

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

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RE: Open Public Meeting  
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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 CHERELLO, Commissioner  
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  
TIMOTHY DOUGHERTY, Mayor

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

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

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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 that it is now 6:05 in the evening on July  
6                   23, and we are convening at 39 Early Street,  
7                   Morristown, New Jersey, and do hereby announce  
8                   publicly that proper notice of this regular  
9                   meeting has been provided in accordance with the  
10                  New Jersey Open Public Meetings Act.

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

13                  CHAIRWOMAN DENMAN: Pledge of  
14                  Allegiance.

15                  (Flag was saluted.)

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

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

20                  COMMISSIONER SCHMIDT: Second.

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

25                  CHAIRWOMAN DENMAN: Executive report?

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

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

20                  The last meeting we had back in May we  
21                  also discussed the large number of vacant units  
22                  throughout the portfolio. At that time there  
23                  were 34 vacant units. During the last two  
24                  months we really focused on vacancy reduction.  
25                  It was more of a triage approach we had during

1 the last two months in order to get us closer to  
2 a steady state. We've been able to bring that  
3 number from 34 down to 13. During that period  
4 of time three of those 13 are already assigned  
5 for leasing, just waiting for the residents to  
6 move in. So in reality we have ten units in  
7 maintenance category, which gets us to about a  
8 98 percent occupancy rating, which is good, but  
9 it's not good enough. A lot of those units  
10 though actually came up as vacant since the last  
11 time we spoke, so they're fairly newer. We will  
12 be getting those through maintenance and leased  
13 some time soon.

14 We also completed a lot of tree pruning  
15 and removed the dozen or so damaged or unsafe  
16 trees. If you take a look at the picture,  
17 there's a tree in the picture that I've never  
18 seen before. It's a tree that has spikes on it.  
19 I remember it was mentioned at the last board  
20 meeting. There is a -- unfortunately the  
21 picture is of the tree that's down, a couple of  
22 pictures that are in there, but you'll see the  
23 spikes on the tree. These spikes were a good  
24 six, seven inches long and hard, and they were  
25 all along the base of the tree running up right

1 where a kid could get injured. We are able to  
2 take that tree out, along with a number of other  
3 unsafe trees throughout the property, and as I  
4 mentioned, prune trees throughout our entire  
5 portfolio.

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

19 The laundry and community rooms, this  
20 is one of the community rooms here, one of the  
21 better ones we have, but the laundry rooms are  
22 in disrepair throughout our entire system. We  
23 received proposals to privatize the laundry  
24 rooms across the system. So what we would like  
25 to do is we would like to work with vendors who

1 offer essentially the same thing, they offer  
2 full privatization of the laundry rooms. Right  
3 now we own the laundry rooms. They're  
4 coin-based. There's been a lot of breakdowns of  
5 those machines. And the rooms in and of  
6 themselves aren't very good. The companies will  
7 completely refurbish the rooms, new floor tiles,  
8 new paint, put in new commercial grade machines,  
9 they'll convert from a cash system to a card  
10 system, and they'll maintain the machines. In  
11 exchange we take 60 percent of the revenue as  
12 opposed to 40 percent of the revenue, but it's  
13 really not the revenue, because it's laundry,  
14 it's really having machines that are reliable,  
15 easily fixed, and rooms that are pleasing to  
16 wash our clothes in.

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

24 Assigned parking spaces have also been  
25 an issue, largely at 31 and 39 Early Street.

1 Since the last time we got together we  
2 reassigned five spaces at this site, removed the  
3 employees out of those spaces and put the  
4 employees on the Ann Street site where we have  
5 excess spaces. We've had some issues with some  
6 employees kind of still parking and blocking  
7 that area. We are taking care of that. That  
8 won't occur. But we were able to create five  
9 additional spaces.

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

18 Those 11 spaces, the five that were  
19 created by moving the employees and the six that  
20 will be created from the new cutting, will  
21 completely eliminate the parking wait list  
22 situation we have between 31 and 39 Early  
23 Street. We don't have a parking wait list  
24 situation at Ann Street. So for right now that  
25 will resolve the parking concerns that were

1 discussed at the last board meeting.

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

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

25 And we're shooting, or hoping that this

1 week I can get together with a group of  
2 residents and also with you, Ms. Davis, to  
3 ultimately start talking about programming,  
4 future programming for that space because I  
5 don't want that to lag too far behind once we  
6 get that building up and running.

7 Last but not least, most of all the  
8 work that I found that we have been doing here  
9 is not under contract. Contracts have expired a  
10 year ago, two years ago in some instances, and  
11 we need to correct that. That was brought to my  
12 attention through the zero threshold  
13 conversation and through the conversation with  
14 Mr. Manfredi and the like. As a result, you  
15 know that we are under the zero threshold  
16 policy, so Joe was able to submit RFPs into HUD  
17 in 15 categories. They're listed in the report.  
18 Ranging from elevator maintenance,  
19 extermination, information technology, all the  
20 way down to professional services, fee  
21 accounting, auditing services and general legal  
22 services. But all of these have been submitted  
23 to HUD. We have to have these approved before  
24 we can even issue the RFPs to get the  
25 contractors on board, then we got to go back to

1 HUD. The good news is HUD is approved all of  
2 these, and we should be able to go to the next  
3 step which is advertise all of these now. And  
4 obviously the outcome here is to get every piece  
5 of work that we are doing under a current  
6 contract, a valid contract, and move towards  
7 removing ourselves from the zero threshold  
8 requirement.

9 And that's it.

10 COMMISSIONER BANKS: Madam Chair, may  
11 I.

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

17 Also, we're glad that the progress of  
18 the resident center is going forward, and we  
19 really appreciate you managing that to make sure  
20 that everything is done timely. We will be  
21 having lead-in soon for an election committee to  
22 get a resident council, because then we would  
23 like to implement programs that the residents  
24 all are in agreement on to go into the resident  
25 center. So we will like to work with you, we

1 plan on working with you hand in hand for those  
2 programs that go down in the resident center  
3 since that is a resident building, and the  
4 residents should have the first and last say as  
5 to what goes on down there. Thank you.

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

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

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

24 CHAIRWOMAN DENMAN: Excellent. That's  
25 great. Just the numbers are a reflection of

1 that. It's extraordinary.

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

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

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

24 CHAIRWOMAN DENMAN: Thank you.

25 Commissioner Banks?

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

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

22                   And also exterminators. We've had this  
23 issue over and over as to when the exterminators  
24 will come. If I may suggest that a calendar go  
25 out to all the tenants so that there will be no

1           misunderstanding, and then the tenants can check  
2           off those dates that the exterminator doesn't  
3           show up.

4                     Other than that, that's all I have.

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

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

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

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

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

24                    Okay. Commissioner Schmidt?

25                    COMMISSIONER SCHMIDT: Nothing from the

1 personnel committee for the night.

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

9 CHAIRWOMAN DENMAN: Terrific. Okay.  
10 Old business?

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

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

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

24 If you go to page nine just real quick,  
25 the operations of the housing authority, if you

1 would adjust for depreciation, you can see the  
2 net loss there, six forty-three. But that  
3 includes the depreciation of 613,000. So the  
4 loss is really only \$29,000 for the year,  
5 meaning that that amount of money was subsidized  
6 by reserves from the housing authority.

7 If you turn to page 35, that is the  
8 single audit report, the uniform guidance  
9 report. That report was modified. It included  
10 two findings. One finding was with the Housing  
11 Choice Voucher Program, and the second finding  
12 related to the Low Rent Public Housing Program.  
13 Both findings are repeat findings from last  
14 year, and they were related to recertifications  
15 not done promptly at all or missing  
16 documentations from those tenant files. We  
17 submitted the findings and recommendations. The  
18 authority did provide its responses, and those  
19 findings are to be mitigated in this fiscal year  
20 9/30/18, so hopefully that is accomplished and  
21 those findings can be cleared with the next  
22 audit report.

23 MR. MANFREDI: Madam Chair, I've given  
24 out to residents and the board members as well  
25 with the adoption of the audit this evening and

1 submission to the State of New Jersey just so  
2 the board is aware.

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

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

9 MR. MAURICE: So one of the things that  
10 the authority is going to have to adopt this  
11 year is GASB 75, and that relates to the OPEB  
12 liabilities, the pension -- the benefits other  
13 than pensions, primarily health care insurance.  
14 So previously those liabilities had to be  
15 recognized -- they were being amortized over a  
16 20-year-period. The new GAAP regulations from  
17 GASB say you have to recognize the entire  
18 liability now. So that will be an additional  
19 liability that's added to your balance sheet.  
20 You're going to see a further reduction in your  
21 unrestricted net assets. If you notice now it's  
22 a very large negative number, and again that is  
23 primarily because several years ago we were also  
24 required to adopt GASB 68, which was the  
25 unfunded pension liabilities for the state

1 pension plan. As we all know, the state pension  
2 plan is woefully underfunded, and all  
3 authorities were required to put that liability  
4 on their book for transparency. That's a new  
5 pronouncement that will be affected in this  
6 year's audit report that will be included, the  
7 GASB 75.

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

11 MR. MAURICE: You are pretty  
12 well-established with an investment account.  
13 You have a nice set of CDs. I believe they're  
14 about 1.4 million dollars as of the last fiscal  
15 year. So you do have some reserves. It does  
16 take a little bit of understanding to read those  
17 financial statements and understand that that  
18 unrestricted net position doesn't tell you  
19 really what your cash position is. It doesn't  
20 show you that you have those reserves available  
21 for, as I heard Mr. Kinard say, you had some  
22 emergency repairs you had to do. And I think we  
23 spoke about that during our exit conference of  
24 what funds were available for him to go ahead  
25 and implement those corrective actions for --

1 that he discussed with the fire escapes and the  
2 tree pruning and so forth.

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

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

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

17 COMMISSIONER SCHMIDT: Otherwise,  
18 nothing else.

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

21 CHAIRWOMAN DENMAN: Can I just ask for  
22 clarification on one of the line items on page  
23 30? Line item 13510CFFT, debt service payments,  
24 about four million dollars. Can you explain  
25 what that is?

1 MR. MAURICE: Just let me get to page  
2 30. You had capital fund debt, and that's the  
3 debt service on that program.

4 CHAIRWOMAN DENMAN: I didn't want to  
5 assume.

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

8 CHAIRWOMAN DENMAN: Thanks.

9 MR. MANFREDI: Thank you.

10 CHAIRWOMAN DENMAN: Any other  
11 questions? Commissioner Robinson?

12 COMMISSIONER ROBINSON: I'm good.

13 CHAIRWOMAN DENMAN: Commissioner  
14 Cherello?

15 COMMISSIONER CHERELLO: No.

16 CHAIRWOMAN DENMAN: Thank you so much  
17 for your time.

18 MR. MAURICE: Thank you.

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

24 COMMISSIONER VEGA: I'll make a motion  
25 to approve.

1 COMMISSIONER ROBINSON: I'll second.

2 MR. MANFREDI: Roll call.

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

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

10 CHAIRWOMAN DENMAN: Can we pass it  
11 around during?

12 MR. MANFREDI: Yes.

13 COMMISSIONER CHERELLO: Joe, these need  
14 to be signed?

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

17 COMMISSIONER CHERELLO: No, this.

18 MR. MANFREDI: The actual resolution?

19 COMMISSIONER CHERELLO: On the audit.

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

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

24 MR. KINARD: There's a second  
25 resolution, and it is more of a cleanup

1 resolution. If you'll recall, I talked about  
2 the contracts, the professional services  
3 contracts that are being issued soon. This  
4 resolution is to approve and authorize the  
5 issuance of a change order to utilize the  
6 authorized budget amount of the general legal  
7 services contract. It's over a period of time  
8 from August of 2017 until today. Manfredi &  
9 Pellechio were ultimately contracted pursuant to  
10 a 2017 board resolution for \$125,000. That  
11 amount has been exceeded largely due to a lot of  
12 items that I think perhaps weren't anticipated  
13 when the Manfredi firm was originally selected.  
14 So there are a lot of things that occurred  
15 beyond tenant services, landlord/tenant and  
16 other legal items such as an executive director  
17 search and issues associated with HUD.

18 In any event, the contract amount today  
19 is somewhere in the area of 160 to \$170,000.  
20 The actual budgeted amount for the year in the  
21 budget was \$210,000. So there's \$210,000 in the  
22 budget, even though we've exceeded the \$125,000  
23 as of this date. We are going out for an RFP,  
24 like I mentioned, for legal services, but we  
25 need the ability to pay existing legal charges

1 that are above the previously approved 125, and  
2 that's what this resolution is for.

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

6 MR. KINARD: Yes.

7 CHAIRWOMAN DENMAN: So we need to make  
8 a motion.

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

11 COMMISSIONER VEGA: I second it.

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

14 CHAIRWOMAN DENMAN: Schedule of bills.

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

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

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

25 MR. KINARD: Comes into the general

1 fund.

2 COMMISSIONER BANKS: General fund?

3 MR. KINARD: Yes.

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

10 MS. WASHINGTON: It was the alarm  
11 system, it was damaged on Flagler Street, at 9,  
12 11 and 13 Flagler, and it was going OFF and it  
13 was emergency. So the police contacted us, and  
14 they had to come fix it.

15 COMMISSIONER SCHMIDT: This is the cost  
16 of fixing?

17 MR. KINARD: Yes, it was actually  
18 more -- A, it was an emergency in terms of a  
19 response, but there was also a problem with the  
20 overall system. I apologize, I can't remember  
21 what it was specifically at this time, I can get  
22 that back to you, but there was something wrong  
23 with the system. And it wasn't the batteries,  
24 it was something else that had burnt out that  
25 they had to replace.

1                   COMMISSIONER SCHMIDT: So there might  
2                   have been other costs involved in that, parts  
3                   and items that weren't service-related.

4                   MR. KINARD: No doubt.

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

15                  MR. KINARD: Yeah, yeah. There is  
16                  backup in terms of the work that they actually  
17                  perform. When I say battery change, I'm not  
18                  talking about the battery change in like an  
19                  actual apartment, I'm talking about the actual  
20                  panel. But even a panel battery change  
21                  shouldn't be that much money. But we've been  
22                  experiencing issues with these panels  
23                  significantly -- repeatedly. I'm sure it didn't  
24                  just start. These alarms have been going off --  
25                  I think it went off twice today in this building

1 alone, once this morning when I was over here,  
2 and once just prior to this meeting. We are  
3 going to be sitting down and meeting with Haig,  
4 and actually looking at the sensitivity of the  
5 smokers. The actual system in and of itself  
6 may, as the fire department said, is likely  
7 turned up too sensitive. It's going off when  
8 people burn a little bit of toast or sometimes  
9 even boil water, and that requires the fire  
10 department to respond. And it is what it is.  
11 So I think if we fix that part of it, and we  
12 ultimately then look at the panel and make sure  
13 we've got panels that are up to date, we're  
14 going to have a lot less issues.

15 CHAIRWOMAN DENMAN: Okay.

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

18 COMMISSIONER BANKS: Second.

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

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

24 MS. COTTON: My name is Tawana Cotton,  
25 30 Flagler Street. First I just want to say I

1 am so excited about all of the changes that are  
2 happening, and I'm so happy -- I mean, I called  
3 over, and it's not often -- I know I sit up here  
4 and say sometimes I call over for maintenance,  
5 and it's not the friendliest call, and I have  
6 been hung up on a couple of times. It's really  
7 nice when you get treated with respect and  
8 people are happy, and it just -- it makes the  
9 residents feel respected. And so I just want to  
10 bring that up.

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

25 And since I live across the street from

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

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

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

22 CHAIRWOMAN DENMAN: Thank you, Mr.  
23 Kinard.

24 MR. ALEXANDER: My name is Viktor  
25 Alexander, I'm a tenant of 39 Early Street,

1 apartment 517. My subject is visitor parking.  
2 These spaces it's for visitors. Before there  
3 was empty spaces in the evening and weekends.  
4 Workers were parking. Now you use them for the  
5 tenants and there are no place for visitors.  
6 There's only emergency parking privileges for  
7 people.

8 MR. KINARD: Thank you.

9 CHAIRWOMAN DENMAN: Thank you.

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

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

23 I had one more question regarding the  
24 lease being transposed into Spanish. I thought  
25 Mr. Manfredi had mentioned something. I think

1 that would be a benefit to a lot of our  
2 residents.

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

5 CHAIRWOMAN DENMAN: Absolutely.

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

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

14 CHAIRWOMAN DENMAN: Thank you.

15 MR. DAVIS: Good evening. I'm over at  
16 31 Early, and my question -- my name is William  
17 Davis. And the question I had was the exterior  
18 of our building, there's pieces that are being  
19 held together by cargo straps. And work had  
20 been started on that, and it's still sitting in  
21 limbo. My question is, we're not going to wait  
22 until winter again to have that work done.  
23 Right?

24 MR. KINARD: No, you're not. The brick  
25 repointing has -- the contracts have been

1 opened, so we are in the process of scheduling  
2 that work as we speak. And that work should  
3 begin hopefully next month, but it could creep  
4 into September, and the work will move in  
5 earnest. It's a combination of putting new  
6 brick facade -- right now what they're doing is  
7 selecting the brick, because we have to find  
8 brick that matches as close as possible, along  
9 with a lot of the mortar in between, and you'll  
10 see that scaffolding move as the work goes. So  
11 that unfortunately that scaffolding a lot of  
12 people are complaining about is going to get  
13 bigger. But we hope to get that started by the  
14 end of next month, August.

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

19 MR. KINARD: Yes.

20 MR. DAVIS: -- from the ground up?

21 MR. KINARD: Yes. You got it.

22 MR. DAVIS: Got you. Thank you.

23 CHAIRWOMAN DENMAN: Thank you, William.

24 MS. O'CONNOR: My name is a Debra  
25 O'Connor. I live in 39. My complaint is

1           there's a bees or wasps nest. It's about this  
2           big. I've put in complaints. I don't know if  
3           they're still living in there, but it's right on  
4           top of my window. And whatever was in there was  
5           pooping on my screen --

6                   CHAIRWOMAN DENMAN: What apartment are  
7           you in?

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

16                   MR. KINARD: We will look at it  
17          tomorrow.

18                   MS. O'CONNOR: Thank you.

19                   CHAIRWOMAN DENMAN: Thank you.

20                   MS. MONTES: Hi everybody, Kelly Montes  
21          at 13 Flagler. I have been working on the new  
22          community garden. We still have some space in  
23          the garden. We have run out of dirt. I've  
24          asked other tenants if they would like to  
25          participate. Everybody just comes by and waves

1 and takes a look, which I don't mind. I'm  
2 totally okay with doing the work. But I was  
3 wondering who I could team with in maybe getting  
4 a mailing or flyer out letting them know they  
5 can be a part of it, that it's not something  
6 that Kelly just decided to do and is out there.  
7 Because I think if they don't understand, they  
8 don't come ask, they're like who is she and what  
9 is she doing.

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

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

1 something updated for that.

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

13 CHAIRWOMAN DENMAN: Great Swamp.

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

17 CHAIRWOMAN DENMAN: Animal control will  
18 come.

19 MS. MONTES: I had a vehicle towed from  
20 Flagler Street town parking last week. Because  
21 of where the spot was it created a lot of lack  
22 of space for other people so it has kind of  
23 opened up. But have we given any thought to  
24 maybe putting lines on Flagler Street so that --  
25 because what happened, people will park and

1           somebody will give three feet, somebody will  
2           give four feet. Anybody that has a driver's  
3           license they should be able to get out of a --

4                   CHAIRWOMAN DENMAN: Councilwoman can  
5           answer that.

6                   COUNCILWOMAN DAVIS: That was one of my  
7           main concerns, because if we put spaces there  
8           could be five spaces there, but I spoke with our  
9           business administrator and she said if we put  
10          the spaces --

11                   MS. MONTES: You have to put meters?

12                   COUNCILWOMAN DAVIS: No, we don't have  
13          to put meters, but it will create an issue just  
14          in terms of how many people were actually  
15          squeeze in. Because I think that space is  
16          really equipped for like five cars, but  
17          sometimes you can squeeze in seven like if your  
18          car is short. I know exactly what you're  
19          talking about. And there are two cars there  
20          that me and the Mayor are actually working on  
21          this week to have removed because they've been  
22          there forever.

23                   MS. MONTES: I called the police  
24          department and they were there in five minutes.

25                   COUNCILWOMAN DAVIS: But they won't

1 move the cars unless --

2 MS. MONTES: They did. They towed it.  
3 A green Subaru right outside --

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

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

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

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

23 COUNCILWOMAN DAVIS: Two of them.

24 COMMISSIONER BANKS: -- for months.

25 The police came out at one point. But that SUV

1 is still there. Now, that is considered town  
2 property. Right? So it's not like we can  
3 assign parking. But still, it's taking up  
4 parking space. It's been sitting there for  
5 months and months. So I don't know what we can  
6 do about it.

7 MAYOR DOUGHERTY: We will look into it.

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

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

20 CHAIRWOMAN DENMAN: It's that time of  
21 year.

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

25 But I will really like to know about

1 the cameras because I couldn't do anything about  
2 it.

3 CHAIRWOMAN DENMAN: How long ago did  
4 this happen?

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

7 COUNCILWOMAN DAVIS: That your car got  
8 broke into?

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

14 CHAIRWOMAN DENMAN: So did the police  
15 contact our housing?

16 MS. LEWIS: That's what they said.

17 MR. KINARD: I can't speak to three,  
18 four months ago. The cameras have been on since  
19 I have been here, which is almost three months,  
20 two months and a couple weeks. They've been on  
21 all but two weeks. We had the camera folks  
22 here. And we've been looking at some of the  
23 issues, that's the tree pruning, because some of  
24 the trees have been in front of cameras, in  
25 front of lights. But the cameras have been on

1 for most of the time over the course of the last  
2 two and a half months. Three, four months ago  
3 I'm not sure if there was -- there must have  
4 been a lag, or a blackout maybe if that's what  
5 the police are saying if they couldn't find that  
6 footage. It's a shame.

7 MS. LEWIS: They're on now?

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

9 MS. LEWIS: Thank you.

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

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

19 MR. KINARD: Okay.

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

23 MR. KINARD: The issue is it certainly  
24 does not keep the footage. It keeps footage for  
25 a week or two.

1                   COMMISSIONER CHERELLO: I think it's a  
2 little longer than that, but not three or four  
3 months. But what we can do is since we took the  
4 cameras off the resident center, they have to be  
5 sitting somewhere, and they're the good mobile  
6 ones. We can utilize those in the meantime  
7 before we put them back on the resident center.  
8 Because I don't know if you saw the plan, we  
9 have ports all over the place.

10                   MR. KINARD: I did.

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

13                   MR. KINARD: Got to find those cameras.

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

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

1 working, but at that moment they were not  
2 working.

3 MR. KINARD: Hopefully your insurance  
4 company covered that.

5 MS. LEWIS: Yes.

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

8 Okay. We go to the mayor's comments.

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

16 As we do many times with the police  
17 department, we go through neighborhoods that  
18 cars get broken into. 95 percent of the time  
19 they're unlocked. So thank you for stating  
20 that, because there's no better to hear that  
21 lock your doors, because they're just looking  
22 for change. There's an opiate crisis, not just  
23 in Morristown but all over the country, Morris  
24 County, and they're looking for change, anything  
25 really quick they can grab. They're not looking

1 to take a stick and break a window. If the car  
2 is unlocked they take what they can and keep  
3 moving. So lock your doors.

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

10 MR. KINARD: Yes.

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

25 COMMISSIONER CHERELLO: I don't. We

1 can probably use those for backups, but I think  
2 ours have to be hardwired, but it doesn't mean  
3 we can't put a battery one as a backup in there,  
4 it doesn't hurt.

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

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

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

24 MAYOR DOUGHERTY: Just offering it out,  
25 because the fire department is a full paid

1 department, and not only -- they would love to  
2 work with housing, not even look at your issues,  
3 but issues where it could be a fire hazard,  
4 something is blocked, it shouldn't be where it  
5 is. There's some issues you may not be aware  
6 of. They really are a great team. They have a  
7 volunteer team of firemen, they also paid  
8 firemen who would love to partner with housing  
9 to help every way they can.

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

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

1 reach out to them --

2 COMMISSIONER CHERELLO: They will.  
3 Call the chief.

4 MAYOR DOUGHERTY: The chief.

5 COMMISSIONER CHERELLO: Michael Geary.  
6 He's worked with us in the past on issues.

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

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

19 MR. KINARD: Thank you.

20 CHAIRWOMAN DENMAN: Thank you, Mayor.  
21 I know the chief, the fire chief has met with  
22 you, Mike Geary also, so I think they probably  
23 would love that idea.

24 MR. KINARD: Door is open.

25 CHAIRWOMAN DENMAN: Trifecta.

1                   MR. KINARD:  If I can meet with the  
2  police chief.

3                   CHAIRWOMAN DENMAN:  Don't hold your  
4  breath.

5                   Councilwoman.

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

17                   I talk to residents all the time, and  
18 they speak about this young lady, I think your  
19 name is Nicole.  You know, like Ms. Cotton said,  
20 when you call and you're met on the phone with  
21 such a rude person, it makes it so hard for you  
22 to even recall why you're calling.  Because I've  
23 called and been like, what did she say, and then  
24 I'm like, I forgot why I really called.  So it's  
25 such a pleasure to hear a nice voice on the

1 other end of the phone, and you don't behave  
2 like I'm taking something for you, or you're  
3 going to have to come out and fix my issue  
4 yourself. And I know residents echo that  
5 sentiment.

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

22 And to piggyback off of what  
23 Commissioner Banks said with creating more  
24 parking, I was thinking, and I mentioned it to  
25 the Mayor, there are some residents who have

1       handicapped parking. They can come to the town  
2       with a prescription from their doctor, they can  
3       come to the town, come to the council and apply  
4       for a personal space on town property, which  
5       would eliminate a few spaces, you know what I  
6       mean, for residents that are not handicapped.  
7       Because if you get -- like you can get a  
8       dedicated handicapped spot on our property. For  
9       instance, on Flagler Street past the last  
10      dumpster is that stretch of spaces. If you are  
11      handicapped and you live in that immediate area,  
12      wouldn't it be nice to have a space you never  
13      have to fight over, and then you provide another  
14      space for a resident who parks way up the hill  
15      because there's no space closer, so that's a  
16      thought.

17                I don't know anything about an  
18      exterminator issue, because obviously I live in  
19      Manahan Village, and every month on a Tuesday  
20      somebody shows up to my house. I'm home during  
21      that time. And they knock on the door like, you  
22      ready, if I'm washing clothes or whatever we  
23      will come back, and they'll come back the  
24      following Tuesday. They are pretty on top of  
25      that. So maybe if you're not around when the

1 exterminator comes -- I don't know if they leave  
2 notification for something like exterminating,  
3 do they?

4 COMMISSIONER BANKS: They used to.

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

14 Oh, and about the spiky -- I saw you  
15 removed the spiky tree from 32, there's also one  
16 at 34. And our kids, there's a large  
17 concentration at 32 and 34, they run around that  
18 area, and all the parents look after the kids.  
19 I mean, so if you can check into that tree on  
20 34 --

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

24 COUNCILWOMAN DAVIS: It's right in  
25 front of building 34.

1                   COMMISSIONER VEGA: The third one is  
2 next to -- behind building 18 where the clothes  
3 line is, that one there, behind the --

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

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

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

24                   CHAIRWOMAN DENMAN: That in and of  
25 itself --

1                   COUNCILWOMAN DAVIS: And overall the  
2 tenants seem to be really pleased with the speed  
3 within which things are being taken care of, and  
4 I'm grateful.

5                   MR. KINARD: Hopefully we will keep it  
6 up.

7                   CHAIRWOMAN DENMAN: Is that it?

8                   COUNCILWOMAN DAVIS: Yes. That's it.

9                   CHAIRWOMAN DENMAN: All right. We are  
10 adjourned.

11                   (Meeting was adjourned.)

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