whereupon, roll call was taken with
12 all members voting in favor.)

13 MR. KINARD: The next resolution is a
14 resolution to approve the housing authority's
15 budget submission to the state. The state
16 actually requires that we produce an annual
17 budget. We have worked on this budget, and we
18 have Amy Morgan here from our fee accounting
19 firm that can talk a bit about the budget. We
20 will have slightly more revenue this year as a
21 result of believe it or not appropriations. So
22 we're going to have some more money that comes
23 in. And we're looking forward to a good
24 upcoming budget.

25 I don't know, Amy, if you want to point

1 out any of the highlights.

2 MS. MORGAN: Overall the revenue is
3 expected to exceed total expenses that are being
4 budgeted by approximately \$67,000.

5 COMMISSIONER BANKS: Can you come up to
6 the microphone?

7 MS. MORGAN: Sure. The overall
8 highlight would be that the revenue is expected
9 to exceed the excess of -- it's supposed to
10 exceed expenses that are being budgeted by
11 approximately \$67,000.

12 MR. KINARD: Versus last year, Amy?

13 MS. MORGAN: Last year, it was about
14 \$50,000 last year. So some of the areas that
15 are changing, the tenant revenue is higher this
16 year than it was budgeted last year. That's a
17 function of projecting it out based upon the
18 current rent rolls and rates that are being
19 charged. So what's being budgeted is in line
20 with this year's actuals.

21 Some of the expenses are being
22 reallocated, and they're trying to incorporate
23 some of the things we talked about tonight
24 already. You might want to speak a little bit
25 more about some of the -- with the staff changes

1 and trying to -- you're trying -- he's trying to
2 reorganize, create some new positions so they
3 can better serve the tenants. Bring an in-house
4 attorney in to lower some of the outside legal
5 fees somewhat. I don't know if you want to
6 speak about that more or --

7 MR. KINARD: Yes.

8 MS. MORGAN: That's a change.

9 MR. KINARD: Just want you to cover the
10 overall first.

11 MS. MORGAN: As far as on the expense
12 side, you've done some repairs this year in
13 excess of what we had budgeted for the current
14 year. Some of that was due to storms and things
15 like that. As was already spoken about, we're
16 trying to do some additional repair work going
17 forward into the new year. So we have kept the
18 budget for repairs in line with what they're
19 running this year actual.

20 And then as far as utilities, utilities
21 have been running higher than you have
22 traditionally budgeted, so we increased those
23 somewhat.

24 The vehicles that we just talked about,
25 those have been put into the budget as well.

1 And all those things had resulted in, as I said,
2 started out, the revenue is expected to exceed
3 the expenses, overall expenses by \$67,000.

4 And if you have got the actual -- I
5 don't know if you're looking at the budget
6 packages, if you have them at all or need to
7 refer back to them at any point, the state
8 package is the one that looks like this, it says
9 DCA on it. About two thirds of the way through
10 it there's some pages that are numbered F1, 2,
11 3, those are where the financial information
12 lies. So that has the detail there.

13 MR. KINARD: Amy, could you also cover
14 a little bit about the capital fund?

15 MS. MORGAN: The capital fund for the
16 budget year is actually already approved, and
17 that's going up to \$954,000, last year, the year
18 we're in, it was approved for \$620,000.

19 Approximately 230 of that, of the budget for the
20 954 is going towards your debt servicing, so the
21 rest is an increase. And you've got some things
22 I think in mind for that.

23 MR. KINARD: But the 230 is the same as
24 the 230 this year?

25 MS. MORGAN: Yes. So further in the

1 package there are some schedules for the capital
2 fund expenditures. The 954, about 230 would be
3 for your debt servicing, which is pretty
4 consistent year to year. That leaves you with
5 \$727,000 to be spent on projects.

6 MR. KINARD: And administration of the
7 projects.

8 MS. MORGAN: Yes, and administration of
9 the projects. The administration of the
10 projects is budgeted at the ten percent of the
11 overall 954.

12 COMMISSIONER SCHMIDT: What's the
13 current interest rate on our debt, do you know?

14 MS. MORGAN: It doesn't -- it's a fixed
15 rate debt, but off the top of my head I don't --
16 I can't tell you that without going back and
17 looking it up.

18 MR. KINARD: Probably a prepayment
19 penalty anyway.

20 COMMISSIONER SCHMIDT: I was just
21 curious, if there was an option to restructure
22 that or --

23 CHAIRWOMAN DENMAN: Somebody asked that
24 question last year.

25 MS. MORGAN: We can go back and look.

1 It would be in the -- last year's audit report
2 would state what the debt --

3 MR. KINARD: It's from a CFFP
4 borrowing. Right?

5 MS. MORGAN: Yes.

6 COMMISSIONER SCHMIDT: You think
7 there's a prepayment penalty for that?

8 MR. KINARD: I'm not sure.

9 MS. MORGAN: As far as future payments
10 go, I think it comes due all said and done, 26
11 is when I think the final payments come due on
12 that.

13 COMMISSIONER SCHMIDT: Okay.

14 CHAIRWOMAN DENMAN: Thank you.

15 COMMISSIONER BANKS: I have a question.
16 I don't know who would answer this, but just
17 bear with me my ignorance on this. So this
18 budget is for our next coming fiscal year.
19 Right?

20 MS. MORGAN: Yes.

21 COMMISSIONER BANKS: So if we vote on
22 this, this has to be voted on tonight?

23 MR. KINARD: Yes.

24 COMMISSIONER BANKS: It does. So would
25 it have made any difference for us if we had

1 gotten this earlier to have time to review? I
2 mean, because I'm new at this. So I'm to vote
3 on something that I really don't understand?

4 MR. KINARD: Yeah. So this is -- we
5 are operating off of the state's budget time
6 table. This is the state's submission. And the
7 reality is we can make changes. We can submit
8 and make changes. This is --

9 COMMISSIONER BANKS: So this is not
10 final?

11 MR. KINARD: No. It's our final
12 statement that we're stating today, but we can
13 amend it, we can make changes.

14 COMMISSIONER BANKS: I have another
15 question. Administrative salaries and fringe
16 benefits. What is fringe benefits?

17 MS. MORGAN: That would be health
18 insurance, pension costs.

19 COMMISSIONER BANKS: Okay. And the
20 legal, the change is based on the assumption
21 that an in-house attorney will be hired to
22 reduce overall legal costs. Our legal costs
23 were extremely high, but I think that was due to
24 the fact that we didn't have an acting director
25 at the time.

1 MR. MANFREDI: Madam Chair, should this
2 be addressed in closed session? I'm just asking
3 whether it should be addressed in closed
4 session, if we are going to talk about any
5 attorney-client matters.

6 CHAIRWOMAN DENMAN: Do you want to --

7 MR. KINARD: I'd rather.

8 COMMISSIONER BANKS: Let's do closed
9 session.

10 MR. KINARD: I'd rather discuss that in
11 closed session.

12 COMMISSIONER BANKS: That's all I have.

13 MR. KINARD: I can give like a --

14 COMMISSIONER SCHMIDT: High level
15 overview.

16 CHAIRWOMAN DENMAN: About the retreat.

17 MR. KINARD: Even kind of philosophy
18 around the budget, where I'm going,
19 notwithstanding obviously things can change, but
20 I'm trying to push much more costs and services
21 to the sites. We are managing 470 units here,
22 and essentially as we speak right now we've got
23 like -- Douglas is almost doing it half time
24 because he has to run the Section Eight program
25 in terms of management. We've got Colleen.

1 That's really it right now. We had one more,
2 but that's really it right now. We don't have
3 any assistant managers. We don't have anyone
4 actually sitting at Manahan Village as we speak
5 right now. Our maintenance staff is not
6 assigned to sites. It's very central. Almost
7 counter to asset-based management from that
8 perspective. So I start with the budget from a
9 philosophy of how do we push more costs to the
10 sites, service to the sites, costs to the sites.
11 Then how do we also look from an operational
12 point of view at whatever we have up here and
13 create more to go down there too. So that's the
14 philosophy behind it. Where we end up we end
15 up.

16 I'm a firm believer we need to have a
17 social service person on board who can bring in
18 programming and oversee programming, because
19 we're just not seeing that across the board.
20 I'd like to see grant writing services here at
21 the agency. I would like to see us have some
22 HR. We have fee accounting, we need a level of
23 fee HR. It's difficult to run an agency like
24 this with HIPAA rules and regulations, all kinds
25 of rules with no one really handling HR. I

1 don't feel comfortable with that. So there are
2 some changes that I'd like to see. I'd like to
3 see our maintenance staff be a little more
4 accountable. I'd like to see the work order
5 calls instead of coming into my office go into
6 the site that actually is responsible for it.
7 So let Manahan Village receive the calls at
8 Manahan Village and let that work be assigned at
9 Manahan Village, work through, and it gets to my
10 office when there's a breakdown. So it's more
11 of a franchise mentality I guess as opposed to a
12 top heavy overhead mentality.

13 In the office what I need is a deputy
14 legal type of person who serves as my second,
15 can really sit there and serve as my second, and
16 can handle rules, regulations along with
17 everything else. And then grant writing, fee
18 accounting. That's pretty much it.

19 COMMISSIONER BANKS: Thank you.

20 CHAIRWOMAN DENMAN: Any other
21 questions? Okay. I'll make a motion to approve
22 the resolution.

23 COMMISSIONER BANKS: Second.

24 (Whereupon, roll call was taken with
25 all members voting in favor.)

1 MR. KINARD: Next resolution, approve
2 the authorizing to enter into a five-year lease
3 agreement for laundry room equipment and laundry
4 upgrades to 31 Early Street, 39 Early Street, 29
5 Ann Street and Manahan Village. Essentially
6 what this does is it takes the housing authority
7 out of the laundry business and puts us in a
8 lease agreement, five years, with a company who
9 will provide brand-new machines, fix up the
10 rooms in terms of new floor tiles, ceiling tile,
11 painting, and will convert us to a card key
12 system versus a coin op system. So right now we
13 are coin op and we're lugging around this giant
14 thing of coins that we have back towards our
15 safe. It's not necessarily safe -- it's not
16 safe for the tenants per se, and it's not safe
17 for us either. There's a lot of machine
18 breakdown because we own the machines, and
19 there's a lot of machine breakdowns. We're
20 responsible for getting someone in to take care
21 of it. We would give up some of the revenue, a
22 62 to 38 percent split in the revenue, so this
23 is not cost neutral, but we are not in the
24 business of running laundromats anyway. And
25 again, this will give us new clean facilities

1 with hopefully better commercial grade machines
2 than what we currently have out there.

3 COMMISSIONER BANKS: Will you add on --
4 are you just going to renovate the ones that are
5 currently here, or will you add on?

6 MR. KINARD: So right now this is what
7 we currently have, but what we want to do is add
8 another one in Manahan Village. In fact, I've
9 had some talks with a couple of residents since
10 I have been -- walked me around, and I've walked
11 around and shown me the need down there. And
12 this particular vendor, because we've had this
13 conversation, will have no problem doing another
14 location in Manahan Village if that's what we
15 desire under the same terms.

16 COMMISSIONER BANKS: Thank you.

17 COMMISSIONER SCHMIDT: Do we pay up
18 front or is it strictly off revenue?

19 MR. KINARD: Strictly off revenue.

20 COMMISSIONER SCHMIDT: Is there any
21 minimal commitment or they're banking on
22 estimates for what the usage is? If everyone
23 stopped utilizing the laundry service would we
24 owe them anything?

25 MR. KINARD: No, if everyone walked

1 away from laundry we don't owe them anything.
2 But they do receive the first wash and dry cycle
3 off every machine. And we found that with every
4 service we interviewed. They had some quirky we
5 get the first wash and dry cycle, it goes from
6 there. That's a buck fifty or whatever it is
7 per machine. It's really not a problem.

8 COMMISSIONER SCHMIDT: Okay.

9 COMMISSIONER BANKS: One more question.
10 You said it's going to be a card system each
11 tenant, and that way you'll be able to tell who
12 was in that laundry room at that time in case --

13 MR. KINARD: No.

14 COMMISSIONER BANKS: That's just for
15 the machines.

16 MR. KINARD: That's just for the
17 machines. Now, there is an option available,
18 and I didn't -- there is an option in which we
19 can put an access lock that ties to the same --
20 where the same card can be used. But the
21 problem I have with that is if that breaks, you
22 know, then all of a sudden the place is locked
23 or the they're propping the door open all the
24 time. It's really not worth it from my
25 perspective.

1 COMMISSIONER BANKS: Probably just
2 simple cameras.

3 MR. KINARD: Cameras definitely. And
4 the cards will be given out for free, do a grand
5 opening celebration, card is free with something
6 on the initial cards.

7 COMMISSIONER BANKS: Thank you.

8 CHAIRWOMAN DENMAN: Can I get a motion?

9 COMMISSIONER SCHMIDT: I'll make a
10 motion.

11 COMMISSIONER VEGA: I'll second.

12 (Whereupon, roll call was taken with
13 all members voting in favor.)

14 MR. KINARD: The next resolution is a
15 resolution really to authorize or ratify the
16 declaration of emergency for some of the work
17 that I talked about in the executive director's
18 report dealing with the deteriorating concrete,
19 the stairs and the retaining walls at Manahan
20 Village. Shortly after I saw this back in July
21 I authorized the work because of the concern of
22 the condition that the steps were in. You can
23 tell from the pictures. And they were also in
24 an area that had a lot of occupied units, in
25 fact, leading up to some occupied units.

1 Victory Craft Construction is who was awarded
2 after we received the quote. And it was
3 \$78,000, which we felt comfortable with in terms
4 of doing this work. They're about two and a
5 half weeks as I mentioned before into the work
6 that's supposed to be six weeks long. And so
7 far we've been monitoring them. They've been
8 doing a good job staying on budget and on time.
9 So I did declare an emergency shortly
10 thereafter, signed the declaration of emergency,
11 but I actually need the board to ratify since we
12 already got the contractor out there.

13 CHAIRWOMAN DENMAN: Okay. Can I have a
14 motion?

15 COMMISSIONER SCHMIDT: I'll make a
16 motion to approve this resolution.

17 COMMISSIONER VEGA: I'll second.

18 (Whereupon, roll call was taken with
19 all members voting in favor.)

20 MR. KINARD: And last but not least
21 from the resolution front is the resolution that
22 would allow us to submit an application to HUD
23 for a CHAP award to convert 29, 31, 39 and
24 Manahan Village into the Rental Assistance
25 Demonstration Program. This is the resolution

1 that obviously we discussed earlier that's
2 required by HUD by September 4th, along with the
3 rest of the package that is being prepared.
4 Part of this resolution requires, or application
5 requires the early education component that we
6 started with the residents. I should add that
7 we did have five meetings to date, one -- we did
8 have a sign language person at one of the
9 meetings, we had an interpreter for Spanish at
10 another meeting, and in the future I got to
11 remember to look at Russian interpreters as the
12 residents told me at 29 Ann, but fortunately
13 they had somebody there. And again, I'm excited
14 to see what RAD might be able to do for us. I'm
15 not naive enough to think it's going to be the
16 answer to all of our questions, but I do think
17 that given the alternative, which is status quo
18 right now, our future is not as -- is pretty
19 bleak if we just base it on a future
20 appropriations. So there's some options and
21 opportunities under RAD to do some really good
22 exciting things. So I'd like to see us have the
23 opportunity to submit an application to HUD.

24 CHAIRWOMAN DENMAN: Excellent.

25 COMMISSIONER VEGA: I'll make a motion

1 to approve that resolution.

2 COMMISSIONER BANKS: I'll second.

3 (Whereupon, roll call was taken with
4 all members voting in favor.)

5 CHAIRWOMAN DENMAN: Okay. New
6 business. Can I just -- probably it was an
7 oversight. On the occupancy management report
8 for August, it's for the month of June. It
9 should say July, because the preceding month's
10 report was for the month of June.

11 MR. KINARD: Yes, that's an oversight.

12 CHAIRWOMAN DENMAN: That's my only
13 comment. And I believe that's all we got.

14 Commissioner Schmidt identified the
15 sequential numbering for the resolution. This
16 lists -- is this truly the first resolution
17 we've approved this year?

18 MR. KINARD: Couldn't find any others.

19 CHAIRWOMAN DENMAN: It could very well
20 be.

21 MR. KINARD: We went through the book
22 for '18, couldn't find any others. I don't know
23 if that's an oversight. But at least in our
24 book back in the office we didn't have any
25 others for this year.

1 MR. MANFREDI: No, I can send them.

2 MR. KINARD: Non-smoking was the end of
3 last year.

4 CHAIRWOMAN DENMAN: I thought we had
5 one or two.

6 COMMISSIONER SCHMIDT: This year.

7 MR. MANFREDI: I can email it to you
8 definitely, make sure that's complete.

9 CHAIRWOMAN DENMAN: Okay. Any members
10 of the public wishing the to address the board,
11 please come up, identify yourself with your
12 address, and we ask that you limit your comments
13 to five minutes.

14 MS. COTTON: Tawana Cotton, 35 Flagler
15 Street. And I would like to request that we
16 could actually get a sign like this that's in
17 all the other buildings, basically talks about
18 no loitering, trespassing. It's just that over
19 the years there were some kids in our building
20 who were constantly ripping them down. And so I
21 feel like now that we have a new executive
22 director and that people see that there are some
23 real changes happening, that we can actually get
24 this put back up. And those kids are a little
25 older now, perhaps they won't tear them down.

1 But I think our building is the only one that
2 does not have any signs in them.

3 I also would like to request a notice
4 go out for my building. People seem to leave
5 that building, the door open, and so people can
6 come into the building at all times of night.
7 And I don't think the residents really
8 understand that is a benefit to us to be able to
9 have a secure lock on the door. But I have
10 had -- there have been instances where people
11 have been intoxicated and come into the
12 building, tried to enter the doors. I know mine
13 definitely. And this was during the daytime,
14 this wasn't even at night. This was during the
15 day. And I was able to call the authorities.
16 And they did find this person passed out kind of
17 by where the wall is, where that grassy area is.

18 So I totally agree with -- I know one
19 of the commissioners brought up education,
20 educating these residents. And I feel like
21 common sense isn't common. So while we might
22 think it should be a given, it's really not.
23 And I think if the residents understood how they
24 are putting others in danger, or even
25 themselves, that we can get more cooperation for

1 this, because I'm concerned. I'm on the first
2 floor. That's where things happen, the first
3 door. The kids luckily are not hanging out so
4 much in front of the building, but we still have
5 the traffic from a lot of the outsiders, and
6 some are guests of people who invite them there,
7 hang out on the wall. And some of them were
8 trying to get up the fire escape by pulling down
9 the ladder, shaking it one night. It was two in
10 the morning. And so when the officer arrived on
11 the scene they -- one was actually drunk and
12 laying down on that wall, and another was caught
13 by the ladder. So the police addressed them,
14 woke that drunk person up to escort them off the
15 property. So this is like a little history of
16 these things happening. They're not the same
17 people, but there are different people coming
18 in. Again, some of the kids have grown up who
19 were making some disturbances in the building
20 and some of their guests, and say, oh, we can
21 hang out here, and hope that tenants don't call
22 on them. So if we can get a letter out to, like
23 I said regarding the door open, and stressing
24 the safety issues, that would actually be really
25 great.

1 Also I was curious, I heard it
2 mentioned about the amount of money we're
3 spending on I guess the water bill with the
4 buildings. Residents don't really even know
5 that. I think people think it's free. But it
6 would be nice if there was some type of meeting
7 where you talked about this is the amount of
8 money we're spending because you don't call a
9 repair in for the toilet. I mean, I had a
10 neighbor who didn't call, I don't know if it was
11 her washing machine, was dripping until I had to
12 call because the water was dripping on my stove,
13 a crack in my ceiling, because they were not
14 calling addressing these issues. I think it's
15 really important that we have a mandatory
16 meeting or mandatory -- a training they can do
17 on the computer but you have to log in and it's
18 recorded. Because without this a lot of these
19 issues will keep going on. I think it's so
20 important to address, to educate these residents
21 about the lights, the whatever, because there
22 may be a day we go towards paying some of these
23 bills, and it would be nice if they understood.
24 I don't know if this money takes away from
25 resident programs or not, but if they did it

1 would be nice if you included that in this
2 information.

3 CHAIRWOMAN DENMAN: Thank you.

4 MS. INESTROZA: Lorena Inestroza, 39
5 Early Street. I just have a few questions. On
6 the left side of the buildings, in this
7 particular building, there's hallways like 111,
8 just say my floor, 111 to 120, and we have these
9 fire doors, A, which are filthy, grimy, dirty,
10 disgusting. And I need to know what the
11 legality is or what the regulation is, because
12 unfortunately these doors trap in every single
13 odor that permeates from certain apartments.
14 Maybe certain tenants that we discussed before
15 should be assessed if they should even still be
16 living independently. We had a situation where
17 a woman came from Staten Island to visit someone
18 who was not home, so she slept in the hallway of
19 our lobby, and when I woke up Sunday morning she
20 was still out there. So she seemed like a
21 little -- I don't know if she was maybe sleep
22 disoriented. I was more concerned for her than
23 I was for anybody's safety. She looked
24 harmless. So I called Morristown PD, and when
25 the officer came to talk to me he was taken

1 aback from the smells that come out. It's
2 embarrassing. It's embarrassing if you have
3 guests over your hallway stinks because your
4 doors are kept shut. So I don't know what the
5 ordinance is, because the other side of the
6 building doesn't have them. So I don't know if
7 there's a way if we're allowed the take them
8 down, if somebody can look into it, if they can
9 be propped open. Could certain tenants'
10 apartments be assessed, because it traps all
11 kinds of, I know my other neighbor is here,
12 traps all kinds of odors in that hallway that
13 sometimes it makes you want to be sick. It's
14 bad.

15 MR. KINARD: I'll take a look at the
16 fire door situation. Usually fire doors,
17 they're supposed to be kept open, and then in
18 the event the alarm goes off the release kicks
19 and it shuts. The oxygen doesn't blow down the
20 hallway and the fire doesn't feed. Yours are
21 shut?

22 MS. INESTROZA: Always. They got
23 raggedy neon orange signs taped on them,
24 probably been there for a couple years. The
25 dirt is embedded into the doorways. I don't

1 think they have ever been washed. The windows
2 are filthy. It's an eyesore.

3 MR. KINARD: I'll take a look at those.

4 MS. INESTROZA: Another question is
5 regarding the community room. Currently the
6 community room shuts at nine o'clock, but some
7 tenants here don't have wi-fi or Internet so
8 they watch TV down here. Is it something the
9 hours could be possibly extended for them? Does
10 it have to be locked at nine o'clock at night?
11 Is there a reason why we lock it? I mean, I
12 know there's a camera that kind of faces in this
13 way. I mean --

14 MR. KINARD: I'm only smiling because
15 I'm not sure who came up with that rule, so I'm
16 looking to see --

17 MS. INESTROZA: It's a community room
18 for residents. Somebody wants to come down and
19 grab a soda at eleven o'clock at night, we don't
20 have -- we don't have a lot of people here with
21 a lot of mobility.

22 MR. KINARD: The concern with the
23 community rooms generally are do we have
24 somebody that's a resident that can open and
25 shut it and be somewhat responsible for the TV,

1 or make sure there's not things going on in the
2 community room that shouldn't be going on. As
3 long as we have somebody that can do that, if we
4 want to extend the hours, if we get -- if I get
5 that request from the residents, I will make
6 sure that we have some -- see if we have someone
7 willing to do that for an extended period of
8 time. And then I don't know -- I don't know why
9 we wouldn't extend it a little longer.

10 MS. INESTROZA: Or keep it open -- I
11 mean, what would be the harm --

12 MR. KINARD: The reason you don't
13 typically keep it open, it's an unguarded area
14 that somebody could, you know, you could get
15 drinking in the area, or someone could fall
16 asleep down here that's not supposed to be in
17 the building, because this is an air conditioned
18 area. So there's all kinds of things that
19 happen in an unmanned community space. So I'm
20 not for keeping it open 24/7, but I can see
21 extending the hours.

22 MS. INESTROZA: Like one of the tenants
23 was, I was in the middle of my movie and told me
24 I had to leave to lock to door. I know the guy
25 who handles that is only following direction,

1 what he's been told to do. So if there's a way
2 we can extend it for people, because there's a
3 handful, the same ones that come --

4 MR. KINARD: There's a way. You can
5 volunteer and have some extended hours. We got
6 you. You got us, we got you.

7 MS. INESTROZA: Okay. Can I get some
8 clarity about the smoking? There's no
9 designated smoking area. We have people that,
10 like I explained earlier, have been warned
11 already they aren't supposed to be smoking
12 there. We have tenants that go over by the
13 parked cars, which I think is a hazard, there's
14 gas tanks and ashes all over people's cars. Is
15 there something we can put into place or is
16 there a designated smoking area yet?

17 MR. KINARD: I did recently get a
18 chance to review the smoking policy that was
19 currently put in place, that was already put in
20 place. Now it's actually going into place
21 legally. And under our current smoking policy
22 there are no designated areas for smokers. I do
23 see in practice, because I see it every day,
24 there are smokers that have designated certain
25 areas. I think we need to sit down -- we're

1 talking about having a strategic retreat. This
2 would be something that we can discuss from a
3 policy perspective at a retreat, looking at
4 designated areas, where exactly if we have it in
5 the footprint that should be. And it's
6 something we should do soon. And so it will be
7 something on our agenda to discuss as soon as we
8 get together for a strategic retreat.

9 MS. INESTROZA: Okay. The automatic
10 doors, like every month or every other month it
11 becomes an issue with the inside door going into
12 the little vestibule area. That shuts extremely
13 fast. We have people on walkers and wheelchairs
14 that are getting doors shutting on them. I
15 don't think it's a matter of 10 seconds before
16 it shuts. I don't know if it's a calibration
17 issue or like -- I don't know anything about
18 that stuff, but the word sounded good.

19 MR. KINARD: Douglas, you're here every
20 day, can you have someone take a look at that.

21 MR. PRIESTER: I sure will.

22 MS. INESTROZA: Another resident asked
23 me to speak about issues with the elevator,
24 people getting stuck in the elevator. Do you
25 know anything about it?

1 AUDIENCE MEMBER: Every now and then
2 somebody gets stuck. Either need to be done
3 over or somebody come in that can really make
4 sure that they run smoothly every day.

5 MR. KINARD: If someone gets stuck in
6 the elevator they would have to contact someone
7 to get out of it.

8 MS. INESTROZA: Fireman came and got
9 the last one out.

10 MR. KINARD: I'll check with the fire
11 department to see how often this is occurring.
12 Because things happen, don't get me wrong. If
13 it's a mechanical issue we need to get an
14 inspector out to get it fixed. I want to make
15 sure it wasn't just a blip. Elevators every
16 once in a while break down no matter where
17 you're at. It doesn't necessarily mean it's a
18 mechanical chronic issue. So I'll check with
19 fire department the same way I did with the
20 amount of times smoke alarms went off, I'll find
21 out how many times the elevator was stuck and
22 someone has to call. If it's anything
23 significant at all, then we will follow up. If
24 not, I'll get an inspector in notwithstanding
25 and figure out if there's -- if it just needs

1 some light maintenance or something.

2 MS. INESTROZA: That's it.

3 CHAIRWOMAN DENMAN: Thank you.

4 MS. FINDLEY: Good evening, my name is
5 Betty Findley, 39 Early Street. I was curious
6 about master antennas. As you all know
7 Cablevision has -- Verizon has, their prices
8 have gotten outrageous. I was curious, would
9 that be something very expensive to do or add
10 that to your budget?

11 MR. KINARD: Master antennas? When I
12 look from the side of this building I see some
13 large antennas already. Someone might have went
14 down that path years ago.

15 MS. FINDLEY: I heard it was.

16 MR. KINARD: Nowadays unfortunately the
17 way they make TVs, those antennas don't work as
18 well with the newer model TVs. They have almost
19 gotten in bed with the cable companies in a
20 sense. So I don't think that's going to work
21 for us in terms of large antennas on the
22 building. But I do agree with you the cable has
23 gotten out of control. I don't know if there
24 are any services out there that provide a
25 minimal level of cable or something for a

1 reduced rate.

2 COMMISSIONER ROBINSON: There is.
3 Certain ones out there for seniors and other
4 individuals on disability can get \$10.00 a month
5 Internet. I'll get you all the information.

6 MS. FINDLEY: Is that one flat rate?

7 COMMISSIONER ROBINSON: I'll get all
8 the information. I don't know off the top of my
9 head. I'll give it over to Keith and he can
10 distribute it to you guys.

11 MS. FINDLEY: A lot of seniors here are
12 on a budget so they come down here to watch TV,
13 the news or whatever. Nine o'clock the room is
14 locked. And that's their source of
15 entertainment.

16 MR. KINARD: Right.

17 MS. FINDLEY: It would be nice to help
18 our budget out too.

19 MS. INESTROZA: Maybe get us free
20 wi-fi.

21 MR. KINARD: There's an opportunity to
22 do that. Actually did do that before. I'll
23 tell you, this is years ago, I don't know if
24 it's still offered, this goes back many years
25 ago, but we actually wired -- had a company, and

1 one exclusively, a cable company in several
2 senior buildings that we owned, and they gave us
3 a reduced rate. Now, you could only have
4 whatever company it was, I think it was Verizon
5 or whatever company that was that we gave the
6 building over to, all the residents would sign
7 up for cable. You couldn't then go out and get
8 Directv or Comcast, you had to be whatever it
9 was, but it was a significant -- it was pretty
10 much like a third of what the cable bill would
11 have been otherwise. So again, I don't know if
12 they still do that or not, if they offer that,
13 but they'll come in the building and do that if
14 they know they have a captive audience, they're
15 going to get a majority of all the people in the
16 building that use cable. So that may be
17 something we can look into also.

18 MS. FINDLEY: One more question. I
19 heard you guys speak about odors in the building
20 from -- I have several neighbors that kind of
21 got early dementia, and their mobile skills are
22 a little slower. Is there anything you can do
23 to just do a wellness check on them from time to
24 time instead of just writing a violation because
25 their apartments weren't clean? You know what I

1 mean?

2 MR. KINARD: Right. So there's a
3 couple of things we're planning on doing. One,
4 we are planning on working with the county to
5 actually get some wellness checks done
6 throughout our entire system. We know we do
7 have some issues that need to be addressed. On
8 top of that, what I'm trying to do in terms of
9 having the appropriate level of managers and
10 assistant managers, because as we speak right
11 now we don't have the manpower to do the
12 housekeeping inspections and all the things that
13 need to get done, along with recertifications,
14 lease-ups, evictions and everything else. We
15 need to be able to get into the buildings and
16 into the units to see what the problems are, to
17 connect them with the services that are
18 necessary to take care of the problems so we're
19 not just wielding a hammer when we find somebody
20 who has a real issue or need. So we are
21 thinking about that. We've talked about it.
22 Again, it will be a strategic retreat issue
23 also. But we plan on coming out with more of
24 those services to help those folks who need the
25 services more.

1 MS. FINDLEY: Okay. Thank you.

2 CHAIRWOMAN DENMAN: Thank you. Just on
3 that note, somehow my name is attached as to
4 this building, and I have been getting emails
5 from Spot On Networks as a multi-family property
6 owner, and it's about free wi-fi at reduced
7 costs. So I have now forwarded it to you.
8 Because I've just been ignoring them for a
9 couple of months.

10 MS. MUTI: My name is Shannon Muti.
11 I'm actually a Morris Plains resident, but I
12 work at Homeless Services in Morristown.

13 CHAIRWOMAN DENMAN: What your address?

14 MS. MUTI: 152 Granniss. I'm actually
15 here because I'm wondering how many vacant units
16 are still open at Manahan Village. I don't
17 think I heard that announced. Are you able to
18 share it?

19 MR. KINARD: Douglas, what are at we,
20 maybe seven?

21 MR. PRIESTER: Seven.

22 MR. KINARD: Seven right now.

23 MS. MUTI: And are you still operating
24 off the old wait list, or is your plan to open
25 the wait list again?

1 MR. KINARD: There are plans to open
2 the wait list. We don't have an exact date
3 right now, because we have more than five or six
4 times what is vacant there right now. But that
5 doesn't mean we're not going to open it in the
6 not too distant future.

7 MS. MUTI: Are there immediate plans in
8 place to fill those vacant units? What is that
9 process like since you're short-staffed?

10 MR. KINARD: They're immediate. We
11 have people in those vacant units working those
12 right now. We have folks offering vacant units
13 right now. So between transfers that we have to
14 do and people on the wait list, we do have plans
15 to operate. I can tell you what typically
16 happens is if you look at us from month to
17 month, if you ask that question next month we
18 may have seven vacant units, but they're not
19 necessarily the same seven vacant units.
20 Sometimes they are, sometimes they aren't. The
21 units move and they turn. And we're trying to
22 get to the point that they turn more quickly,
23 because we don't have the staff. But the ideal
24 situation is that seven that you see from one
25 month to the next isn't the same seven. We got

1 attrition, we've moved people in here, and now
2 this is the new seven. So it should always be a
3 rolling base.

4 MS. MUTI: Okay. Thank you.

5 CHAIRWOMAN DENMAN: You said it fast, I
6 didn't hear it, where are you?

7 MS. MUTI: I work for Homeless
8 Solutions, a non-profit in Morristown. We have
9 several people in our shelter programs right now
10 that have been on your wait list for many, many,
11 many years. And our goal is really to house
12 those people so their children are at home with
13 them and not in shelters any more. So we're
14 just very interested in the vacancy rates and
15 how those units are being turned over. So thank
16 you.

17 CHAIRWOMAN DENMAN: Do you have a
18 business card?

19 MS. MUTI: I do. I'll leave it with
20 you.

21 CHAIRWOMAN DENMAN: Excellent. Any
22 other members of the public?

23 I just want to thank the members of the
24 public that come up and address concerns on
25 behalf of their neighbors or address concerns

1 that maybe are a little challenging to bring up,
2 whether it's police or the cameras or just
3 speaking for somebody who didn't get to finish
4 watching a movie, because that's what communal
5 living is about, sticking your neck out for your
6 neighbor. And I just wanted to thank those of
7 you who do come to every meeting and have a
8 voice and let us know what's really going on.

9 Okay. The mayor is not with us
10 tonight. So we move right along to Councilwoman
11 Davis.

12 COUNCILWOMAN DAVIS: I really have
13 nothing to say with the exception of the issue
14 with the loitering. I told you I'd make the way
15 to get that meeting going as soon as you're
16 available. I know you're very busy.

17 MR. KINARD: After this week I'm
18 available.

19 COUNCILWOMAN DAVIS: And just from
20 personal experience, running down on the police
21 chief like with a group of people is not a good
22 idea.

23 MR. KINARD: It's not a good idea? I
24 didn't mean bang the door down, I meant we got a
25 group meeting, we'd like to --

1 COUNCILWOMAN DAVIS: I think it would
2 be best if it was you, the mayor, Jillian, who
3 is our business administrator, obviously I will
4 be there, and you can choose another
5 commissioner, but you need to have an idea what
6 you want to talk about, and because --

7 MR. KINARD: I have that. And just so
8 you know, councilwoman, I did make the request,
9 I have called the police chief, and I've left
10 messages.

11 COUNCILWOMAN DAVIS: He hasn't returned
12 any of your calls?

13 MR. KINARD: No.

14 COUNCILWOMAN DAVIS: That's because
15 you're supposed to talk to me, and I'll talk to
16 his boss, and he will have no choice but to be
17 in attendance. Jillian pretty much makes all
18 the calls with regards to our police chief.

19 MR. KINARD: Got it.

20 COUNCILWOMAN DAVIS: It's not important
21 until Jillian says to him, hey, we got a
22 meeting. I'm sure he'll be all ears once
23 Jillian calls the meeting.

24 MR. KINARD: Got it.

25 CHAIRWOMAN DENMAN: That's all you got?

1 COUNCILWOMAN DAVIS: Yes.

2 Oh, and for you, I don't know, I was
3 trying to look through and see in my email, but
4 there's an organization called Morristown United
5 for Healthy Living.

6 AUDIENCE MEMBER: I'm a member of that.

7 COUNCILWOMAN DAVIS: Okay.

8 CHAIRWOMAN DENMAN: If there's nothing
9 further, this meeting is adjourned.

10 (Meeting was adjourned.)

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