MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
39 Early Street
Morristown, NJ  07960
Monday, July 23, 2018
Commencing at 6:00 P.M.

--------------------------------
TRANSCRIPT
OF THE
PROCEEDINGS
--------------------------------

MEMBERS PRESENT:

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

ALSO PRESENT:
KEITH KINARD, Executive Director
DOUGLAS PRIESTER, Director of Operations
NICOLE PARSONS, Administrative Specialist
JEAN WASHINGTON, Accounts Manager
HILIARI DAVIS, Councilwoman
TIMOTHY DOUGHERTY, Mayor

APPEARANCES:

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

REPORTED BY BETH A. BENSON, Certified Court Reporter

TAYLOR & FRIEDBERG, LLC
Certified Court Reporters
60 Washington Street
Morristown, NJ  07960
(973)285-0411
CHAIRWOMAN DENMAN: I, Maureen Denman, chairwoman of the Board of Commissioners of the Housing Authority of the Town of Morristown and presiding officer at this meeting do hereby state that it is now 6:05 in the evening on July 23, and we are convening at 39 Early Street, Morristown, New Jersey, and do hereby announce publicly that proper notice of this regular meeting has been provided in accordance with the New Jersey Open Public Meetings Act.

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

CHAIRWOMAN DENMAN: Pledge of Allegiance.

(Flag was saluted.)

CHAIRWOMAN DENMAN: Can I get a motion to approve the minutes?

COMMISSIONER VEGA: I'll make a motion to approve the minutes.

COMMISSIONER SCHMIDT: Second.

(Whereupon, roll call was taken with Commissioners Denman, Vega, Banks, Robinson and Schmidt voting in favor, Commissioner Cherello abstaining.)

CHAIRWOMAN DENMAN: Executive report?
MR. KINARD: I'll try to shoot through the ED report I just handed to you. There's a few things that occurred over the course of the last 60 days or so. First of all, we did an inspection of the landing areas of the step deterioration throughout Manahan Village. The site has had this problem for quite sometime. It has been a REAC concern, inspection concern, and it also affected the leasing of at least one apartment for about ten months.

We've engaged a contractor to do the work in an emergency fashion because these things are coming apart as you can see in the pictures that are included here. And we will have these issues resolved within the next six weeks. We wanted to get tackling it while the weather was warm enough so that the concrete and mortar could really take, and so we're jumping on this right away.

The last meeting we had back in May we also discussed the large number of vacant units throughout the portfolio. At that time there were 34 vacant units. During the last two months we really focused on vacancy reduction. It was more of a triage approach we had during
the last two months in order to get us closer to a steady state. We've been able to bring that number from 34 down to 13. During that period of time three of those 13 are already assigned for leasing, just waiting for the residents to move in. So in reality we have ten units in maintenance category, which gets us to about a 98 percent occupancy rating, which is good, but it's not good enough. A lot of those units though actually came up as vacant since the last time we spoke, so they're fairly newer. We will be getting those through maintenance and leased some time soon.

We also completed a lot of tree pruning and removed the dozen or so damaged or unsafe trees. If you take a look at the picture, there's a tree in the picture that I've never seen before. It's a tree that has spikes on it. I remember it was mentioned at the last board meeting. There is a -- unfortunately the picture is of the tree that's down, a couple of pictures that are in there, but you'll see the spikes on the tree. These spikes were a good six, seven inches long and hard, and they were all along the base of the tree running up right
where a kid could get injured. We are able to
take that tree out, along with a number of other
unsafe trees throughout the property, and as I
mentioned, prune trees throughout our entire
portfolio.

On a feel good initiative side, we also
worked very diligently on establishing a
resident vegetable -- or reestablishing I should
say a vegetable and flower garden initiative.
You'll see pictures in the package regarding
that. We have some residents doing some
wonderful work on vegetable and flower gardens,
and soon will be educating other residents so
that we can work with them further. These are
very contained vegetable and flower gardens in
areas selected by the residents and the housing
authority, and we hope to double the number we
have right now before the fall of this year.

The laundry and community rooms, this
is one of the community rooms here, one of the
better ones we have, but the laundry rooms are
in disrepair throughout our entire system. We
received proposals to privatize the laundry
rooms across the system. So what we would like
to do is we would like to work with vendors who
offer essentially the same thing, they offer
full privatization of the laundry rooms. Right
now we own the laundry rooms. They're
coin-based. There's been a lot of breakdowns of
those machines. And the rooms in and of
themselves aren't very good. The companies will
completely refurbish the rooms, new floor tiles,
new paint, put in new commercial grade machines,
they'll convert from a cash system to a card
system, and they'll maintain the machines. In
exchange we take 60 percent of the revenue as
opposed to 40 percent of the revenue, but it's
really not the revenue, because it's laundry,
it's really having machines that are reliable,
easily fixed, and rooms that are pleasing to
wash our clothes in.

We will move after that and focus on
the designs of these community rooms, and also
the sitting areas on the floors. Just kind of
bringing them more up to date and making them
areas in which people really want to sit down
and spend more time in and socialize and gather
in.

Assigning parking spaces have also been
an issue, largely at 31 and 39 Early Street.
Since the last time we got together we reassigned five spaces at this site, removed the employees out of those spaces and put the employees on the Ann Street site where we have excess spaces. We've had some issues with some employees kind of still parking and blocking that area. We are taking care of that. That won't occur. But we were able to create five additional spaces.

Now what we're doing is we're actually cutting an additional space by the telephone pole that you can kind of see outside this window, which will give us one more space at this building. And we are going to cut a space, I think it's on the south end of the building next door, 31, which will give us five additional spaces there.

Those 11 spaces, the five that were created by moving the employees and the six that will be created from the new cutting, will completely eliminate the parking wait list situation we have between 31 and 39 Early Street. We don't have a parking wait list situation at Ann Street. So for right now that will resolve the parking concerns that were
discussed at the last board meeting.

Also as part of our curb appeal program, we had a vendor in, and they painted the railings throughout Manahan Village. The railings were in pretty bad shape. And they also painted 18 of the building bases, the concrete on the building bases. Looks a lot better. We're now working on getting a bid back on the fire escapes. The fire escapes are in pretty bad shape. So we want to make sure they've been thoroughly inspected, and then ultimately the rust will need to be removed and repainted.

Work has also commenced on the Marion Sally Resident Center. The existing roofing system has been removed. The new insulation and base sheet for the new roofing system was installed. The new roof curb cut unit has been shipped, and as soon as the mechanical contractor completes the installation of that the roofer will finish the roof and HVAC and roofing work will ultimately be then completed. We are still on schedule to complete that by the end of August. That's the goal.

And we're shooting, or hoping that this
week I can get together with a group of residents and also with you, Ms. Davis, to ultimately start talking about programming, future programming for that space because I don't want that to lag too far behind once we get that building up and running.

Last but not least, most of all the work that I found that we have been doing here is not under contract. Contracts have expired a year ago, two years ago in some instances, and we need to correct that. That was brought to my attention through the zero threshold conversation and through the conversation with Mr. Manfredi and the like. As a result, you know that we are under the zero threshold policy, so Joe was able to submit RFPs into HUD in 15 categories. They're listed in the report. Ranging from elevator maintenance, extermination, information technology, all the way down to professional services, fee accounting, auditing services and general legal services. But all of these have been submitted to HUD. We have to have these approved before we can even issue the RFPs to get the contractors on board, then we got to go back to
HUD. The good news is HUD is approved all of these, and we should be able to go to the next step which is advertise all of these now. And obviously the outcome here is to get every piece of work that we are doing under a current contract, a valid contract, and move towards removing ourselves from the zero threshold requirement.

And that's it.

COMMISSIONER BANKS: Madam Chair, may I.

Director Kinard, as far as the parking, Manahan Village still is lacking in parking. We hope that you would be able to come up with some kind of plan for extra parking on this entirety of that.

Also, we're glad that the progress of the resident center is going forward, and we really appreciate you managing that to make sure that everything is done timely. We will be having lead-in soon for an election committee to get a resident council, because then we would like to implement programs that the residents all are in agreement on to go into the resident center. So we will like to work with you, we
plan on working with you hand in hand for those programs that go down in the resident center since that is a resident building, and the residents should have the first and last say as to what goes on down there. Thank you.

CHAIRWOMAN DENMAN: All right. Well, I for one think that deserves a round of applause. Outstanding. You managed to accomplish in two months what wasn't accomplished in years.

And the resident participation, Kelly, what you guys did at the garden, it's beautiful. If you haven't gone by to see the gardens at Manahan Village, it's worth the trip for sure.

MR. KINARD: Can I just say one thing? I really want to thank the staff here at the housing authority. Obviously I'm reporting this, pushing it, but the staff has really turned it up, and they're turning it up to get a lot of things done. We still got to get a lot better, as I have been preaching to them and focusing on our weaknesses. But really the staff has been exceeding expectations over the last 45 days or so.

CHAIRWOMAN DENMAN: Excellent. That's great. Just the numbers are a reflection of
that. It's extraordinary.

Committee reports. Commissioner Vega,
do you want to start?

COMMISSIONER VEGA: Sure. As Mr.
Kinard said, I was able to go down and view a
lot of the improvements taking place in Manahan
Village. I haven't been able to really take a
look at some of the senior sites, but as far as
sprucing it up, trimming back the trees, and
noticing the foundation painting, the
maintenance, as far as the landscaping is being
maintained, I think it's looking great. We have
some other things we can work on in the future.
Just kudos to you, and piggyback off of her
sentiments, I think what you're doing is
amazing.

But the last thing is, and because
you're so busy I would like to make -- I noticed
a lot of open conduit that is exposed, and with
the rain and everything else, I think those are
something high on the list of getting repaired.
But I think that you guys are doing a lot as it
is. That's all I have.

CHAIRWOMAN DENMAN: Thank you.

Commissioner Banks?
COMMISSIONER BANKS: I don't have a lot to say because we have a fantastic director. Other than saying that with Mr. Kinard, we met with quite a few of the residents to talk about the importance of a resident council. Director Kinard believes in the tenants working together with administration, and that's exactly what we need. We don't have a lot of people that seem to be interested in forming a resident council, but the ones that we do have are dedicated. So I am pretty sure that by the end of August we will have a resident council. The residents are excited, they feel more positive.

Also, though I did talk to some residents and myself included, my apartment, the smoke alarms, no one has been in my apartment in a year checking the smoke alarms. And a couple of other residents said the same thing. I don't even think mine is working because the green light is not on. Don't you usually have to have a green light?

And also exterminators. We've had this issue over and over as to when the exterminators will come. If I may suggest that a calendar go out to all the tenants so that there will be no
misunderstanding, and then the tenants can check off those dates that the exterminator doesn't show up.

Other than that, that's all I have.

COMMISSIONER VEGA: I have a question, Madam Chair. How long do we maintain the contracts? For example, with the fire company and with I believe it's Cavanaugh who we have for the exterminator.

MR. KINARD: They're actually on the list to do new contracts, so it really will come to the board. I think we will recommend a year, maybe with an option to renew for a year if we are satisfied with their work. But that's again, those -- I think a lot of these are legacy contracts like Cavanaugh and things, they have been around for awhile, but there's no existing contract.

CHAIRWOMAN DENMAN: Both the fire alarm maintenance and the sprinkler --

MR. KINARD: They're on there, yes.

CHAIRWOMAN DENMAN: The firemen let me know this was their third run today.

Okay. Commissioner Schmidt?

COMMISSIONER SCHMIDT: Nothing from the
personnel committee for the night.

Financial committee hasn't met in a little while, but I know we're going to hear about the financial statement tonight, so I think that will be a good jumping off point for Mr. Kinard to touch base on yet more critical items to attack first. So nothing for now.

Thanks.

CHAIRWOMAN DENMAN: Terrific. Okay.

Old business?

We're going to go to new business first and have the auditor.

MR. MAURICE: Good evening. My name is a Mike Maurice. I'm the partner from Polcari & Company that was assigned to the audit engagement for the Morristown Housing Authority for September 30, 2017.

The audit report on the financial statements was issued an unqualified opinion, which is the best opinion you can ask for. The financial statements as presented were fairly stated. There were no issues with those financials.

If you go to page nine just real quick, the operations of the housing authority, if you
would adjust for depreciation, you can see the net loss there, six forty-three. But that includes the depreciation of 613,000. So the loss is really only $29,000 for the year, meaning that that amount of money was subsidized by reserves from the housing authority.

If you turn to page 35, that is the single audit report, the uniform guidance report. That report was modified. It included two findings. One finding was with the Housing Choice Voucher Program, and the second finding related to the Low Rent Public Housing Program. Both findings are repeat findings from last year, and they were related to recertifications not done promptly at all or missing documentations from those tenant files. We submitted the findings and recommendations. The authority did provide its responses, and those findings are to be mitigated in this fiscal year 9/30/18, so hopefully that is accomplished and those findings can be cleared with the next audit report.

MR. MANFREDI: Madam Chair, I've given out to residents and the board members as well with the adoption of the audit this evening and
submission to the State of New Jersey just so
the board is aware.

MR. MAURICE: Does anyone on the board
have any questions or anything relating to the
financial statements?

COMMISSIONER SCHMIDT: Sure, a couple
of questions. Given our financial position,
what are your biggest concerns overall?

MR. MAURICE: So one of the things that
the authority is going to have to adopt this
year is GASB 75, and that relates to the OPEB
liabilities, the pension -- the benefits other
than pensions, primarily health care insurance.
So previously those liabilities had to be
recognized -- they were being amortized over a
20-year-period. The new GAAP regulations from
GASB say you have to recognize the entire
liability now. So that will be an additional
liability that's added to your balance sheet.
You're going to see a further reduction in your
unrestricted net assets. If you notice now it's
a very large negative number, and again that is
primarily because several years ago we were also
required to adopt GASB 68, which was the
unfunded pension liabilities for the state
pension plan. As we all know, the state pension plan is woefully underfunded, and all authorities were required to put that liability on their book for transparency. That's a new pronouncement that will be affected in this year's audit report that will be included, the GASB 75.

COMMISSIONER SCHMIDT: Okay. And how would you say our results compare to those of other housing authorities you may be auditing?

MR. MAURICE: You are pretty well-established with an investment account. You have a nice set of CDs. I believe they're about 1.4 million dollars as of the last fiscal year. So you do have some reserves. It does take a little bit of understanding to read those financial statements and understand that that unrestricted net position doesn't tell you really what your cash position is. It doesn't show you that you have those reserves available for, as I heard Mr. Kinard say, you had some emergency repairs you had to do. And I think we spoke about that during our exit conference of what funds were available for him to go ahead and implement those corrective actions for --
that he discussed with the fire escapes and the
tree pruning and so forth.

In regards to how you shape up with
other housing authorities, it's a very wide
spectrum. Depending on the authority, how it's
managed, where it is, your reserves are pretty
good compared to some. We have some where the
reserves are almost non-existent. So compared
to those you're doing very well, and others that
you're kind of even with.

COMMISSIONER SCHMIDT: And one small
correction, on page 36 I think it says City of
Hoboken, should be changed to the Town of
Morristown.

MR. MAURICE: Okay. I think we can
make that. I didn't see that.

COMMISSIONER SCHMIDT: Otherwise,
nothing else.

MR. KINARD: Hoboken must be a client
of yours also.

CHAIRWOMAN DENMAN: Can I just ask for
clarification on one of the line items on page
30? Line item 13510CFFT, debt service payments,
about four million dollars. Can you explain
what that is?
MR. MAURICE: Just let me get to page 30. You had capital fund debt, and that's the debt service on that program.

CHAIRWOMAN DENMAN: I didn't want to assume.

MR. MAURICE: No, no, that's correct. That's exactly what it is.

CHAIRWOMAN DENMAN: Thanks.

MR. MANFREDI: Thank you.

CHAIRWOMAN DENMAN: Any other questions? Commissioner Robinson?

COMMISSIONER ROBINSON: I'm good.

CHAIRWOMAN DENMAN: Commissioner Cherello?

COMMISSIONER CHERELLO: No.

CHAIRWOMAN DENMAN: Thank you so much for your time.

MR. MAURICE: Thank you.

MR. MANFREDI: This is an appropriate time, Madam Chair, we do have a resolution before the board to adopt the annual audit, submit it to the State of New Jersey. I would ask the board to consider that.

COMMISSIONER VEGA: I'll make a motion to approve.
COMMISSIONER ROBINSON: I'll second.

MR. MANFREDI: Roll call.

(Whereupon, roll call was taken with all members voted in favor.)

MR. MANFREDI: Madam Chair, if I may, before everyone leaves tonight, I also have to ask you to sign a sheet acknowledging that. So kindly see me before leaving tonight, commissioners. Thank you.

CHAIRWOMAN DENMAN: Can we pass it around during?

MR. MANFREDI: Yes.

COMMISSIONER CHERELLO: Joe, these need to be signed?

MR. MANFREDI: I'm passing it around now. Every commissioner has to sign it.

COMMISSIONER CHERELLO: No, this.

MR. MANFREDI: The actual resolution?

COMMISSIONER CHERELLO: On the audit.

MR. MANFREDI: Yes, I'm passing it around now.

CHAIRWOMAN DENMAN: We will have one that we'll all sign.

MR. KINARD: There's a second resolution, and it is more of a cleanup
resolution. If you'll recall, I talked about the contracts, the professional services contracts that are being issued soon. This resolution is to approve and authorize the issuance of a change order to utilize the authorized budget amount of the general legal services contract. It's over a period of time from August of 2017 until today. Manfredi & Pellechio were ultimately contracted pursuant to a 2017 board resolution for $125,000. That amount has been exceeded largely due to a lot of items that I think perhaps weren't anticipated when the Manfredi firm was originally selected. So there are a lot of things that occurred beyond tenant services, landlord/tenant and other legal items such as an executive director search and issues associated with HUD.

In any event, the contract amount today is somewhere in the area of 160 to $170,000. The actual budgeted amount for the year in the budget was $210,000. So there's $210,000 in the budget, even though we've exceeded the $125,000 as of this date. We are going out for an RFP, like I mentioned, for legal services, but we need the ability to pay existing legal charges.
that are above the previously approved 125, and
that's what this resolution is for.

CHAIRWOMAN DENMAN: Thank you. And
those have all gotten -- that's gotten HUD's
authorization. Right?

MR. KINARD: Yes.

CHAIRWOMAN DENMAN: So we need to make
a motion.

COMMISSIONER BANKS: I make a motion we
accept this resolution.

COMMISSIONER VEGA: I second it.

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

CHAIRWOMAN DENMAN: Schedule of bills.

MR. KINARD: Schedule of bills should
be included in the package that was previously
distributed to the board.

CHAIRWOMAN DENMAN: Okay. Can I get a
motion to approve the schedule of bills?

COMMISSIONER BANKS: I have a question.
I don't know if this is appropriate at this
time, but the funds that the tenants are charged
for their air conditioners, where does that
money go to?

MR. KINARD: Comes into the general
COMMISSIONER BANKS: General fund?

MR. KINARD: Yes.

COMMISSIONER SCHMIDT: I had a quick question too. Were you there was one question for Haig Service Corporation emergency service call, and I guess those are the three units listed that were called on. What was the nature of that, do we know? It's on page three.

MS. WASHINGTON: It was the alarm system, it was damaged on Flagler Street, at 9, 11 and 13 Flagler, and it was going OFF and it was emergency. So the police contacted us, and they had to come fix it.

COMMISSIONER SCHMIDT: This is the cost of fixing?

MR. KINARD: Yes, it was actually more -- A, it was an emergency in terms of a response, but there was also a problem with the overall system. I apologize, I can't remember what it was specifically at this time, I can get that back to you, but there was something wrong with the system. And it wasn't the batteries, it was something else that had burnt out that they had to replace.
COMMISSIONER SCHMIDT: So there might have been other costs involved in that, parts and items that weren't service-related.

MR. KINARD: No doubt.

COMMISSIONER VEGA: Excuse me, Mr. Kinard, in our checklist for maintenance work orders, do they have a check-off in the area where they can show that they were able to monitor the -- check the existing smoke alarms? Because I do notice that Haig has been on the list a lot, and I know it's not all for battery changes like you just stated, but I notice they've been for battery changes and we've paid a lot of money for that battery change.

MR. KINARD: Yeah, yeah. There is backup in terms of the work that they actually perform. When I say battery change, I'm not talking about the battery change in like an actual apartment, I'm talking about the actual panel. But even a panel battery change shouldn't be that much money. But we've been experiencing issues with these panels significantly -- repeatedly. I'm sure it didn't just start. These alarms have been going off -- I think it went off twice today in this building
alone, once this morning when I was over here, and once just prior to this meeting. We are going to be sitting down and meeting with Haig, and actually looking at the sensitivity of the smokers. The actual system in and of itself may, as the fire department said, is likely turned up too sensitive. It's going off when people burn a little bit of toast or sometimes even boil water, and that requires the fire department to respond. And it is what it is. So I think if we fix that part of it, and we ultimately then look at the panel and make sure we've got panels that are up to date, we're going to have a lot less issues.

CHAIRWOMAN DENMAN: Okay.

COMMISSIONER SCHMIDT: I'll make a motion to schedule of bills.

COMMISSIONER BANKS: Second.

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

CHAIRWOMAN DENMAN: Now we have the public comment portion. Any member of the public wish to address the council?

MS. COTTON: My name is Tawana Cotton, 30 Flagler Street. First I just want to say I
am so excited about all of the changes that are happening, and I'm so happy -- I mean, I called over, and it's not often -- I know I sit up here and say sometimes I call over for maintenance, and it's not the friendliest call, and I have been hung up on a couple of times. It's really nice when you get treated with respect and people are happy, and it just -- it makes the residents feel respected. And so I just want to bring that up.

And I just want to say that I had a question. I was curious about the laundromat. So I know that they're going to be privatized soon, but the tenants really were curious to know in the last two years since we -- since the Manahan -- give me a moment. It's not privatized and it's under us. How much money has been coming in? Do they keep track of that? How much money has it been grossing, where does that money go to? And we're definitely looking forward to more washers and dryers. There's only three. I think the entire village relies on those three washing machines and three dryers. So this is great news that's happening.

And since I live across the street from
the units that go off with the fire alarms constantly, I'm glad that's getting taken care of, because for years it seems like twice a month the fire department has been showing up, and it's like, what's going on over there. So I didn't know if there's a case that tenants are burning up the food or whatever, are they getting letters, do you really know what's going on? Because it's alarming. You don't really know it's something as simple as -- you just think, what -- you panic. You live in close quarters with residents and you're concerned about yourself actually.

I just had to get up and point those things out, and I was curious. Thank you.

MR. KINARD: So from a laundry perspective, it's about 25, $26,000 a year total that's collected from laundry. And we give quite a bit of that back through repairs and lost quarters in the machines and things of that nature. But that's the total.

CHAIRWOMAN DENMAN: Thank you, Mr. Kinard.

MR. ALEXANDER: My name is Viktor Alexander, I'm a tenant of 39 Early Street,
apartment 517. My subject is visitor parking. These spaces it's for visitors. Before there was empty spaces in the evening and weekends. Workers were parking. Now you use them for the tenants and there are no place for visitors. There's only emergency parking privileges for people.

MR. KINARD: Thank you.

CHAIRWOMAN DENMAN: Thank you.

MS. INESTROZA: Lorena Inestroza, 39 Early Street. I would just like to thank Mr. Kinard for giving us a sense of hope. Thank you to the board for the majority of you who entertained my complaints month after month. I have a direct line now so I'm good.

I just wanted to make mention, piggyback off what Mr. Alexander said that the reason there is no visitor parking is because some residents park there and never move their car and they stay for weeks and weeks and weeks on end, and they don't move, so that's why there is no visitor parking.

I had one more question regarding the lease being transposed into Spanish. I thought Mr. Manfredi had mentioned something. I think
that would be a benefit to a lot of our residents.

MR. MANFREDI: Madam Chair, may I respond to that?

CHAIRWOMAN DENMAN: Absolutely.

MR. MANFREDI: So HUD has come out with a new limited English proficiency policy that we will be considering if someone does have a need, a demonstrated need to have documents translated or have someone present, we will meet that subject to them showing that need.

MS. INESTROZA: Nice. I think that's it.

CHAIRWOMAN DENMAN: Thank you.

MR. DAVIS: Good evening. I'm over at 31 Early, and my question -- my name is William Davis. And the question I had was the exterior of our building, there's pieces that are being held together by cargo straps. And work had been started on that, and it's still sitting in limbo. My question is, we're not going to wait until winter again to have that work done. Right?

MR. KINARD: No, you're not. The brick repointing has -- the contracts have been
opened, so we are in the process of scheduling
that work as we speak. And that work should
begin hopefully next month, but it could creep
into September, and the work will move in
earnest. It's a combination of putting new
brick facade -- right now what they're doing is
selecting the brick, because we have to find
brick that matches as close as possible, along
with a lot of the mortar in between, and you'll
see that scaffolding move as the work goes. So
that unfortunately that scaffolding a lot of
people are complaining about is going to get
bigger. But we hope to get that started by the
end of next month, August.

MR. DAVIS: What about the front where
that bungee cord thing is, that's holding that
whole section up. Right? So that has to be
redone --

MR. KINARD: Yes.

MR. DAVIS: -- from the ground up?

MR. KINARD: Yes. You got it.

MR. DAVIS: Got you. Thank you.

CHAIRWOMAN DENMAN: Thank you, William.

MS. O'CONNOR: My name is a Debra

O'Connor. I live in 39. My complaint is
there's a bees or wasps nest. It's about this big. I've put in complaints. I don't know if they're still living in there, but it's right on top of my window. And whatever was in there was pooping on my screen --

CHAIRWOMAN DENMAN: What apartment are you in?

MS. O'CONNOR: 507. It's this big. I don't know if there's something living in there. But it's creepy and I'm afraid to keep my window open. It's gray. I don't know if there's something in there. It's this big. I thought it was part of the building at one point, but it's not. It's a hive or something. That's all I got to say.

MR. KINARD: We will look at it tomorrow.

MS. O'CONNOR: Thank you.

CHAIRWOMAN DENMAN: Thank you.

MS. MONTES: Hi everybody, Kelly Montes at 13 Flagler. I have been working on the new community garden. We still have some space in the garden. We have run out of dirt. I've asked other tenants if they would like to participate. Everybody just comes by and waves
and takes a look, which I don't mind. I'm totally okay with doing the work. But I was wondering who I could team with in maybe getting a mailing or flyer out letting them know they can be a part of it, that it's not something that Kelly just decided to do and is out there. Because I think if they don't understand, they don't come ask, they're like who is she and what is she doing.

I've collected a lot of supplies and tools since we've started. It's kind of just out there hanging on the building. It's starting to look a little junky. So I don't know if there's any way we can maybe acquire an outdoor tool shed or maybe have access to the laundry room that's below me, stuff can get stored in there in the meantime until we're using that.

Another, parking in Manahan Village, I would like to get clarification on what spots are still available open on Flagler Street. I know it was 38 and 39. We're not sure about 40. But some tenants like to try and bully their way into letting other people think that spot belongs to them. So I don't know if we can get
something updated for that.

There is a mother skunk that had eight babies, and they trail and they've been back and forth between Flagler building -- the area next to the nave. These guys are mean. They don't back down, they chase you. You hit the corner. I was a little concerned because of the foundation in there. I've had to run a couple of times from them. I don't know what we can -- I reached out to St. Hubert's, they'll do a trap, you can rent traps. I don't know where you relocate skunks.

CHAIRWOMAN DENMAN: Great Swamp.

MS. MONTES: BUT they're little. There's eight of them. You see them trailing like a train up the street.

CHAIRWOMAN DENMAN: Animal control will come.

MS. MONTES: I had a vehicle towed from Flagler Street town parking last week. Because of where the spot was it created a lot of lack of space for other people so it has kind of opened up. But have we given any thought to maybe putting lines on Flagler Street so that -- because what happened, people will park and
somebody will give three feet, somebody will
give four feet. Anybody that has a driver's
license they should be able to get out of a --
CHAIRWOMAN DENMAN: Councilwoman can
answer that.
COUNCILWOMAN DAVIS: That was one of my
main concerns, because if we put spaces there
could be five spaces there, but I spoke with our
business administrator and she said if we put
the spaces --
MS. MONTES: You have to put meters?
COUNCILWOMAN DAVIS: No, we don't have
to put meters, but it will create an issue just
in terms of how many people were actually
squeeze in. Because I think that space is
really equipped for like five cars, but
sometimes you can squeeze in seven like if your
car is short. I know exactly what you're
talking about. And there are two cars there
that me and the Mayor are actually working on
this week to have removed because they've been
there forever.
MS. MONTES: I called the police
department and they were there in five minutes.
COUNCILWOMAN DAVIS: But they won't
move the cars unless --

    MS. MONTES: They did. They towed it.

A green Subaru right outside --

    COUNCILWOMAN DAVIS: I thought you were
talking about the spaces down by Clyde Potts.
They put won't put lines because it would
limit --

    MS. MONTES: They were very helpful. I
called them, they had the car towed within 20
minutes. And I think that's it. Thank you.

    COMMISSIONER VEGA: Can I say something
to Kelly? I want to thank you for your efforts
in putting that garden together for the other
residents. That's pretty amazing work. I know
you didn't do it single-handedly, but I know you
did almost everything by yourself. Thank you
for taking the initiative.

    COMMISSIONER BANKS: I just want
Councilwoman Davis and Mayor to know, talking
about cars parking, down on Flagler Street, at
the bottom of Flagler Street there's a black SUV
that has been sitting there --

    COUNCILWOMAN DAVIS: Two of them.

    COMMISSIONER BANKS: -- for months.
The police came out at one point. But that SUV
is still there. Now, that is considered town property. Right? So it's not like we can assign parking. But still, it's taking up parking space. It's been sitting there for months and months. So I don't know what we can do about it.

MAYOR DOUGHERTY: We will look into it.

MS. LEWIS: Hi, my name is Angelica Lewis. I live in 27 Clyde Potts Court. I have two questions. The cameras, the security cameras are working or not? Because my car has been broked in, and the police was there, and they try to get the tapes, and they say the cameras were not on so they didn't got anything.

And also the sewer in front of my house, we have a family of raccoons, they are cute, but they're not friendly, and the kids like to look at them and play with them, and rabies and --

CHAIRWOMAN DENMAN: It's that time of year.

MS. LEWIS: So I call animal control, but they could not get to them and they live in the sewer.

But I will really like to know about
the cameras because I couldn't do anything about it.

CHAIRWOMAN DENMAN: How long ago did this happen?

MS. LEWIS: Probably like three months ago, three, four months ago.

COUNCILWOMAN DAVIS: That your car got broke into?

MS. LEWIS: Yes. It was not locked. So somebody opened the car and took stuff from it. But the police tried to get the tapes, and they say the cameras were not on, so they couldn't get --

CHAIRWOMAN DENMAN: So did the police contact our housing?

MS. LEWIS: That's what they said.

MR. KINARD: I can't speak to three, four months ago. The cameras have been on since I have been here, which is almost three months, two months and a couple weeks. They've been on all but two weeks. We had the camera folks here. And we've been looking at some of the issues, that's the tree pruning, because some of the trees have been in front of cameras, in front of lights. But the cameras have been on
for most of the time over the course of the last
two and a half months. Three, four months ago
I'm not sure if there was -- there must have
been a lag, or a blackout maybe if that's what
the police are saying if they couldn't find that
footage. It's a shame.

MS. LEWIS: They're on now?
MR. KINARD: They're on, yes.
MS. LEWIS: Thank you.

COMMISSIONER CHERELLO: The only thing
we have to know, where she's located, if that
camera picked up. Because we did have to remove
the cameras from the top of the resident center,
which probably gave us our best shot of a lot of
areas because of the new roof.

MS. LEWIS: Where I am, there are two
cameras, is it Clyde Potts Court, so one of them
is in front of like the boiler room.

MR. KINARD: Okay.

MS. LEWIS: That was supposed to take
all the footage from where my car was. But that
one was the one that apparently was not working.

MR. KINARD: The issue is it certainly
does not keep the footage. It keeps footage for
a week or two.
COMMISSIONER CHERELLO: I think it's a little longer than that, but not three or four months. But what we can do is since we took the cameras off the resident center, they have to be sitting somewhere, and they're the good mobile ones. We can utilize those in the meantime before we put them back on the resident center. Because I don't know if you saw the plan, we have ports all over the place.

MR. KINARD: I did.

COMMISSIONER CHERELLO: We can plug those in for the time being.

MR. KINARD: Got to find those cameras.

CHAIRWOMAN DENMAN: Two cameras within view. We missed the opportunity. God forbid it happens again, don't wait three months.

MS. LEWIS: No, no. I did the police report right that morning, the police came and did the whole fingerprint, whatever investigation they did, and then they were supposed to contact -- they did contact the housing department. And the investigator came back and said there was no footage. That was done at that time. I just brought it up now because I didn't know if they were still there
working, but at that moment they were not working.

MR. KINARD: Hopefully your insurance company covered that.

MS. LEWIS: Yes.

CHAIRWOMAN DENMAN: Thank you. Any other member of the public?

Okay. We go to the mayor's comments.

MAYOR DOUGHERTY: So I'll just start off with the executive director's report was awesome. We've had some conversations. Administration is very open to working with the public housing as we have stated over the years, and look forward to working hand in hand with your needs down there.

As we do many times with the police department, we go through neighborhoods that cars get broken into. 95 percent of the time they're unlocked. So thank you for stating that, because there's no better to hear that lock your doors, because they're just looking for change. There's an opiate crisis, not just in Morristown but all over the country, Morris County, and they're looking for change, anything really quick they can grab. They're not looking
to take a stick and break a window. If the car
is unlocked they take what they can and keep
moving. So lock your doors.

Two things, animal control, we do have
an animal control office in Morristown. If you
want to reach out and talk to the business
administrator, maybe do some partnering, the
number is 973-292-6625, Jillian Barrick. I
don't know if you have officially met her.

MR. KINARD: Yes.

MAYOR DOUGHERTY: And the fire
department. We do a thing once a year
throughout the whole town, I'm sure Mr. Cherello
probably remembers it if they did it back then,
but the chief of the fire department gets
volunteers and goes all over replacing batteries
and installing smoke detectors. I'm sure the
fire department would love to partner with you,
Mr. Kinard, on doing a program here in our
housing, and not only with the batteries but
going new -- they get a lot of donated smoke
detectors. And they -- I think -- I don't know
who partners with them, Mike, do you remember
Fred Claus or --

COMMISSIONER CHERELLO: I don't. We
can probably use those for backups, but I think ours have to be hardwired, but it doesn't mean we can't put a battery one as a backup in there, it doesn't hurt.

But just one thing about the -- there's a difference between a malfunction and an alarm. We had smoke from something burnt upstairs on this last call just before the meeting. That's a legitimate call. That's not a malfunction of the alarm or bogus call or anything like that. That's legitimate. So now maybe the alarms are set a little too sensitive.

MAYOR DOUGHERTY: I'm piggybacking off what Commissioner Banks said, I'm not dealing with the alarms, it was about inspecting.

COMMISSIONER CHERELLO: Let me say this, if Mr. Manfredi remembers, we've had our problems with Haig. We were looking to get out of the contract. However, we were concerned we'd be sued. So we did talk to them. They stepped up their performance a bit. But when we have a -- we're going out to bid, so I know I will certainly keep that in mind.

MAYOR DOUGHERTY: Just offering it out, because the fire department is a full paid
department, and not only -- they would love to
work with housing, not even look at your issues,
but issues where it could be a fire hazard,
something is blocked, it shouldn't be where it
is. There's some issues you may not be aware
of. They really are a great team. They have a
volunteer team of firemen, they also paid
firemen who would love to partner with housing
to help every way they can.

COMMISSIONER BANKS: I think that's
great, Mayor, because of the way that -- I know
our buildings were built years ago. You don't
have a lot of outlets. So I know I use a lot of
extension cords. So even if the fire department
came in and looked at those, you know, I think
it's a great idea.

MAYOR DOUGHERTY: I think Mr. Cherello
was on the department, we had a rash of heaters
that caught on fire because people would plug in
heaters, they don't have enough heat, the heat
is not working, they would plug in heaters and
their circuits would overload or the heater
would. So there's issues that the fire
department would -- I'm not telling the fire
department they have to, but I'm sure if you
reach out to them --

COMMISSIONER CHERELLO: They will.

Call the chief.

MAYOR DOUGHERTY: The chief.

COMMISSIONER CHERELLO: Michael Geary.

He's worked with us in the past on issues.

MAYOR DOUGHERTY: I've said a numerous amount of times the administration is here to work hand in hand with the housing in any way we can. Especially with skunks and raccoons, maybe our animal control can help. And children should definitely stay away from playing with raccoons. I didn't know you guys had attacking skunks. But that's -- I do stay away from skunks.

So other than that, Mr. Kinard, great work you're doing here. We are so happy you have come to Morristown.

MR. KINARD: Thank you.

CHAIRWOMAN DENMAN: Thank you, Mayor.

I know the chief, the fire chief has met with you, Mike Geary also, so I think they probably would love that idea.

MR. KINARD: Door is open.

CHAIRWOMAN DENMAN: Trifecta.
MR. KINARD: If I can meet with the police chief.

CHAIRWOMAN DENMAN: Don't hold your breath.

Councilwoman.

COUNCILWOMAN DAVIS: I'm going to piggyback off what the Mayor said. We sat down and said, have you ever seen one of these packets? He's like no. So I mean, that's already like such an incredible plus, and for you to have made such strides in such a short amount of time. And I know people bombard your office with their complaints, because they're hoping someone can fix their issues pretty immediately. And you have dealt with them in such a respectful manner.

I talk to residents all the time, and they speak about this young lady, I think your name is Nicole. You know, like Ms. Cotton said, when you call and you're met on the phone with such a rude person, it makes it so hard for you to even recall why you're calling. Because I've called and been like, what did she say, and then I'm like, I forgot why I really called. So it's such a pleasure to hear a nice voice on the
other end of the phone, and you don't behave
like I'm taking something for you, or you're
going to have to come out and fix my issue
yourself. And I know residents echo that
sentiment.

And Kelly Montes is the MVP of the
night. I've seen her myself out with tools I
can't even name. I think it's pretty incredible
she would take such an initiative. And I know
Tawana Cotton was -- she would be happy to work
with her. It makes for a more neighborhood
environment, which really makes the residents
more proud of their living situation. Because I
mean, let's face it, we live in a beautiful
town, and it's something that you want in your
community. Like you want to see the same
beautiful things regardless of your
socio-economic situation. You want to still
reap those same benefits. So kudos to Kelly and
her team if there is a team. I feel like you're
the team.

And to piggyback off of what
Commissioner Banks said with creating more
parking, I was thinking, and I mentioned it to
the Mayor, there are some residents who have
handicapped parking. They can come to the town
with a prescription from their doctor, they can
come to the town, come to the council and apply
for a personal space on town property, which
would eliminate a few spaces, you know what I
mean, for residents that are not handicapped.
Because if you get -- like you can get a
dedicated handicapped spot on our property. For
instance, on Flagler Street past the last
dumpster is that stretch of spaces. If you are
handicapped and you live in that immediate area,
wouldn't it be nice to have a space you never
have to fight over, and then you provide another
space for a resident who parks way up the hill
because there's no space closer, so that's a
thought.

I don't know anything about an
exterminator issue, because obviously I live in
Manahan Village, and every month on a Tuesday
somebody shows up to my house. I'm home during
that time. And they knock on the door like, you
ready, if I'm washing clothes or whatever we
will come back, and they'll come back the
following Tuesday. They are pretty on top of
that. So maybe if you're not around when the
exterminator comes -- I don't know if they leave notification for something like exterminating, do they?

COMMISSIONER BANKS: They used to.

COUNCILWOMAN DAVIS: I thought they just left stuff if they came and fixed something in your house maybe, but maybe they're just not leaving the notification. I don't know what's happening all across the housing authority, but I know in building 34 every second Tuesday a big fella with -- a man with a spray thing shows up to my house. So I can't imagine that they're just coming to my house.

Oh, and about the spiky -- I saw you removed the spiky tree from 32, there's also one at 34. And our kids, there's a large concentration at 32 and 34, they run around that area, and all the parents look after the kids. I mean, so if you can check into that tree on 34 --

MR. KINARD: Somebody mentioned to me there's another one. I just haven't been able to find it.

COUNCILWOMAN DAVIS: It's right in front of building 34.
COMMISSIONER VEGA: The third one is next to -- behind building 18 where the clothes line is, that one there, behind the --

COUNCILWOMAN DAVIS: I know exactly where you're talking about.

And also the hedges that are right on the side of building 32 are kind of high, and I park there. I know Ms. Banks parks there. And sometimes at night I walk out in the street, and I walk down and get on the sidewalk. Because my fear is someone is hiding behind these bushes. And I can't be responsible for what I would do to somebody who jumped out on me from me behind bushes. So it would be nice if they could be lower.

And like I think what's really great is that the tone is kind of changed. At previous meetings I've sat here and Ms. -- and we are going to have to write this down, because this is the first time in the history of the lifetime of Mary Booze that she didn't get up here and put her hand on her hip and complain about what you're not doing. That says a lot.

CHAIRWOMAN DENMAN: That in and of itself --
COUNCILWOMAN DAVIS: And overall the tenants seem to be really pleased with the speed within which things are being taken care of, and I'm grateful.

MR. KINARD: Hopefully we will keep it up.

CHAIRWOMAN DENMAN: Is that it?

COUNCILWOMAN DAVIS: Yes. That's it.

CHAIRWOMAN DENMAN: All right. We are adjourned.

(Meeting was adjourned.)