MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
31 Early Street
Morristown, NJ 07960
Monday, March 28, 2016
Commencing at 6:00 P.M.

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TRANSCRIPT
RE: Regular Open Public Meeting
OF THE
PROCEEDINGS
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MEMBERS PRESENT:
MICHAEL A. CHERELLO, Chairman
DOROTHY HOLMAN, Vice-Chairman
VERA WHITE, Commissioner
MARION E. SALLY, Commissioner
JEANINE CRIPPEN, Commissioner
TERESA RODRIGUEZ, Commissioner

ALSO PRESENT:
ROY ROGERS, Executive Director
LIZETH TAVERAS, Administrative Specialist
TIMOTHY P. DOUGHERTY, Mayor
JEAN WASHINGTON, Accounts Manager
DOUGLAS PRIESTER, Operations Manager
DARLINGTON POUNDER, Senior Mechanic
HILIARI B. DAVIS, Council Liaison

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

REPORTED BY BETH A. BENSON, Certified Court Reporter

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CHAIRMAN CHERELLO: I, Michael Cherello, chairperson of the Board of Commissioners of the Housing Authority of the Town of Morristown, presiding officer at this meeting do hereby state it is now 6:03 in the evening on March 28th, 2016, and we are convening at 31 Early Street, Morristown, New Jersey. And I do hereby announce publicly that proper notice of this regular meeting has been provided in accordance with the New Jersey Open Public Meetings Act.

Roll call.

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

CHAIRMAN CHERELLO: Pledge of Allegiance.

(Flag was saluted.)

CHAIRMAN CHERELLO: Moment of silence.

(A moment of silence is observed.)

CHAIRMAN CHERELLO: At this time we'll have a reorganization. Mr. Manfredi, do you want to take over?

MR. MANFREDI: I'd just like to indicate for the record that at our last meeting we did seek to have our annual reelection of
officers. Under our bylaws, specifically Section One, Article Two, position of chair and vice chair are indicated to be for one year, and then elections are to be held at the annual meeting. We did not have a board meeting on our annual meeting, and therefore at the next available meeting we did hold an election which did not yield four affirmative votes for a chair and vice chair, and therefore under our bylaws the individuals currently holding those positions still serve. I'd like to call again for election of officers which is required under our bylaws. Is there any question before we proceed?

COMMISSIONER WHITE: I do. Can I nominate the same person I nominated before?

MR. MANFREDI: Yes. Basically what we're doing is we are going to repeat the process, since the process failed to yield four votes last time. There's no restriction on any commissioner's ability to nominate or vote.

So we're going to open the floor to nominations for the position of chairperson.

COMMISSIONER WHITE: I'd like to nominate Marion Sally.
COMMISSIONER HOLMAN: I second.

MR. MANFREDI: Are there any other nominations for the position of chairperson?

COMMISSIONER CRIPPEN: Can I nominate Mike to continue?

MR. MANFREDI: Yes. Are there any further nominations for the position of chair?

I'm going to close the nominations for the position of chair. And we will start out by having a vote then for the first person nominated, Ms. Sally. Do you want to call the roll?

(Whereupon, roll call was taken with Commissioners Cherello, Crippen and Rodriguez voting no, Commissioners Holman, White and Sally voting yes.)

MR. MANFREDI: The vote fails because we're required to have four affirmative votes.

So vote for Mr. Cherello as chairperson.

(Whereupon, roll call was taken with Commissioners Cherello, Crippen and Rodriguez voting yes, Commissioners Holman, White and Sally voting no.)

MR. MANFREDI: Vote fails, therefore
Mr. Cherello remains in the position of chair under our bylaws.

For the position of vice chair, open the floor for nominations of the position for vice chair.

COMMISSIONER WHITE: I'd like to nominate Commissioner Holman as vice chair.

MR. MANFREDI: Is there a second?

COMMISSIONER SALLY: I second it.

MR. MANFREDI: Are there any other nominations for the position of vice chair?

We will close the nominations, and have a roll call vote for Ms. Holman as vice chairperson, please.

(Whereupon, roll call was taken with Commissioners Cherello and Rodriguez voting no, Commissioners Crippen, Holman, White and Sally voting yes.)

MR. MANFREDI: Four votes for Ms. Holman as vice chair. Congratulations, Ms. Holman, you're now elected as vice chair for another year.

COMMISSIONER HOLMAN: Thank you.

MR. MANFREDI: We will therefore close the election of officers. So the record is
reflected correctly, Ms. Holman has been elected
to another year, Mr. Cherello remains in place
under our bylaws since there were not four
affirmative votes either way.

COMMISSIONER WHITE: And so after this,
can I ask a question? Mr. Cherello, he's a
holdover, but now do we take this vote again for
chair, or does he still stay a year, because he
did not get elected.

MR. MANFREDI: No, our bylaws don't
actually provide that. Since Ms. Holman was
actually elected her one year will start today.
She had been in a holdover status since the end
of the first year. For the position of chair
the bylaws actually state that the person shall
hold office for one year or until their
successors are elected and qualified but no more
than two successive terms. So the answer is
yes, we're going to repeat this process until
someone receives the required four affirmative
votes. If the votes fail Mr. Cherello will
remain in place.

COMMISSIONER WHITE: Thank you.

MR. MANFREDI: Thank you everyone.

CHAIRMAN CHERELLO: We are now on the
public comments. Please step up to the
microphone, state your name, address.

MARY BOOZE: Mary Booze, 3209 Flagler
Street. First I have a question.

COMMISSIONER WHITE: Excuse me. Before
we get into the -- and I know we're going into
the open session, but I don't know why this
attorney is sitting at our chair -- is this
legal? I mean, I understand you're here to
represent Mr. Rogers, but I think you can
represent him from out there. But Joe, give us
that legal opinion, because he's not elected and
he's not appointed.

MR. ROGERS: I'd just like to say that
I'm a little bit handicapped right now, and that
should end in another month or so, but he's my
personal attorney, and --

COMMISSIONER WHITE: I understand.

MR. ROGERS: -- I don't want to get up
and walk across the room to talk to him. I
appreciate your cooperation.

MR. MANFREDI: That is the request just
so the board is aware, I received earlier from
Mr. Rogers about an hour ago that due to his
handicap Mr. Zayas would be unable to remain --
or it wouldn't be suitable for Mr. Rogers to get up and speak with Mr. Zayas if he was seated where the public is tonight.

COMMISSIONER WHITE: I know he sat here before, and I didn't think that was legal. That's why I asked the question. Our attorney here is representing us, I asked him.

MR. ZAYAS: I'm aware of no rule that says an executive director may not have his own personal attorney.

COMMISSIONER WHITE: No, no, he already spoke for us. He's our attorney for this board. I'm talking to my attorney.

CHAIRMAN CHERELLO: The issue has been settled. Let's continue.

MARY BOOZE: I have a lot of questions, and I don't want to spend the whole night hearing about this attorney for Roy or whatever. My question is, I want to ask Mr. Manfredi, who does he represent?

MR. MANFREDI: I represent the board.

MARY BOOZE: Because I have been coming to this commissioners meeting now for several months, and so far I've not seen, got a chance to see anything different, and that I felt
should be happening. We've been voting for a
chairperson now since probably September.

CHAIRMAN CHERELLO: September.

COMMISSIONER WHITE: October.

MARY BOOZE: We've been trying to get a
chairperson. We haven't had a meeting since
September. And we come -- we had one in
January, but that wasn't a meeting for me. And
we got a new commissioner sitting on the board.
And never got a chance to meet Ms. Teresa, we
never got a chance to meet her. But I wanted to
say that I'm very disappointed the way we
handling everything here lately. Teresa is the
resident commissioner, just in case nobody
informed her of her duties. She do represent
the residents. She don't support the housing
authority. She's here for the residents. And
when I say resident, that's me, because I am a
resident of Manahan Village. So when we still
trying to find a chairperson, and I see Ms.
Teresa voting no, it really upsets me, because
now it's time that we fill that seat. And like
I said, since September we haven't had a
meeting. Roy gave one in January which wasn't
beneficial to me, because I don't come to
meetings on Thursday when it's supposed to be on the fourth Monday. So that's one thing.

Manfredi told me who he represent, who represents the tenants. Manfredi, can you tell me that?

MR. MANFREDI: Who represents the attorney?

MARY BOOZE: The residents?

COMMISSIONER WHITE: We do. We all supposed to.

MARY BOOZE: The four or five commissioners that we have that have a chance to speak, I have a big concern about the resident center, I have a big concern about the $250,000 we got for the cameras, I have a big concern about the lighting in Manahan Village, the parking in Manahan Village. Put big signs up, a lot of words, no meetings. I didn't know we have two commissioners that's on buildings and grounds. I never got a chance to see them out in the winter when the snow was knee deep, and we was out there. I couldn't get out of my house on Saturday until Sunday around four. I couldn't even open my front door. But we have two commissioners that's on buildings and
grounds. I was very disturbed. I talked to Roy. He said that he couldn't do nothing about it. I talked to Sonny, I'm still locked up in my house. That's not feasible with me. I pay rent every month. And I want some of the things in life to happen. So I'm very disturbed. I'm very disturbed we didn't get a commissioner tonight, I mean a chairperson tonight. I know the town went through their changes, the holdover, get this, do that, because of Roy wanting to select who he wanted to be his boss. For 30 some years or 40 years I have been here the commissioners was always the director's boss. Now the tables have turned. Roy is the commissioners' boss from what I can see, because he's calling the shots. That need to stop ASAP. It's not fair to the residents. Because we need a voice. If you lock up the resident center in September, I think it was September, I have a problem with that. Never told me that I wasn't going to be working at the resident center in a month. You told me at the meeting, you didn't tell me then. You read your report that we would not be having the people to work at the
resident center. I was very, very upset. And
I'm still upset. Because I went in the building
the other day to see what was going on. The
steam table is full of water, the building when
you went walk in you smell gas. It was a
complete disaster over there. Hired a
maintenance man to come in and take care of the
building overtime when you had me working there
for $200 a month. You never called me in to
say, Mary, we not going to use you anymore to do
that. We going to let Lizeth do that. I don't
know what Lizeth know about the building. Right
now I can say neither one of you people sitting
up there know how to operate it anyway. But you
rent the building, you don't tell the people
they can't use the kitchen, the refrigerator is
broke, the steam table is full of water, that's
broke. And I can recall Roy telling me that he
just paid $5,000 to have the kitchen taken care
of. I don't know where he put the $5,000 at,
but it wasn't in Manahan Village kitchen at 23
Clyde Potts Drive. These things need to stop.
I mean, we can't continue to just sit back and
wait on something to happen at 23 Clyde Potts
Drive. We can't even get in our own building
that the federal government gave 1.2 million
dollars for the residents to have a building to
go in, and in order to get in the building you
got to call Lizeth or whoever and see if
somebody could open the door and let us in. I
never heard of such things, especially you got
residents living there, when you had a resident
was working there. I'm not pleased with that.
And I want Roy to know, and I want five, six,
whatever commissioners to know. This not
feasible. It got to stop. Because as a
resident of Manahan Village I like to see a
difference. I asked Roy why didn't we have a
staff to take Teresa around to see the building,
to introduce her, he said, oh, I'm going to
bring her down there. She haven't gotten there
yet. She had to go back to her country. Good,
I'm glad she came back from her country, and I'm
glad she -- and she need to know right now that
she do represent me as a resident commissioner.
So just in case nobody ever got that through to
you, you do not represent Roy and the rest of
them people. After I finished with you voting
on different things, I will be back at the mic.
Thank you.
CHAIRMAN CHERELLO: Any other resident have any comments. State your name, address.

VICTOR ALEXANDER: Victor Alexander, 39 Early Street, apartment 17. The building the last four months changed the floors and painted all the corridors and lobbies, very nice. Now it looks much better than it did before. Before we had some furniture, some pictures, some flowers in our corridors, now everything is empty. When do we have new furniture promised to us. And the grounds would be the same as they were, which it's only -- and there are some minor problems, the windows, paint in the windows was left old dirty paint on the windows. It should be painted I suppose. There's a problem from the rubbish in the corridors. It shouldn't be done. It's just a -- I would like to know when you have new furniture.

COMMISSIONER HOLMAN: Mr. Alexander, excuse me, you said the paint on the windows, what are you saying, the windows are not painted?

MR. ALEXANDER: No.

COMMISSIONER HOLMAN: The hallways were painted and --
MR. ALEXANDER: Except the windows.

COMMISSIONER HOLMAN: Everything except the windows?

MR. ROGERS: The job is not completed yet. We still have to go through the punch list. And also Mr. Priester, Mr. Pounder and myself are working on seeing what we can do with the hallways as far as pictures and furniture and everything.

CHAIRMAN CHERELLO: Any other residents? Step up, name, address.

KELLY MONTES: My name is Kelly Montes. I'm not a resident of Manahan Village. However, that is why I'm here. I applied to Manahan Village in January of 2005. My daughter was three months old, she's now 11. I called every single year, sometimes twice a year. Sometimes I showed up to the offices here expressing my concern, and trying to figure out why my name has not been called to the list. I've seen many, many apartments down in Manahan Village, as my daughter's best friends with several girls down there. We are part of the Sophisticated Steppers, which is part of People Helping People, which used to utilize the resident
center. We have -- I have -- I'm actually a
fifth generation of -- fifth of six generations
to reside in Morristown. I feel that the point
of the housing authority is to help people like
myself who have ties to the community. I found
myself in homeless situations over the years.
I've stayed with friends. I have been stable in
my own apartment. But to be able to have an
apartment in Manahan Village would be a big help
to myself and my daughter. But I'd like to say
that up until 2014 when I had reached out to the
mayor's office to ask if they can maybe help
investigate this for me, Kristin was very
helpful. 2014 I actually changed my address.
My address on file with the housing authority
had been the same address for nine years. I
updated that in 2014 via Daisy, who confirmed
that I was still active on the list, took my new
information. By the time 2015 came around when
I reached out to the mayor's office, the answer
they got back was that they had reached out to
me in 2013 and I did not respond. And that
could not be further from the truth. So I would
like specific details, proof of service,
anything they say they sent to me or got
returned, because here we are ten years later
and I still have no housing. Thank you.

CHAIRMAN CHERELLO: Thank you.

COMMISSIONER CRIPPEN: Ms. Montes, on
your calls to the housing authority during any
of those years, were you ever given an update on
where you are on the waiting list?

MS. MONTES: I was told I'm current,
I'm still on the list, I have to wait my turn.
I've asked in terms of can you give me a number,
I was told that's no longer allowed to be given
as to what specific number on the list, as to
who's above me, who's below me.

MR. ROGERS: I have your name, and I'll
check that out tomorrow.

COMMISSIONER WHITE: I have a question.
Maybe Mr. Priester can answer it for me. If she
had some returned mail to the housing authority,
because she said that she was there for nine
years, where does that mail -- do you have an
envelope or file where you would put it that
says returned?

MR. PRIESTER: It usually goes in the
applicant file. If the letter is returned to us
with a sticker, we put that in the application
COMMISSIONER WHITE: So if she calls, would she be informed -- because she said she wants to see if that's --

MR. PRIESTER: That's my practice. If they do call, this is the reason why, and I give them the opportunity to update.

COMMISSIONER WHITE: Okay.

MS. MONTES: One thing I would like to add is that even though we were told after the fact that they reached out to me in 2013, from January of 2005 to whatever month in 2013 is still too long to be on a waiting list regardless of what happened after the fact, all those years.

COMMISSIONER WHITE: You're right.

MR. ROGERS: I'd like to add one more thing. We have, of course HUD has some pretty stiff regulations, but we have some language in our admissions and occupancy policy. And if you're homeless you go to the top of the list. And if I had known about that, but I've only been here a little over a year, but again, let me review the situation, and I'll get back to you. All right.
MS. MONTES: Thank you.

MR. ROGERS: Thanks for bringing it to our attention.

COMMISSIONER SALLY: Director Rogers, I have a question. I heard you say when you're homeless you go to the top of the list.

MR. ROGERS: We put you in housing, there's language in the admissions and occupancy policy if you're displaced --

COMMISSIONER SALLY: I thought those federal preferences were no longer. The housing authority to my knowledge has voted on preferences.

MR. ROGERS: No one ever revised the --

COMMISSIONER SALLY: Yes, it was revised, and there are some preferences, Morristown residents, working preferences.

MR. ROGERS: I agree.

COMMISSIONER SALLY: Grandparents preferences.

MR. ROGERS: I'm surprised she's been on the list since 2005.

COMMISSIONER SALLY: I'm surprised. That's ridiculous. I'm commenting to the comment you made. And I don't think that's
accurate. There are no more federal preferences
for homeless.

MR. ROGERS: I have to go by the
current admissions and occupancy policy.

COMMISSIONER SALLY: I'm aware of that,
unless you have changed it in the last year.
MR. ROGERS: I haven't changed it.

COMMISSIONER WHITE: I do know this,
Commissioner Sally, when I was homeless, they
said that was the preference on -- the homeless,
of course I was working, I was homeless, and I
lived in Morristown. But they said that took me
to the top of the list. When I moved down in
Clyde Potts Drive, that's what they told me.

COMMISSIONER SALLY: That was years
ago.

COMMISSIONER WHITE: No, that was just
two years. When I moved in Clyde Potts Drive
two years ago, I was told I was -- I could go to
the top of the list because I was homeless, I
worked in Morristown, and I lived in Morristown.
That's what I was told.

COMMISSIONER SALLY: Who told you that?
COMMISSIONER WHITE: Whoever was
running the office at that time.
COMMISSIONER SALLY: Because I know federal preferences, it was homeless, 50 percent of your income, you know, and HUD no longer did that because of the fact of so many people being displaced. So over the years they allowed the housing authority to set their own preferences.

COMMISSIONER WHITE: Cynthia Sargent told me that actually.

COMMISSIONER SALLY: Working preference, for people who worked, of course if you're Morris County or Morristown resident you get first preference. Second preference is if you worked, third preference is you didn't have to live in Morristown but if you worked in Morristown that was considered a preference. And then there was a grandparents preference.

COMMISSIONER WHITE: Either way I met two of them, so it doesn't really matter.

COMMISSIONER HOLMAN: It's been a little over a year when you approached me about your situation?

MS. MONTES: Yes.

COMMISSIONER HOLMAN: And I asked had you updated your information, and you said you had, and I told you to come over and make sure
your information was correct, and they then told
you that the information was correct, and they
had to go through their procedures, and it would
be a two to three year waiting list?

MS. MONTES: Yes.

COMMISSIONER HOLMAN: After she'd been
on the wait waiting list for --

MS. MONTES: January 2005, I stood in
the rain for five hours with a four month old to
get on the list.

COMMISSIONER HOLMAN: And I know I
called, and they said it was the waiting list
that she had to wait for.

COMMISSIONER CRIPPEN: Can I ask a
question about the waiting list? Is it still
original paper format or has it been migrated to
a computer system?

MR. ROGERS: Computer within the last
six months or so.

MR. PRIESTER: Six months I
computerized it.

COMMISSIONER CRIPPEN: So it should be
completely updated.

MR. ROGERS: Yes.

CHAIRMAN CHERELLO: Any other public
MARY BOOZE: Can I come up again.

CHAIRMAN CHERELLO: No. Seeing none we will now move on to approval of minutes. Can I have a motion on the approval of minutes from January. Your minutes were in your packet for February.

COMMISSIONER WHITE: I move it.

CHAIRMAN CHERELLO: Do I have a second?

COMMISSIONER SALLY: I second.

CHAIRMAN CHERELLO: Okay. We have a motion and a second for approval of minutes.

Roll call, please.

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

CHAIRMAN CHERELLO: Executive report.

MR. ROGERS: I turned in a written report last week. And I would just like to highlight a couple of things. I'm pleased to announce that HUD grades us on both the public housing side and Section Eight side, and the public housing side went up maybe five points, which was good, but the Section Eight side, Mr. Priester's been in charge of for many years, came up to 90 from 72, and HUD considers that
very high. So I congratulate him. As far as on the housing side, Mr. Pounder's people as well as our administrative staff has done a good job in order for us to get an increase in our grade, which they did, which I appreciate that.

Also we took the opportunity to do towing at Manahan Village again last week, and I'm surprised at the number of vehicles that continue to be towed. And I also sent out a memo to the residents of Manahan Village that have a one window bedroom, and instructed them on some alternatives to a window air conditioner so they have egress, and maybe even get a higher score from HUD.

Mr. Pounder also installed no idling signs around the senior buildings, because some of them were complaining, and rightfully so, about the fumes from the delivery trucks and everything pulling in, and then they are -- people are out there on a park bench, even in the wintertime. So I'm glad we got that done.

We've got several projects. I just want you to know as far as the security cameras and lighting at Manahan Village, we awarded that contract recently to the architect and
engineering firm. Within the next two weeks we are going to contact the police chief and the fire marshal to arrange a meeting, let them go over our drawings to see if they've got any comments strategically where we should be doing things, and I'll have the architect/engineer come to either the April board meeting, definitely the May board meeting, and share this information with all the commissioners, so if there's any additional input from this body that would be great. But we only have one chance to do this, and hopefully we're going to do it right.

And as far as again, as far as the painting and the new tile at 39 Early Street, we do have a large punch list, and it's up to us to make sure before we pay the contractor the final payment to make sure the work is completed to our satisfaction, and it will be. We have a very tight contract.

Also, the flags, all the flags were replaced at the three senior buildings, Manahan Village, and it was overdue.

Anybody have any questions on my executive director's report?
COMMISSIONER WHITE: I have no questions, but Mr. Alexander did have a question about the furniture. I know in the past, God bless her soul, Commissioner Curzi used to reach out to different organizations to get the furniture for the hallways. I don't know if that's something that -- I know AT&T and different companies like that have nice stuff that they sometimes donate. I don't know if that's the route we want to take, or if we're going --

MR. ROGERS: It's a good idea.

COMMISSIONER WHITE: -- I don't know if we're buying new furniture for the hallways.

MR. ROGERS: Definitely we're going to try to get by as economically as we can. As you know we do have some problems with our capital fund budget, which is where that would come out of. That's a good idea. We will pursue that.

COMMISSIONER CRIPPEN: I have some questions.

MR. ROGERS: I also want the board to be aware I'm going out for proposals to do a pre-inspection program so that when HUD comes in to investigate we know -- we will have the
repairs made before they get here. And last year I think we paid like $3500. So I just want the board to know I'm going out for proposals. We will get at least three proposals and I'll bring it to the board for approval.

COMMISSIONER HOLMAN: Mr. Rogers, you're giving the executive report, but to my understanding you sent an email out that Douglas Priester was to take over in your absence, and I believe you were out from sometime in end of January, and you just came back recently. So why is not the report coming from Mr. Priester who you put in charge of the housing authority?

MR. ROGERS: I've been back going on three weeks. I have been back. And I got input from Mr. Priester, Mr. Pounder, Ms. Washington, Ms. Sargent to do the report. I'm not taking credit for it, I'm just giving the report.

COMMISSIONER HOLMAN: I just thought it should come from one who was in charge, who was actually here. You weren't here.

CHAIRMAN CHERELLO: Any other questions?

COMMISSIONER CRIPPEN: I have a few questions on the report. My first question was
you indicated that you have some problems with Hague and their response time. Is that something you're addressing? Are we in a contract with them? Do we have a proposal?

MR. MANFREDI: That is a matter of pending litigation. I would like to report in closed session, and the director can respond then as well.

COMMISSIONER CRIPPEN: Okay. My next question was all of the zero bedroom vacancies, and you indicate that a marketing plan will be implemented. What does that entail?

MR. ROGERS: I really don't want to do it, but we've come to the point where we have to. Mr. Priester and I discussed it the other day. We're going to put ads in papers outside of Morris County where the cost of living may be higher, or even go across the bridge into New York City or whatever. We are going to try to attract people that are in high rent districts to see if they're qualified to move here.

COMMISSIONER HOLMAN: We have people here in Morristown that are looking for apartments.

MR. PRIESTER: That's not true.
Because when we offer the units to them, they refuse them.

COMMISSIONER WHITE: I've had several guys come up to me saying they would take a zero. Maybe they're not qualified. I had at least four people that said they would take an efficiency.

MR. PRIESTER: When they come into the office to sign the lease they say never mind, I don't like it.

MR. ROGERS: Or they sign the lease and two months later they want to move to one bedroom apartments.

AUDIENCE MEMBER: I have been on the list since September for senior housing waiting, and I was never told there was zero bedrooms available, because I would have taken one.

COMMISSIONER WHITE: What did you put on your application, did you put a preference?

AUDIENCE MEMBER: I didn't put a preference. To be honest with you, I don't think they did ask.

COMMISSIONER SALLY: They don't ask.

COMMISSIONER WHITE: Well there's one.

MR. ROGERS: How far down the list did
we go?

MR. PRIESTER: Right now since I did take over, I'm working for the end of 2013 to the beginning of 2014, and working my way down the waiting list.

COMMISSIONER SALLY: Maybe we need to keep going up.

MR. PRIESTER: I do five or six applications at one time, per unit. First come, first serve.

COMMISSIONER HOLMAN: They are actually refusing -- they come in and actually they are refusing?

MR. PRIESTER: Yes.

COMMISSIONER WHITE: That's from 2013. So it's not anybody from '15 or '16.

MR. PRIESTER: No.

MR. ROGERS: The real problem, or part of the problem is they may take it, and then a week before they're supposed to move in, and it's been vacant for a month, then they say they don't want it, so we have to go for another whole cycle, and that's why you have a high vacancy rate for efficiencies.

AUDIENCE MEMBER: When you just said
you were going to network out to other states to see if people wanted to take them, is that what you just said?

MR. ROGERS: I didn't realize -- when did you get on the list?

AUDIENCE MEMBER: September last year.

MR. ROGERS: I think what our practice has been is to go down so many people, and I just thought of it, thanks to you, but we can probably --

COMMISSIONER WHITE: Move up on that list.

MR. ROGERS: Probably go down the whole list.

COMMISSIONER CRIPPEN: Mr. Priester, do you get a lot of people from like 2013 and just don't respond? Would there be any point to doing a mass mailing to everyone on the 2013 list and those who respond -- if you don't respond, try to thin the list out so it can move faster?

COMMISSIONER WHITE: That makes sense.

MR. PRIESTER: Normally I do it every two years. So maybe I'll do it.

MR. ROGERS: Since it's computerized,
maybe do it every year.

MR. PRIESTER: Yes.

COMMISSIONER CRIPPEN: I do have another couple of questions, and I wanted to preface my questions by saying I want to congratulate Mr. Rogers and the staff for the improvement in their scores. That's great work.

MR. ROGERS: Thank you.

COMMISSIONER CRIPPEN: My next question was on -- there were two vacancies that just -- they were one bedrooms too, they took seven to eight months to rent. Were there physical maintenance problems or what? We have two units that were at least seven months to rent out. That's a lot of lost time.

MR. PRIESTER: That may have been the units that the two people refused, one bedroom. What happens, just say for example, you apply, we offered you the unit, you refused, now we have to go back in and --

COMMISSIONER CRIPPEN: Do you try to keep a stock of a few zeroes, ones, ready so if one jumps out you have the next one without starting the process.

MR. PRIESTER: Yes. My housing
assistants have that down pat now.

COMMISSIONER CRIPPEN: Okay. Seven months a too long to rent out a unit.

MR. ROGERS: We have a two bedroom one here that was available July 27th, 2015, that hasn't got a date of move in. So we will be working on all that.

COMMISSIONER CRIPPEN: I fail to see with the demands how that's --

CHAIRMAN CHERELLO: Is that Manahan Village?

COMMISSIONER HOLMAN: You have 34-10 and 34-01. And then you have.

CHAIRMAN CHERELLO: Mr. Rogers, in your review tomorrow, perhaps something could be worked out with the young lady who's been on the list since 2005.

MR. ROGERS: Yes, let me check all that out.

CHAIRMAN CHERELLO: I do know we have to we have procedures, so let's do what we can, but try to stay within our procedures as much as we can.

MR. ROGERS: Okay. Good.

COMMISSIONER CRIPPEN: My last question
I think was on the total of work orders for the month of February, 185 work orders, 54 were on overtime, which is approximately a third of the work orders were completed on overtime. And this is an issue that we've kind of touched on before, and I thought we were going to get a breakdown of what kinds of things -- why is so much work being conducted on an overtime basis rather than within the normal work hours.

MR. ROGERS: What happens, and I just noticed it again this weekend, we paid overtime to unclog the kitchen sink, and I'm not sure that that's an emergency, but I see a pattern. On Saturdays we may have an average of eight work orders, which means eight hours of overtime. And my solution to that is as soon as we can get our feet on the ground here is I'd like to have a rotating maintenance schedule so people work straight time on Saturdays.

COMMISSIONER CRIPPEN: I believe that was our previous suggestion.

MR. ROGERS: That's going to eliminate a lot of the overtime. I agree, it's ridiculous one third of the work orders are on overtime.

COMMISSIONER CRIPPEN: Is there a
pretty firm list of what constitutes a response, what necessitates a response, and is that being adhered to in terms of what's being responded to as an emergency on overtime?

MR. ROGERS: I have to, along with Mr. Pounder, train our maintenance crew, because there are a lot of work orders that shouldn't be responded to only during regular working hours, like a light bulb needs to be changed.

COMMISSIONER CRIPPEN: That should not be done on overtime. Can we come up with a list?

CHAIRMAN CHERELLO: We have a list.

MR. ROGERS: I haven't done the enforcement and things like that, but I will.

CHAIRMAN CHERELLO: Any other questions?

Committee reports. I don't believe we've had any committee meetings.

Old business. Anything under old business?

Schedule of bills. Can I have a motion to pay our bills, please?

COMMISSIONER SALLY: I'll make a motion.
CHAIRMAN CHERELLO: I have a motion.

Do I have a second?

COMMISSIONER HOLMAN: I'll second.

CHAIRMAN CHERELLO: Motion to pay our bills. Any discussion?

Seeing none we will move to roll call.

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

CHAIRMAN CHERELLO: We have resolutions. Mr. Manfredi, do we want to -- the LAN resolution that we did a pass on, a telephone, and now we have to officially do it?

MR. MANFREDI: Yes, I'd like to ask the board ratify that resolution, and I believe we have a number for it. It was in last month's package, however that meeting was canceled. I'd like to read into the record the exact resolution for the board's information. This was resolution 2016-05, and the title was resolution awarding contract for installation of security cameras at Manahan Village to LAN Associates. Just so the board is aware, I did followup on it. There was an RFP my firm prepared to secure a firm that could prepare a plan to install the cameras. It is not the
actual installation, it is LAN's designing of
the plan, which will then come before the board
before it's implemented. And the board had
approved it by telephone, and therefore we are
required under the Open Public Meetings Act to
ratify it at this public meeting. I'm just
going to pass it around.

CHAIRMAN CHERELLO: Can I have a motion
to pass resolution 2016-05, please?

COMMISSIONER CRIPPEN: I'll move to
approve.

CHAIRMAN CHERELLO: Do I have a second?
COMMISSIONER SALLY: I'll second.

CHAIRMAN CHERELLO: Motion and a
second. We just had our discussion. So roll
call, please.

COMMISSIONER HOLMAN: I didn't fully
understand it before. I thought that it was
just they want to go out and do the cameras, but
now you have explained it to me, yes.

COMMISSIONER WHITE: I'm going to say
yes as well.

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

CHAIRMAN CHERELLO: Resolution 2016-07,
resolution awarding a contract for fee accounting services to Geltrude and Company,

LLC. Do I have a motion and a second if we can, and then we will have a discussion, motion?

MR. MANFREDI: Is there a first?

CHAIRMAN CHERELLO: Do we have anyone who would like to --

COMMISSIONER CRIPPEN: Can we ask a question first?

MR. MANFREDI: We have to move it first with a first and second, and then it's subject to discussion.

COMMISSIONER CRIPPEN: I'll move to approve.

CHAIRMAN CHERELLO: Do I have a second?

Can I second that, Joe?

MR. MANFREDI: Yes.

CHAIRMAN CHERELLO: I'll second that. So we have a motion to approve and a second. We will now have discussion.

COMMISSIONER SALLY: I have a question. To my understanding we had two responses for the RFP for this service?

MR. ROGERS: Yes.

COMMISSIONER SALLY: Is this Geltrude
and Company, LLC, is that the same person we've had for the last 12 months?

MR. ROGERS: Yes.

COMMISSIONER SALLY: Okay. Thank you.

COMMISSIONER WHITE: Can we ask who was the other, Joe?

MR. MANFREDI: Yes.

COMMISSIONER WHITE: Who was the other bid?

MR. ROGERS: Mr. Ketcham. And his fee was $6,000 higher.

COMMISSIONER CRIPPEN: How does his fee compare to the previous year?

MR. ROGERS: It's the same.

COMMISSIONER WHITE: My question also is did this company get everything in time to HUD? Were we in any trouble because they didn't respond in time?

MR. ROGERS: To my knowledge we are not in any trouble.

COMMISSIONER WHITE: Did they do everything on time? Did they dot every I and cross every T for HUD?

MR. ROGERS: There may have been some delays.
MS. WASHINGTON: The financial report was late. It was submitted December 29th. It was due December 15th.

MR. ROGERS: HUD passed us on that.

COMMISSIONER WHITE: We don't lose points because it was late?

MS. WASHINGTON: We received 25 out of 30, we usually get 30 out of 30, but we did get 25 out of 30.

COMMISSIONER WHITE: So they are $6,000 less than Mr. Ketcham, but how much more experience? Because I know Mr. Ketcham has been around for a long time, and never been late for anything with him.

MR. ROGERS: You have to remember about five years ago we became a poor performer.

COMMISSIONER WHITE: Not because of Mr. Ketcham.

MS. WASHINGTON: It was for Wit hum, Smith & Brown.

COMMISSIONER WHITE: And that's what got us in trouble. It wasn't Mr. Ketcham. He came and cleaned it up for us.

MR. ROGERS: I'm recommending Geltrude because, not only of the cost, I think they give
you quality service, personal service, they're available whenever you ask them to be, and I can't justify $500 a month for another accountant.

CHAIRMAN CHERELLO: Okay.

COMMISSIONER HOLMAN: Mr. Ketcham's experience, I think he should be considered as well.

CHAIRMAN CHERELLO: Roll call, please.

(Whereupon, roll call was take with Commissioners Cherello, Crippen and Rodriguez voting yes, Commissioners Holman, White and Sally voting no.)

CHAIRMAN CHERELLO: My understanding on how this will work is this accountant will continue until we get four votes otherwise.

COMMISSIONER WHITE: Is that how it works?

MR. MANFREDI: It effectively is a month to month. He does not receive a one year renewal.

COMMISSIONER WHITE: My only concern is that we had something go in late, and that happened to us before.

MR. MANFREDI: I would address that in
closed session, commissioner, but now that it's failed what will happen is the RFP can only be held open for 60 days -- 90 actually. We will do this process again or reissue the RFP, which we can discuss in closed session. It is a month to month to answer your question, commissioner, it's not a one year renewal. That failed.

CHAIRMAN CHERELLO: We have resolution 2016-08, which I would like to bring up in closed session, please.

COMMISSIONER WHITE: Do we vote for it to go into closed session?

MR. MANFREDI: Yes, we would have to indicate, if the board is in agreement, because normally resolutions are addressed in open session. Your request is discuss it first --

CHAIRMAN CHERELLO: Discuss it in closed session first.

MR. MANFREDI: That's different. But then we will come out of the closed session to vote on it.

COMMISSIONER WHITE: In open session?

MR. MANFREDI: Right.

CHAIRMAN CHERELLO: New business. Does anyone have any new business? Mr. Rogers, do
you want to -- anything you want to touch on
under new business?

Before we go into that, let me just say
also, although I don't see -- we have a
personnel matter, which will be done in closed
session. Correct?

MR. MANFREDI: That's correct. Unless
Mr. Hendrickson opts to have it heard in open
session. We've not received that communication.
But I can speak to him outside. I don't want to
address that in front of the board.

CHAIRMAN CHERELLO: Let's do the --

MR. ROGERS: Mr. Chairman, I have a
statement I would like to read, because I'm
getting feedback. And I just want to give
everyone a report. And I'd like to read this
into the record if I could.

CHAIRMAN CHERELLO: Sure.

MR. ROGERS: As you well know, we have
a special investigation going on.

MR. MANFREDI: Wait. I'm going to have
to say, just pardon me for interrupting, Mr.
Rogers. Can I just have a chance to read this
to determine if this is subject to open or
closed session?
MR. ROGERS: I did not name any names.

MR. MANFREDI: Mr. Zayas, I'm going to ask that we that -- Mr. Rogers, that this be addressed to the board in closed session.

MAYOR DOUGHERTY: I don't think I should have this.

MR. MANFREDI: No, Mr. Mayor.

MR. ROGERS: Thank you, mayor.

CHAIRMAN CHERELLO: Okay. That being the case, we will have the second public comments, and then, you're on deck. And Mr. Manfredi, if you could talk to Mr. Hendrickson at the same time.

MARY BOOZE: I just noticed that Ms. Crippen brought up about the 54 hours of overtime, that Mr. Rogers was paying for overtime. 40 of them was my job that he's paying overtime for now. Because now he have to send somebody down to open the building for a party, my phone never stopped ringing because someone wants to rent the building, Ms. Teresa, somebody wants to rent the building, and I'm saying, okay, call that over to the housing authority. So now he sending somebody down to open the building when something is going on.
That's overtime. When he was only giving me a
lousy $200 a month to be disturbed. Okay. We
got Lizeth that don't know anything about the
building, so she takes the money and send them
down to the building, they go in and do exactly
what they want to. They using the kitchen, they
using the microwave, using everything. I got to
have some respect while I'm talking. I don't
want nobody talking while I'm talking. That's
number one.

Number two, I can recall Mr. Rogers
saying something about how many towed cars he
towed last week. We got a thing now with towing
cars. If I come home at nine o'clock and
there's no park, and everybody that's in the
parking spot don't have a red sticker on their
car, and if I block them in, I'm going against
the law, but the person that's in the parking
spot is not against the law, and they don't have
a housing authority sticker on it. That need to
be looked into. I was mistaken we only have
only so many parking spots down in Manahan
Village, and we give one household two or three
parks, a sticker for one household. I don't see
how that's feasible when you don't have enough
parking spaces. So I suggested to Mr. Priester last week maybe we need to change the color of the parking stickers. We need to get rid of the red parking stickers, because they changing and pulling stickers off cars and sticking them back on their cars and everything. And that's not feasible. When I came home, and you got to call Sonny if you come home to see if they have -- I have no park. In the street cars there's no housing authority sticker on them. Oh, we don't come out until three o'clock in the morning. I come home at 10 o'clock, I got to sit and not park my car until somebody come out to tow cars. Like I said, the signs have a lot of words, and none of them have good meanings. Because when I spoke to Mr. Rogers about meeting with the town to see if the town could pick put a sticker on the car, because years ago we used to ticket cars or tow them, and we didn't have to wait all night to get that taken care of. I know the law changes, everything changes, that's not a good change. If I go to church and I come home and I can't find anywhere to park, and the whole parking lot is full, you tell me I got to wait until three o'clock in the morning so Sonny can
come, ticket the cars, or whatever, and have them towed. That's not a good idea.

And the security cameras. I understand that you already looked into the security cameras. But I think you need to have some kind of meeting some time with the residents, because we're the one that live there. And every time I hear something, you have already made your rules, you already know how you going to do and whatever. The residents need to have some input of what happens where they live sometimes, especially when we're in public housing down in Manahan Village. We don't have no voice down there. Everything we get is secondhand, because you already made the decision.

We got those green garbage dumpsters out there, they're too damn tall anyway, and people hiding behind them, and it's not feasible. Because the garbage men don't take the garbage until they want to anyway. We got mice and everything running around there. They said we didn't know you had mice, don't tell me you didn't know we had mice running around, see them walking down the street. Something need to be done. And we need to have the residents
involved in it. We have an advisory board, I
call up, see if we can get on advisory board,
they say, oh, we already submitted that for the
advisory board. Residents need to have some
voice. And right now I feel it's taken away.
So hopefully we can get our voice back.

I notice when you -- I guess when you
go hire somebody to work, you go by their whole
history. You don't just say, okay, these five
or six people on the board, they hire Mr. Rogers
in February of last year. I don't know how,
why, or whatever. I don't know whether Mr.
Manfredi did an investigation or whether I did
the investigation. But I do know things are not
really working with our new director, and I'm
very upset. Because he's always out, he's doing
everything the way he wants to do it, and I
can't -- I just can't adjust to Mr. Rogers doing
that, especially when he took my job and didn't
tell me he was taking it. So I got to be
definitely hard on him for a certain reason.
Because if you're going to fire me, you need to
call me in and say, Mary, I'm going to take the
job, I'm going to let the maintenance man do it.
I didn't get that courtesy. When we hire
somebody we always look, the maintenance men, they get background check, medical check, medical records and everything. I don't think anybody did that with Mr. Rogers, because if we had we wouldn't have been within a year that he took half a year off for different health reasons or whatever. That's not fair. That's not feasible to the residents. Because you're here for the residents. And without the residents, nobody would have a job. So you need to get some input from the residents before you make that big step. Oh, we going to put the cameras here. Find out where the residents think the most traffic is, because you don't know. So this is my concern, the security, everything that's in his report, most of them I didn't agree with. Thank you.

CHAIRMAN CHERELLO: Okay.

MS. TAWANA: My name is Tawana. I live in the multi-family complex. And I have a lot of concerns. First, I want to say that I'm just slightly disappointed that when I call over to housing for an issue, I'm always told to put it in writing, and I've done that. So in July I put in writing regarding disturbances in the
neighborhood. I also talked about the smoking around the buildings that are coming into my window. And I stressed that I felt that not only my health is important, but the health of the residents as well. So I also requested that we get a sign in the building stating no trespassing, because I've had to go out in the hallway and ask children at three in the morning to please vacate the building. Without a sign saying, listen, there are consequences, they don't care. I've called the police numerous times about that. The last time I actually confronted some of the kids my door got spray painted. So I was encouraged not to approach the kids anymore and to reach out to housing, and I've done that. So in July I requested that we get a sign put up as there's a sign in the building down from me, which is 32, that states no hanging out in the hallways, no trespassing. That was July. We still don't have a sign. I took a picture of that sign for the wording just to prove that it was sent from housing, and still no sign. So I don't know how long it takes for something that simple to get put up in a building. So I've concerns about that.
I also have concerns that the last three meetings that I've tried to have with the residents, we were not able to get into our building. And I'm not sure if you brought that up, but the fact that I actually asked for a date and a time, and I'm told I can use the building, I'm going to bring up November is the first time we had a meeting, and we were at that point trying to find residents who were interested in being on the advisory board. And so I went in, because Lizeth was very kind to make flyers for me, because we didn't have access to a printer at the resident center. So I was supposed to have that meeting, and yet the residents were outside waiting and waiting in the rain for someone to open the building up. And when I reserved it again, there was actually a party that was reserved the same date, so it was on a Sunday, because I figured I would give the option for residents who worked during the week who couldn't attend those meetings to try to accommodate their schedules. And there was a party going on. So obviously we couldn't have a meeting while a party was actually going on. And the final one was just recently. And so I'm
just concerned, it just feels like since a resident does not have a key any longer to the building, and that maintenance was going to take over that, I just feel like I'm not going to say it's on purpose, but it's like an inconvenience to us. Feels like we're not respected. That's what I feel.

COMMISSIONER WHITE: You're right.

MS. TAWANA: And I also feel since September residents of Manahan Village were going up to town, up to town hall to get a resident on the board, and yet we haven't even met this resident. So I feel very disrespected as a resident who actually went out at night, went up there, pleaded our case with the council to put a resident on this board, and yet it's been since December that the resident was placed on the board and has not even attempted to meet the residents of Manahan Village. It is hurtful. Because we put in time, we voice our concerns. And so for us not to even get an introduction is a slap in the face.

I also feel like we were not given the opportunity to really be on the resident advisory board. And I've gone and looked
through the HUD, especially Section 964:14 HUD policy on partnerships. And it says "HUD promotes partnerships between residents and housing authorities which are an essential component to building, strengthening and improving public housing." The emphasis here is the essential nature of partnerships with the residents in order to strengthen public housing. And when we don't have a voice, when we're deliberately left off of committees that are designed for us, that's a problem. It doesn't show that there's real concern. We have real concerns in our neighborhood. I don't know who's walked through lately, but there needs to be -- the buildings need to be power washed, we need to still take care of this rat -- the mouse problem that was going on. And had we been able to voice those things, that could have possibly been included in the plan that is dealt yearly or every five years. Because I've read where they have a notice to improve or for promotion of integration with past management. So if we had been able to talk about that, they could have wrote that in the plan, because the exterminators were told it was too expensive to
exterminate in the basements of the building, so possibly had they put that in the plan they could have gotten funding for that. And there are other things. But I know there's another time for us to stand up and voice concerns.

COMMISSIONER WHITE: No. This is the second.

MS. TAWANA: This is the second one? I'm late. Let me finish that.

Now, when I wrote about the smoking, now, there is a notice 2009-21, and it says HUD strongly encourages public housing authorities to implement smoke-free policies in the housing units. And according to the American Lung Association cigarette smoke is the number one cause of preventable disease in the United States. The elderly and young population as well as people with chronic illness are especially vulnerable to the adverse effects of smoking.

Now, I wrote this concern out, and every time I go on HUD I see even current up-to-date notices saying how you can implement a smoke-free environment, it tells you you can do a timeline. So my concern is when I did, Mr.
Rogers did respond to me saying he had the same concerns, however, it wasn't being enforced yet. And I'm paraphrasing, these aren't his exact words, but I got the fact that as long as HUD hasn't said you better do it, but if they use words like strongly encourage, that means this is an issue, we respect the tenant's health, and we want -- if we have an opportunity to correct the situation, these are the guidelines on how to do it. So I sent that over to Mr. Rogers. And because I've noticed when I walk around the community there are signs on individual doors saying oxygen in use, no smoking. And so if we already have signs like that, we are directly putting our tenants at risk unnecessarily, especially when there's a plan developed already through HUD of how to implement this. So I'd like to also state that what I've noticed since a tenant no longer has the key to the building, my observation is that management or maintenance, they're not personally invested in that building. So when the lights are left on for two weeks, or when there are programs that are held there and we have to come and have dirty floors, which are
embarrassing, if there's parties there and things aren't cleaned, it's a reflection of management who took over saying they wanted to now take over. And as I read in the minutes from that meeting in September, that it was supposed to be a trial basis, it's not working. We the tenants, we the residents are invested, we care about that building, and that's why before it was taken over there weren't these issues. It didn't look like that. And so I just feel that going forward, the residents especially of Manahan Village need to be included with this $250,000 grant that you have for the surveillance and cameras. I think that the residents need to be involved. We live there, so we would know which areas needed more security, or whatever else, like foot patrol. All those things need to be included. HUD encourages that. They have a whole -- there's a paper, so 4381.5 REV-2, chapter four, working with residents. And it says HUD expects owners and their management agents to build good resident/management relationships. We have to work on that because we don't have that as of yet. And the participation and cooperation of
residents is important in creating a suitable living environment and can contribute to the successful operation of these properties. HUD put this on the website. So why are we not following that? We feel excluded. We are being excluded. So I just hope we can come up with a resolution for that.

And we're still not clear, because I know I read the minutes, it wasn't really clear why the key was taken away from a resident. So maybe that could be explained. And does that normally happen? The other buildings, they have a common area they can go sit in, yet that was a place that we could meet and have events or whatever the tenants were working toward organizing. So when we don't have access, that doesn't help us to organize like we like to.

And I also wanted to know when emails are sent over to, whether it be Mr. Priester, Mr. Rogers, is the board forwarding these emails? And because I think that they need to be addressed. Like I don't know what's a timely manner. I sent an email, should I get a response in three days, a week? And how long does it take for the emails to get to the board
for the board to discuss it? Because we haven't
had a lot of meetings. I think there was one in
January. It was September, and there was a huge
gap of meetings. And so we also don't -- now it
seems the dates could be changed. I think the
residents really relied on a specific meeting
date in the month. And when that's changed, all
the cancellations, people aren't going to show
up. Oh, it's going to get canceled again. So
it would be nice if we could stick to the
original schedule.

I'm not sure if Mary brought this up,
it just feels like all the meetings are
cconcerned in Manahan Village, not really giving
those tenants an opportunity to come to sit in a
meeting. You know, it's -- we have a senior
building down there, maybe those seniors would
like to come out to the meetings. When it's
constantly canceled, and then I think the
meetings all take place here it seems like, to
me it seems logical if the meeting is canceled,
it didn't take place, the next meeting should be
at the location that was canceled. That just
kind of makes sense to me. So maybe that could
be discussed. We would just like more resident
input. We'd like to feel like we're respected as residents.

We would still love for a resident commissioner to come meet with us. There are a lot of residents down there who would like to meet you. It would be nice if you came down. Because we have not had representation in a while. So if you can set that up soon, that would be great.

COMMISSIONER RODRIGUEZ: Thank you.
CHAIRMAN CHERELLO: Thank you.
COMMISSIONER WHITE: I would like to address not only the young lady who just spoke, but all the residents. Just listening to you all tonight, and from what I have been seeing in the last few months, I was living down there for over 20 years, I have never seen anything like this before. I remember when we got that resident center, I marched, we marched up to the town hall, we fought tooth and nail to get that center down there. And it was supposed to be a resident center. And for you all not to have access to that building, not to have a key, not to be able to meet, to hold your meetings, what they did was they're trying to take your voice
away. And if you don't stand up -- just because one man was disgruntled because he thought he wasn't going to get back on this board, all of this bullshit is going on. Excuse my expression, but it is the truth. But if you all are going to get yourself together down there, stand up, march to HUD, do whatever you have to do, let your voice be heard. You hear me? Because this bullshit is not right. And somebody ought to say something. Not just in this venue, but get out there and start speaking. Because what's going on in here is criminal, and it should not be going on. I'm telling you, stand up, stand up. If you ain't getting an apartment in all those years, honey, make your voice heard, not just in this venue, get out, because others, People Helping People, need to know what's going on in this housing authority. It is not what is supposed to be going on. I just want to say, it breaks my heart.

Because I remember when they didn't even order refrigerators, they didn't order stoves unless a resident had input. We had input when they painted the walls, we had input...
when they put the carpet down. Why, because we vested in this, we lived here. And for you all to be silent and let this, allow this --

AUDIENCE MEMBER: We have nowhere to meet now.

COMMISSIONER WHITE: Meet in the street, meet in your homes, but get yourself together and let your voices be heard. I have to say that. Because it breaks my heart. Because the intentions of the hearts on this board is not right. It's not for the residents. It's not. And that's the only reason I stay on it is because mine is. Not because I want to be appointed for five years and if I don't get appointed everything goes down. That don't mean nothing to me. But if the residents don't have a quality of life, and you can't get into your own building, then my job -- I'm not doing nothing. I'm not doing nothing but sitting here and watching this bullshit, this ship sink. And that's what's going on with this housing authority. Don't let anybody silence you. You pay your rent. I don't care if it's $5.00, you pay. You have a right. You have a right to certain things. And you need to know that. You
need to know that.

MS. TAWANA: Did we get the email situation straightened out?

COMMISSIONER HOLMAN: I was going to ask myself about the emails that has been sent. Who did you send them to, because I never seen any emails?

MS. TAWANA: I sent one to Mr. Priester, and I also sent one to Mr. Roy Rogers. Because we also have some questions. Can I step back up? I sent an email recently regarding things that we wanted to know, specifically what the rules and regulations for the tenants, the residents to use the center. And so I asked if we can get something in writing just so we know. And I gave some hypothetical situations, like if we wanted to have a Saturday morning breakfast program for the kids, and if we wanted to initially start to use the kitchen will we have to have a license, like a food handlers license. I asked about if the tenants could garden on the rooftop of 45 to grow food, because I know another resident spoke about a food share program. So I was asking if that would be possible, gardening in containers on the rooftop.
of 45. That would be seasonal. It wouldn't be all year long obviously, but to contribute food to that food share program. I asked about a program. There is a video out now it's called Size, and it's an advertisement, it's a workout video, but it's a dance video, so it doesn't have an official instructor. So I was asking if we had residents come in to do this without an official instructor, what would be the rules on that. And I also asked about a program that I wanted to run myself. I am new to being an independent instructor, and I want to use the resident center, and I want to know how I could use it with -- if I had insurance, if I could have non-residents participate in this program, say baby wearing dance salsa program, called Salsa Babies, I sent the website so it could be viewed. And I just wanted to know what I needed to submit in order to do that.

COMMISSIONER WHITE: What about the resident council, what happened with that?

MS. TAWANA: What happened with the resident council is that we -- we were going to the meetings, we were trying to have meetings to discuss forming the resident council. Because
my last conversation with Mr. Rogers, we had actually come up with all of the stuff we needed to get started, and so I was really excited about that. And so we're just ready to meet and show them what we talked about and discussed, and that we have the documentation needed to go forward. But the problem is not having a place to meet. And the apartments are too small, let's face it, too hot, to small.

COMMISSIONER WHITE: Do what you have to do. Mr. Rogers, can I ask why can't the residents have a key to the building to meet?

MR. ROGERS: That decision was based on the fact that if we could put money into securing the community room, but we can have young children run up and get in the bathroom, somebody could close the building and leave a child in there all night. I've heard it happen on school buses.

COMMISSIONER WHITE: Mr. Rogers, let me say this, I watched that building a couple of times, the lights was on for four, five days. You got maintenance -- every light in the building was on.

MR. ROGERS: I'll address that. I
think the maintenance people will end up doing a
good job on that building. And for insurance
purposes, and for my own peace of mind I just
don't think that we should let people just run
in and out of the building.

COMMISSIONER WHITE: I don't think
people are running in and out, and I don't blame
you for that. But that building has always had
a resident run that building. From the time it
was built it has always had it, and nobody runs
in and out. We haven't had any incidents of
anybody being locked in. Because the person in
charge is supposed to make sure that the lights
are off, that nobody is in the building. I've
ever had a resident -- I just want to say this
to you, I have been around for a long time, I
used to run it myself, I've never had somebody
run that building and left the lights on for two
or three, four days, and nobody came to turn the
lights off. Do you know what kind of bill that
is for those big lights to run that long? And
that's maintenance. I've never had -- I've
never seen nobody on duty right there in Manahan
Village. You got people coming from Newark who
is your maintenance saying I ain't coming back
up there. They have told residents I'm not
coming back up here tonight. I don't think it
works. I know you said it was a trial basis.
But you need to -- I think we really need to
identify someone that lives there local, a
resident who's invested, emotionally or whatever
in that building to run it.

MR. ROGERS: Let me look into it. And
while we're on the subject as far as --

COMMISSIONER HOLMAN: Before you go
there, ever since we had the meeting back in May
at 23 Clyde Potts Drive about giving the
resident center to Cornerstone and the
Neighborhood House. This is when the issue came
up, because they did not get what they wanted.
Whoever wanted to give this building, whatever
deals were made, and didn't go through. So now
the residents have to suffer because they did
not give up their building. And it's not fair.
That building has been running for years, and
they never had a problem about maintenance, no
maintenance concern. Jeanine, no offense to
you, but you had the concern about no
maintenance, about the security, you said they
were not security. Maintenance is not security
either. So why can't the residents have a key back to their building, which now looks like crap because it's not being taken care of the way it used to be. The floors, you have marks all over. And the maintenance guys claim they go in there and clean it. You go in there and look at it. If they rent it out, and if you go to the bathroom and look after the party is over and look at how they claimed to clean it, you would be disgusted. And it was never like that when she was running the building. They had someone that would be there from the opening of the building until closing, and then they had somebody to clean it.

COMMISSIONER WHITE: And I want you to know they're having parties. Maintenance only opens the door, they go back home to Newark, and five, six hours later they come, so there's still no security.

COMMISSIONER HOLMAN: They don't come back. They only come to open it.

COMMISSIONER CRIPPEN: I understand it, I understand the point that having the building is a liability, if someone gets hurt --

COMMISSIONER HOLMAN: Why the liability
COMMISSIONER CRIPPEN: To have the resident hold the key. I hear what's being said, and the residents should have access when they want access. It should be scheduled properly. It should be maintained properly. The bathrooms should not be in disrepair, the floors should not be dirty. I agree with all those things. It should not be double scheduled. The residents should have use of the facility when they want to, it should be organized, and it should be well done. And management needs to do a better job at doing that.

MARY BOOZE: We shouldn't have to ask the --

COMMISSIONER WHITE: Let her finish.

MARY BOOZE: I don't want her to finish.

COMMISSIONER CRIPPEN: You don't want me to finish? Then I'm not going to talk.

CHAIRMAN CHERELLO: People, we have a lengthy personnel hearing in closed session. So we keep hearing the same, and -- Mary, we have a lengthy personnel hearing so --
MARY BOOZE: Make sure you put me on it too. Can I say too -- I'll come another day.
The refrigerator is broke, the steam --
CHAIRMAN CHERELLO: Mary, you said all this, and we hear it. Mary, you have already said it twice.
MARY BOOZE: Let me finish, Mike, please. One time I can recall you were really --
CHAIRMAN CHERELLO: I've changed over the years. Go ahead, Mary.
MARY BOOZE: You did change. You were working for the commissioner, now you're working for your new boss over there. You're not his boss.
Anyway, the building is a complete mess. I was so upset when I went in there and saw the condition of the building. I went over and said to one of the maintenance men, the lights are on. Do anybody go upstairs and see if it's leaking up there, because the roof was leaking. No, we don't go upstairs to see what's going on upstairs. Again, if you walking in the night it's probably ceiling tile wet and everything, because nobody have that concern of
the building. You talking about security, somebody may get locked up in the bathroom and all this jive you're talking about. The building is insured, so we have insurance on the building, so why are you so worried about what might happen. How long the building be there, 20 years or more, we didn't have nobody get locked in the bathroom. We didn't have nobody put holes in the wall. I went over there one day, everything was just thrown in the closet. I brought the pictures over here to show. It was a complete mess. So just to say, well, we put, whatever he said, didn't have a lot of value to why he took the key anyway. But I guess because we didn't give the building to Cornerstone, which was their plan, we locked out of it anyway. I mean, here they come, Cornerstone telling us they going to fix us some soul food, like that's all we eat. People from Cornerstone, we're going to have some soul food upstairs. You know, come on, let's get real. Give us our building back, Roy, and you run the office, give the residents their building back. I don't feel like I have to call Lizeth to see if I can use the building. I want to walk in
the building, show the building around, people
come and rent the building, show them. Now they
take their money, give them -- sign a contract,
take the money, tell the maintenance to open the
building for the party. That's not feasible.
They don't know what's going on there. They
call me, what, do we turn the lights off then?
Where is the light switch at? That's not right.

CHAIRMAN CHERELLO: Okay. Thank you.

Mr. Rogers, just a suggestion, why don't you sit
down with Mr. Pounder and in the next couple of
days, let's see if we can pick one, we have to
have one reliable maintenance person in this
housing authority, let's pick one reliable
maintenance person and make him in charge of the
resident center, so that way when Mary complains
that the floor is not swept, we know exactly who
to go to and say, hey, Joe, you're not sweeping
the floor, it's your last warning, and then
we're firing you. Okay? Let's do that.

MARY BOOZE: But give the residents
their building back. We don't need a
maintenance man to --

COMMISSIONER HOLMAN: What about a
maintenance man who has work to do? We going to
take a maintenance crew and assign --

   CHAIRMAN CHERELLO: He's not going to
be there all day. But that way we know instead
of saying --

   COMMISSIONER HOLMAN: For 20 years
nobody had a problem. Now it's a problem.

   CHAIRMAN CHERELLO: Mayor, do you have
any comments?

   MAYOR DOUGHERTY: A couple of things.
One, I received a couple of phone calls on the
light situation down by playground. I don't
know who your contact is for JCP&L. I assume
it's the same for the town. I got calls on
lights being out by the playground when you come
around the corner. So do a light check on the
property. We can easily coordinate with Rob
Walton, he jumps on it when we call when there's
lights out.

   CHAIRMAN CHERELLO: Isn't that area
taken care of by the town?

   MAYOR DOUGHERTY: I don't think so.
I'm talking about the road, the lights on the
road. I got a call --

   CHAIRMAN CHERELLO: Jersey Central.

   MAYOR DOUGHERTY: I got a call from
residents in Manahan Village that are
complaining about the lights. They call the
office, nothing happens, they call Jersey
Central, nothing happens.

CHAIRMAN CHERELLO: Is it street
lights?

MAYOR DOUGHERTY: That's what I'm
assuming.

CHAIRMAN CHERELLO: Jersey Central
should come take care of them.

COMMISSIONER CRIPPEN: Do you have a
contact? Is Rob Walton a contact person. If
you call the light out line you get very little
response.

MAYOR DOUGHERTY: Yes.

MR. ROGERS: The road in front of the
resident center is city property. I know that.

COMMISSIONER SALLY: You still have to
call.

COMMISSIONER HOLMAN: You have to call
and give them the pole number. There's a tag on
each pole, and you have to give them the number
and then -- because I just called on my street,
and they came out at 12 o'clock on a Saturday
night and fixed the light.
MR. ROGERS: We will call up on that.

MAYOR DOUGHERTY: I'll follow up with Rob Walton and have them contact your office, have them do a tour at night.

MR. ROGERS: I appreciate that.

MAYOR DOUGHERTY: The other thing, I got a few calls from Alberta Gramby on building 40 on the noise issue that she's still experiencing.

COMMISSIONER SALLY: 29 Ann Street.

MAYOR DOUGHERTY: She's calling my office on a regular basis.

MR. ROGERS: I would like to be able to discuss that with you maybe tomorrow.

MAYOR DOUGHERTY: Fine.

COMMISSIONER SALLY: I thought you were looking into that when we met January 7th. Remember her daughter came?

MR. ROGERS: We did look at it and didn't feel comfortable discussing it in public.

COMMISSIONER SALLY: I understand.

MAYOR DOUGHERTY: I think that's really it. Those are the two complaints I got in my office. The other thing is just to, I don't want to speak for the councilwoman, but can we
please get the package sent to the office, not just the cover sheet. Because we don't know what the resolutions are. We are not prepared to come to the meetings. And then we don't have the minutes from the last meeting to make sure what we said at the last meeting is accurate in the minutes. I talked to Joe, the lawyer, he said to make sure we get a packet for the meeting. We got the agenda, but not the packet.

MR. ROGERS: Sonny, is it fair to say we can go ahead and do a night patrol and get the pole numbers, and we will take care of it?

MR. POUNDER: I'll go up and do it.

MAYOR DOUGHERTY: The last thing is the $250,000 camera. Have you signed a contract for an architectural firm to do that yet?

MR. ROGERS: Yes.

MAYOR DOUGHERTY: It's a never resolving and evolving business, the cameras. Instead of talking to the police chief, which you will eventually, I think I'd like to recommend Lieutenant Greer contact your office. He's the one that is really doing the cameras in the town.

CHAIRMAN CHERELLO: Actually I was
going to recommend -- I talked to Mr. Rogers, Darnell, captain.

MAYOR DOUGHERTY: Darnell is head of patrols, which would be good, but Lieutenant Greer is the one doing the nuts and bolts.

CHAIRMAN CHERELLO: I heard Darnell is the guy to see. But whatever. They will be involved.

MR. ROGERS: When the cameras, as soon as the residents of Manahan Village get organized, and as far as the resident advisory board, I'm still using the same board I inherited when I got here, but the way -- there's not a problem with having two or three or four residents from Manahan Village on the resident advisory board, but you have to get organized so that we can just meet with the core group of residents on this lighting and security cameras. We can't have 40 or 50 people in the audience expressing what their wishes are. I wanted to get together with the police and fire department and my board before I met with the residents so that we know what our boundaries are.

CHAIRMAN CHERELLO: Let me just add on
that too, some of these cameras we don't want
people to know where they are. They're security
cameras.

MR. ROGERS: That's correct.

CHAIRMAN CHERELLO: So that's just the
way it is.

MAYOR DOUGHERTY: Mike, there's cameras
all over town that you don't know where they
are.

CHAIRMAN CHERELLO: Exactly. My point
is, we're not going to sit down with the
residents and say, it's on this pole, it's on
that roof, it's over here. Nobody is going to
know exactly. You'll know where some are.

MAYOR DOUGHERTY: I'll tell you, the
residents of Manahan and Early Street buildings
and Ann Street will know the spots that are most
vulnerable, as we found out on Western Avenue.
So they know where the dark spots are and shadow
spots.

CHAIRMAN CHERELLO: That's police too.

MAYOR DOUGHERTY: Not as well as the
residents.

The last thing, I don't know if this is
allowed, so the lawyer will have to advise, and
the executive director, I once asked, because I
had a couple of inquiries on vacancies, and I
was told by housing I cannot request that. Am I
allowed to request how many vacancies there are
in the senior buildings and in Manahan?

COMMISSIONER WHITE: That's public
information.

MR. ROGERS: It's in our board report
also.

CHAIRMAN CHERELLO: It's in our report.

MAYOR DOUGHERTY: Because we just did
our housing plan, and there's a lot to it. And
when I heard you were thinking going further
out, there's a lot of inquiries we get for
housing in Morristown. If you want to partner,
I'll tell Phil Abramson to contact your office.

MR. ROGERS: That would be great.

MAYOR DOUGHERTY: That's it.

CHAIRMAN CHERELLO: Councilwoman?

MS. DAVIS: I find myself in a very
unique situation, because as well as being the
liaison, I'm also a resident. Like Ms. Montes,
I was on the waiting list for 14 years before
awarded an apartment. That's a serious issue.
I want to understand how you go about getting
these apartments rented and who keeps up with
the vacant apartments. Because in my building,
specifically building 34, apartment one, has
been empty for the last 16 months, and it's a
two bedroom unit. I don't know why it's vacant.
But like myself, I know many, many people who
have been on this list for what seems like an
ever. I didn't even have a baby when I
applied.

COMMISSIONER CRIPPEN: Where is the --
MS. DAVIS: Building 34, apartment one
has been empty for 16 months. It's a
two-bedroom unit. The people who lived in unit
two moved to -- or unit one moved to unit three
16 months ago.

COMMISSIONER WHITE: But I do
understand it was rented out and somebody did
not take it. I did talk to --

MR. PRIESTER: Eight months.

COMMISSIONER WHITE: It takes months to
go to court. It's a long procedure.

MS. DAVIS: I have a few things I'd
like to speak about. Parking also. The parking
issue is really out of control. I spoke with
Lizeth a few times. She informed me that you
only send the tow people out on the 30th of the month, which to me seemed a little crazy,
because every day people come and they park,
especially now the weather is getting nice.
People who don't even live in the area --

MR. ROGERS: We do towing at random.
We don't do it on the 30th of the month.

MS. DAVIS: Then she gave me misinformation. Lizeth gave me misinformation.
And I've only recently I saw the tow trucks, but it was the first time in a very long time.

And I want to commend Mr. Priester, because in your absence he's been doing your job and his own job, and in doing so he was able to reach out to me. And his turn-around time when I have complaints, his turn-around time is stellar. I don't know how he's able to get it all done. But I just feel there are lots of issues. I wrote down the most important ones.

As for when I reach out to your office, or anyone reaches out to your office for that matter, what is the reasonable turn-around time? If I have a complaint or issues I like to address with you, how soon should I expect to receive a return call?
MR. ROGERS: I try to return all calls on that same business day, and at least tell them what my plans are as following up.

MS. DAVIS: I know you weren't well sometime ago, but I reached out to you on two different occasions with regard to the same issue that later Mr. Priester helped me with. Lizeth said you'd get back to me, you're back three weeks in the office and I still haven't received a phone call. As a liaison I thought I would be a priority. What should the tenants expect with regards to a return call from you if you're not returning my calls? What are they expecting?

MR. ROGERS: I have to apologize, I don't have a message from you.

MS. DAVIS: You don't.

MS. TAVERAS: What she said we forwarded to Douglas and Douglas took care of it.

MR. ROGERS: Douglas responded.

MS. DAVIS: You didn't forward it to Douglas because I reached out to him myself along with pictures. I have so many pictures from the crazy parking situation. And I guess
what makes my situation so unique, and people
know my position here, and they know I'm their
neighbor too, so they come to me. Like they
feel they can come to me and I can reach right
out and touch you, which is not the case.

MR. ROGERS: As far as parking is
concerned, that's improved, because we're doing
the towing. But the real problem is that you
probably got 225 cars trying to park in 160
parking spots.

MS. DAVIS: I agree.

MR. ROGERS: So if the board allows it,
I would suggest we issue parking stickers by
seniority, the people who have been here the
longest get the parking stickers, and we issue
160 of them.

MS. DAVIS: My neighbor has seven cars.
It's a mini car lot where we live. I had to
call the police.

MR. ROGERS: We have to put a limit.

MS. DAVIS: I had to call the police to
get her to move her car. Behind my building
there are eight spaces, and her seven cars were
occupying seven spaces.

MR. ROGERS: Work with the buildings
and grounds committee.

MS. DAVIS: There also should be a concern someone who has seven cars in a three bedroom unit with two children and one adult on the lease.

MR. ROGERS: We can make a maximum two car --

MS. DAVIS: I just want to park my car. I want to come home, like Ms. Booze said, and park. And I have to -- like my mom says let's go to Target, I can't go to Target because I don't want to come home and not find a place to park my car.

COMMISSIONER CRIPPEN: Can I ask a dumb question? Why do we have to wait to send the towing company and send them on a mission? Why can't they just go all the time?

MR. ROGERS: What happens is it's difficult for them to see the stickers, which I've got to change that. A lot of cars have very tinted windows. We discovered people taking stickers, transferring one car to the next. So I've got to get stickers that can't be transferred. But the real solution right now I think is come up with a parking plan, let the
board vote on it, and we will come up with the right equipment, the stickers. And then if we do that, then the towing company can come any time of the day and tow.

COMMISSIONER CRIPPEN: We've discussed assigned spots previously too as something that, we've -- and we haven't gone through that whole discussion process, but you have a car and you're registered and that's your spot.

AUDIENCE MEMBER: That don't work.

COMMISSIONER WHITE: Mr. Mayor, on the side of the resident center where all that space is, I think it belongs to you guys, like the parking space that goes all the way down and around, like it goes down past the playground, and normally when we have occasions at the resident center, is there any way that the housing authority could kind of get some of that space that's just dedicated for the residents? That's a lot of space that sits there. People park there anyway. But if it's designated for residents only, it would really help out. Because as Mr. Rogers says, we don't have a lot of parking space down there, we only have 160 spaces. I mean, it would be nice to know only
residents -- what's happening is people from the buildings are coming over there and parking at night, they're also parking in the slots. They park along that resident center. And I was just thinking that maybe there was a way the town could -- we could --

MAYOR DOUGHERTY: The councilwoman whispered in my ear she will bring it up to the council as an issue. Another thing I might suggest is to reach out and call the parking authority. You may have to -- you could maybe get more spaces by the way you rearrange how you do your parking. It's amazing how they can find ways to get more parking. I'm sure they will be willing to work free of charge to give you some idea or different ways you can create maybe some more parking spots if you designate, do it different. I think the director is right, I think there comes a time you have to limit how many cars you have per --

COMMISSIONER WHITE: Most definitely.

CHAIRMAN CHERELLO: Let me just say, you know a person who has seven cars?

MS. DAVIS: Yes.

CHAIRMAN CHERELLO: Please give that
name --

MS. DAVIS: I've given that name.

CHAIRMAN CHERELLO: Get that information. Because perhaps they have people living there that shouldn't be living there. But we can address the cars. Mary, self-policing is what it's all about. Turn the people in. You got to turn them in.

MS. DAVIS: I have to say I have turned them in. I have turned her in. If I turn her in and I say this lady has ten grown people in her house, you send her a letter, hey, we're going to be here at three, then everybody clears out and then I'm a retard.

CHAIRMAN CHERELLO: First of all, if she has ten people living in the house what we will do is surveillance, catch her having people live there who's not on the lease, and we will evict her.

MS. DAVIS: Who's in charge of that? That has a lot to do with it.

MR. ROGERS: I am.

MS. DAVIS: It's a serious issue. The last thing I want to say is the disturbances in our neighborhood. I live at the
bottom of the hill across from the playground in building 34, and I get a lot of seniors who speak to me directly, and their concern is they don't want to address these guys. They're out there, and they're smoking weed and drinking beer, and everybody has got their car doors open and everybody has a different song playing. You can't open your window and get fresh air, and it's noisy and smokey. It's disgusting. I spoke with our business administrator, and she addressed it with our police chief, and now I'm all addressing the issue with you. We really need to find a way to be responsible for what's going on in the neighborhood, because it directly affects the way people are living. And I mean, I'm a young person, so I can be like, hey, you turn that off, but my elderly grand-aunt who lives in the building is not going to come out and address some kid with a blunt and say, hey, turn that down, because she's afraid. She's a senior citizen. She wants to be able to sit out on her porch, look at her flowers, and enjoy what's left of her life. And I think she should be able to do that.
MR. ROGERS: The only solution I have right now is you have to call the police.

MS. DAVIS: But if they're on our property, what is the -- what I'm saying is we need to take the reins. There's only so much the police can do.

MR. ROGERS: If I have a disturbance at my house I can call the police.

MS. DAVIS: Do you live in a public housing project?

MR. ROGERS: Public housing, any housing, the police need to respond.

MS. DAVIS: They do call the police.

MR. MANFREDI: Councilwoman, what I can do, with everyone's authority, I can contact the police and create a defiant trespass list for individuals.

MS. DAVIS: And not only that, enforce it. Give out tickets. Because people are less likely to be repeat offenders if they have to pay for it. You can't go to Bernard Park -- I used to take my kids there to feed the ducks, the sun goes down, the police are there, what are you doing, visiting someone? They want to get you out of there. The people pay a lot of
money for those houses, and you're not going to
be able to make a mess in that neighborhood.
You shouldn't be able to do the same in my
neighborhood.

COMMISSIONER CRIPPEN: I agree. It
does come down to law enforcement. I don't know
how much might or enforcement power --

MS. DAVIS: You start with the signs,
and then the police have something to enforce.

COMMISSIONER CRIPPEN: I don't know if
we have regular patrols.

MR. MANFREDI: We tried it some years
ago, but we can try again. I'll reach out to
the police department.

MS. DAVIS: It's really necessary.
These people deserve a quality of life that is
comparable to people in other neighborhoods,
period.

MR. MANFREDI: Absolutely.

MR. ROGERS: Mr. Manfredi is correct,
the defiance trespass list, I have examples of
where we have had it maybe for ten years in
housing authorities and it works, and it's --

COMMISSIONER CRIPPEN: This goes back
to what you were saying before, that's such an
easy thing to do, it's not going to solve the problem, but you start things going in the right direction. Put signs everywhere.

MS. DAVIS: And make them enforce it. I've looked out the back of my window after the police have been called and heard a police officer literally say, come on, dude, can you just move, you can come right, it has to look like I'm doing what I have to do.

CHAIRMAN CHERELLO: That's a huge problem.

MS. DAVIS: But we you're on their back and you say, listen, our tenants are complaining, you need to issue these tickets, they don't have any choice. You guys are all on the same accord, that you want it to be clear back there.

MR. MANFREDI: Thank you, councilwoman. I'll report back.

MS. DAVIS: Thank you.

CHAIRMAN CHERELLO: I now need a motion to go into closed session, please.

COMMISSIONER SALLY: I'll make a motion.

COMMISSIONER CRIPPEN: Second.
CHAIRMAN CHERELLO: Roll call.

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

(Closed session takes place.)

(Open Session Recommences.)

CHAIRMAN CHERELLO: Okay. Adjourned.

(Meeting was adjourned.)