MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
31 Early Street
Morristown, NJ 07960
Monday, April 24, 2017
Commencing at 6:00 P.M.

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

MEMBERS PRESENT:

MAUREEN DENMAN, Chairman
ANGEL VEGA, Vice-Chairman
MICHAEL CHERELLO, Commissioner
TERESA RODRIGUEZ, Commissioner (On Phone)
MIRIAM BANKS, Commissioner
MICHAEL SCHMIDT, 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

TAYLOR & FRIEDBERG, LLC
Certified Court Reporters
60 Washington Street
Morristown, NJ 07960
(973) 285-0411
MR. ROGERS: I, Roy Rogers, executive director of the Housing Authority of the Town of Morristown and presiding officer at this meeting do hereby state it is now six o'clock in the evening on April 24, 2017, and we are convening at 31 Early Street, Morristown, New Jersey, and do hereby announce publicly that proper notice of this regular special meeting has been provided in accordance with the New Jersey Open Public Meetings Act.

Call to order, please.

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

MR. ROGERS: Pledge of Allegiance.

(Flag was saluted.)

MR. ROGERS: Can we have a moment of silence, please?

(A moment of silence is observed.)

MR. ROGERS: Thank you.

MR. MANFREDI: Mr. Rogers and commissioners, if I may interrupt and ask what the board's pleasure, in light of the new commissioners on the board we currently do not have the position of chairperson and vice-chairperson of the board. And our bylaws
require that whenever there's an absence that we must call an election at our next duly noticed meeting, which would be this meeting. So if it is acceptable to the commissioners, what I would like to do is proceed, have an election for the positions of chairperson of the board and vice chairperson of the board. Is that acceptable at this time?

COMMISSIONER VEGA: Absolutely.

MR. MANFREDI: So the manner in which we'll proceed since the chairman position is vacant, we will open the floor for nominations from among the sitting commissioners for the position of chairperson of the board. Are there any nominations?

COMMISSIONER BANKS: I nominate Maureen.

MR. MANFREDI: Commissioner Denman. Are there any further nominations?

COMMISSIONER VEGA: I would like to nominate Maureen too.

MR. MANFREDI: Having heard no other nominations we will close the floor to nominations. And what I'd like to ask is then a roll call vote for the position, for
Commissioner Denman to serve as chairperson of the board.

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

MR. MANFREDI: Thank you. Then Commissioner Denman will serve for an initial term of one year as our chairperson, and will take over the meeting.

I'll now open the floor for nominations of the position of vice-chairperson.

CHAIRPERSON DENMAN: I make a motion to nominate Mr. Vega.

MR. MANFREDI: Any other nominations?

COMMISSIONER BANKS: I second.

MR. MANFREDI: Any other nominations?

Having heard none we will close the floor for nominations, and I'll ask for a roll call vote for Commissioner Vega to serve a one-year term as vice chair of the board.

(Whereupon, roll call was taken with Commissioner Cherello abstaining, Commissioners Banks, Rodriguez, Vega, Schmidt and Denman voting yes.)
MR. MANFREDI: Congratulations.

COMMISSIONER VEGA: Thank you.

MR. MANFREDI: We may proceed with the order of business at hand, public comments.

MS. DAWKINS: Sharitha Dawkins, 3102 Clyde Potts Drive. I have been a resident of Manahan Village for 31 years. I have 15 year old twins who are very active in the community, and we need -- I'm sorry, they're very active in the community and I'm trying to get our community together as one and start programs. So for the past 15 years I have been an advocate for the residents, and I just kept getting shut down, shut down, shut down. Finally our new executive director, I went to him -- actually the residents went to him, and he basically said you need to come with a proposal. So I had a meeting with him, and I discussed different events I want to do, and he kept on saying a proposal. And I said, oh, okay. Because I've done proposals before, and it's a headache. So I said, you know what, if I really want this I need to go after it. So I put it into the housing authority for a technology program for the residents of Manahan Village, and residents
of Section Eight, the residents under Section Eight, the Morristown Housing Authority. The technology center is called Break Bread Technology Center, 2020 or '18, whenever we get it. But the primary focus is to provide free computer education to low-income students of Manahan Village. The program will be designed to train and promote long-term economic self-sufficiency for residents using the unique technology features of the Break Bread Technology Center. The center will be free of charge providing services to the Morristown Housing Authority public housing residents and Section Eight families under the authority. Services include classes in Microsoft Office, tutoring, employment assistance, located online community resources and information, software for students who do school assignments, teens, multi-media, cooking classes. I went around Manahan Village and there's a lot of certified cooks --

MR. ROGERS: Ms. Dawkins, should we pass out the information?

MS. DAWKINS: They don't have the information?
COMMISSIONER BANKS: No.

MS. DAWKINS: I'm sorry. So like I was saying, cooking classes. I went around there's a lot of certified cooks that live in Manahan Village that want to do classes. I want to do art classes. There's a lot of volunteers that are art majors, students that are art majors willing and ready to volunteer. Programs I would like to do, I want the residents to create them. That's for the residents to bring in programs into the center. Teaching basic computer skills in the following mediums. Photo illustration, music making, movie making, graphic design and web design. Teaching opportunities for residents. Professional educated residents with bachelor's degrees, master's, certificates. We have various trades in here, and we need to use what we have. Grants, the grant -- the first grant will come from Morristown Housing Authority Public Housing Capital Fund. They have a line item called the Neighborhood Network Grant from HUD. The overall goal of this grant is to decrease the digital divide among low-income families. There's also a grant we can apply for called the
Section Three Grant. There's another grant called the Community Buy Grant. We have to go through the mayor. Right?

MAYOR DOUGHERTY: Yes.

MS. DAWKINS: To get that. That's something we can sit down with the mayor and discuss. Outside community, partnerships, partnering up with our community is very important, partnerships without giving up control. You can work with your partners without giving up control of the center.

So when I went before the housing authority with my proposal he said he approved it, but then I have to go before the residents. So I had a dinner for the residents on Sunday, I cooked for them and they came, and they approved it. I got a design committee of five people. My secretary is bilingual, which is needed. I need my Spanish people to come out. I have a retired professor on here specializing in educating computer technology. I have a CNA nurse on there. She would like to have classes in CPR. We have a professional administrative young lady on the committee who was here when the resident center first opened who
participated in the programs. She has enough knowledge and skills to help bring us forward, to bring this technology center forward.

I want this -- my vision is to make the technology center the number one low-income technology center in New Jersey, low-income. Christopher Martin, he helped build the resident center. He was an engineer on the project. I called him after I got the approval from the housing authority, and he agreed that he will act as advisor. He's not on an actual board but he's going to be advising us on what we can do, what we can put in there, because he knows the building. We need that. And he's also going to be assisting me with grants.

I have a bachelor's degree in business administration. I'm six classes away from my master's in management. I will be taking Grant One followed by Grant Two classes for my certification in grant writing in a couple of weeks. I need to fully understand the process of the ins and outs in order to fulfill and be an active role in the technology center. I'm working with Work Force to achieve this goal.

In the proposal I also included a job
description on how the resident center should be run as of May 1st of 2017. I created a position for myself as resident center coordinator. I know I am capable of managing the building and helping the residents become more self-sufficient. I created an Excel spread sheet for the event monitors waiting list. It's a waiting list that will rotate for when the residents are sitting for an event. Residents need money. Let's make a way for them to make money. I have a waiting list, and it will go from the first person and go down. They have 48 hours to call me back. If they don't call me back within 48 -- I'm going to keep calling them and leave a message, but if they don't call me back within 48 hours then I'm going to assign to the next person.

MR. MANFREDI: Thank you, Ms. Dawkins.

CHAIRPERSON DENMAN: Thank you, Sharitha. I think you have got a great idea, but I think in the interest of this body we should put together an ad hoc committee to really look into this and work with you on this, because there's quite a few components that are not here, like a budget for example.
MS. DAWKINS: I didn't include the budget because with the furniture and supplies, the residents have to do all of that. They have to pick it out. It's not up to -- it's the residents that we need their feedback, so that's not included in that. That's why we have a design committee.

CHAIRPERSON DENMAN: I'm going to make a recommendation we put together an ad hoc committee to work with you on this.

MS. DAWKINS: That's great. And Chris Martin can work with us. Right? Because he can advise us. Right?

MR. MANFREDI: You can bring anybody to advise if you like. What would happen is, Ms. Dawkins, you will meet with the committee and it will be established this evening.

MS. DAWKINS: Thank you.

MR. MANFREDI: And before we proceed further, as a matter of parliamentary procedure, I'll ask that the chair take the seat at the head of the table next to the vice-chair.

COMMISSIONER CHERELLO: Ms. Dawkins, I want to say very nicely done. Been here a long time. Never saw a proposal like this come from
the residents before.

MS. DAWKINS: Thank you. I appreciate it.

MR. MANFREDI: Good evening, Ms. Booze.

MS. BOOZE: Good evening to our new commissioners. My name is Mary Booze, and I have been in Manahan Village since 1975. Yes, Angel, I know you. I'm here tonight because I didn't know what was going on. So the residents had a meeting on Sunday, and I have been suffering with my back for a week, but I got to the meeting a little late, and when I got there I find out my job was up for resident center coordinator. That's the position I have been doing since November. I did sign a contract for that job 11/28. Like I said, I was here since 1975. I didn't know that the job coordinator position was up until I got to the meeting last night, and when I got there they said your job is up. I said, well, Roy didn't call me and tell me I didn't have a job, and I did sign a contract for that, and I do have it in writing. And I just want to know what was going on. Because this happened in one week. I don't know when we did a proposal, when the residents got involved,
but I do know we had about 15, 20 residents at
the resident center last night, and I can't just
sit back and let this happen. So on my contract
everything that I'm supposed to be doing at the
resident center, like the parties and the
everything, have been fulfilled. But when I get
the paper from Sharitha Dawkins, I see resident
center coordinator. That's me. But she's
holding the job like she just said. She created
the job for herself. I didn't create the job
for myself, but I intend on keeping my job for
myself. So I'm very disappointed. I'm a little
hurt. But that's life. Life goes on. You
continue to move on. But I'm not giving up a
job to somebody that decided this is what they
want to do. I have been doing this off and on
for years, opening the building for parties,
opening the building for someone who need it,
coming over here and giving Ms. Washington the
paperwork and everything I have to turn in to
her. And just to say, when I walked in the
meeting, the meeting was over with, and they was
like, oh, I took your job, because all I heard
when I came at the end of the meeting was I did
this, I did that. Number one, I don't like the
word I, it's we did this or we can do this and 
let's do this, not I did this, I did that, I 
going to school, I got a college degree, 
whatever. You don't need a degree. All you 
need is a little common sense and then you can 
work a million. So this is why I'm here 
tonight. I want to know from Mr. Rogers, did 
you give up my job? 

    MR. ROGERS: No, that would require 
board action. 

    MS. BOOZE: Oh, I thought it was. 
Because when I got the flyer I just saw what my 
job was resident council coordinator, and 
everything that was resident council coordinator 
job was the job that I had. So I couldn't 
understand how did this happen in two days, 
three days, four days, whatever. I'm very 
disappointed at Ms. Dawkins for that. But I can 
smile with her. But she was at my house every 
day working on this. And when I get to the 
center, I don't have a job. It was like, did 
you know she took the job, did you know she took 
the job. No, Sharitha didn't take anything from 
me. She didn't ask me for it and I didn't give 
it to her. And I intend on keeping it.
CHAIRPERSON DENMAN: Thank you, Mary.

This is the first we've all heard about this, especially all the new board members, so we're going to definitely look into this for you.

MS. BOOZE: I never saw nothing like this. I have been coming to commissioners meetings since 1975. Matter of fact, I was -- the first time I moved in here I came to a commissioner meeting, and we had the garbage cans sitting under the kitchen window and we had roaches and mice. So I do what I do best, I kept talking, and when I looked around the next day, I was in the Daily Record, and they said you tenants complain about the garbage can sitting under the kitchen and roaches and mice. I called up the town to find out why we have to feed roaches and mice and pay rent too. So we took care of that. Within a month the garbage cans was out from under the kitchen window, the town was making sure everybody was exterminating and everything. So just all at once, sure, a technology center would be good at the resident center, but not at my job expense. So thank you. Look into it and get back in touch.

CHAIRPERSON DENMAN: We will. We will
get back in touch with you.

MR. MANFREDI: Thank you, Mary.

MS. HARRIS: Michelle Harris, town council, also a resident of Morristown. I wanted to congratulate Ms. Dawkins for the program, fantastic idea. And if you need any assistance I can help you with bringing in professors or other educators to help you implement your programs.

But I have a question on protocol and procedures. It's for the attorney. I know the appointment of Ms. Denman has been only for a six-month term, a replacement. So her position is over 2017 of September, so you just appointed her as the chair for the committee, and that's for a year position?

MR. MANFREDI: The commissioners serve -- she serves as a holdover to complete the unexpired term of the prior commissioner who held her seat. She will hold the position of chairperson as long as she serves on the board.

MS. HARRIS: But her position ends in September of this year?

MR. MANFREDI: That's okay. If hypothetically her commission were to end and
someone else were reappointed and she were not, then it causes the seat to be become vacant and it would trigger the need for another election.

MS. HARRIS: Thank you. I just needed that clarification.

MS. COTTON: Hi, my name is Tawana Cotton, a resident of Manahan Village. And I was -- I'm going to ask the question about emails, because I want to make sure that this new board, I'm able to not only send an email to Mr. Roy Rogers, but also cc board members. Because in the past a lot of email exchange was not passed on to the board, and when I went forward to ask him about it they knew nothing about any conversations or questions I had, so a lot of times I would not get feedback on questions I had. So I was hoping that -- I understand that it was approved for commissioners to get an email address, like a housing authority email address, and I was hoping that that would happen so that residents could actually make sure their concerns are being heard. Because it is not as if residents have not come forward to have programs at that building. It just seems that there's always
been some type of issue, I don't know, one
minute something is approved or it's not. So
I'd like to be on the same page with everyone.
It would be nice if I can actually contact the
board. So that's one of my questions.

MR. ROGERS: All commissioners' email
addresses are on the website. The newly
appointed commissioners will be on there next
week. With all the previous commissioners, you
could send them emails direct.

MR. MANFREDI: What's going to happen
is the new members will be given a Morristown
Housing Authority email address shortly, and we
will ensure you get a copy and it's on the
website.

MS. HARRIS: Okay.

CHAIRPERSON DENMAN: Any other member
of the public?

MS. HOLMAN: Hello, and welcome new
commissioners. I'm Dorothy Holman. I'm a
Morristown resident. Sharitha, you have a very
good idea with your technology center. The
thing that bothers me about it is you put
yourself in charge of the whole program. I
personally, you said -- you're choosing to put.
MS. DAWKINS: This is a proposal I worked on.

MS. HOLMAN: I'm not going to argue. I just simply feel that if the program gets up and running, no one person should appoint anybody into positions that they want people to be in. I feel that everyone in Manahan Village, and as she said she included Section Eight, should have the opportunity to fill some of those positions, not be appointed by one person.

CHAIRPERSON DENMAN: Thank you, Dorothy.

MS. HARRIS: I have another question. I just to understand the clarity. The only way to get a program is for the resident to write a proposal? Is that what that is? Because I mean, you wouldn't just assume residents have that knowledge in writing proposals. So I just want to be clear on that. Because that would have helped in the past when residents were coming forward to recommend programs. When you don't know, you don't know. And I just need to know is that the expectation of this board that when you have an idea you have to --

CHAIRPERSON DENMAN: So it's open to
any resident to come before the committee with
an idea, with a proposal, and if it's something
that you need us to work with we will form
either an ad hoc committee as in the instance
suggested previously. Sure, why not?

MS. HARRIS: I'm happy to hear that. I
don't think we've heard that in the past. That
is wonderful to know that.

CHAIRPERSON DENMAN: We're the
gatekeepers for you, so we should be working for
you, with you.

COMMISSIONER BANKS: A question or
statement, even though a resident brings forth a
proposal doesn't necessarily mean that that
proposal is going to be granted if there's lack
of funding, correct, and a need based. Is that
correct?

CHAIRPERSON DENMAN: Absolutely.

MS. DAWKINS: So on Friday before I
went back to the housing authority to collect
the check for the event on Sunday I stopped by
Mary Booze's house to talk to her, because I
felt that I created the job, so I needed to talk
to her because I took her duties away from her
and put it into another job, so I included it,
plus I added more to it. So I went to go talk
to her because I've known her for a long time.
I didn't want to go behind her back, and I
didn't. I went to her house. So that is why
she feels that way. But I never came, oh,
Mary -- she keeps telling me, you all, I'm sick,
I'm sick, you young people need to take over, I
can't do this no more. She keeps saying that.
So that's why I have a petition from the
residents with over 100 signatures.

CHAIRPERSON DENMAN: Sharitha, we're
going to form an ad hoc committee and look into
this.

MS. DAWKINS: The residents said they
need it. I got over 100 signatures.

CHAIRPERSON DENMAN: The committee will
take everything into consideration.

MS. BOOZE: I want to say one thing, I
see we have one, two, three, four, five
commissioners. Is Teresa still on the board?

CHAIRPERSON DENMAN: She's on the
phone.

MS. BOOZE: That's all she do is phone
tag, huh. I don't know what she look like.

It's been so long since I saw her.
Back to Ms. Dawkins again, on my job description, resident coordinator for the resident center, I thought I was fulfilling that job pretty well. Roy fired me last year, just unknown to me he stood up in the meeting and said our board --

COMMISSIONER BANKS: Excuse me, Ms. Booze, because of the time frame and stuff, can we not have this?

MS. BOOZE: Let me just finish this. I need to know, is this a way that you do something? I got fired when I was sitting in a meeting like this, and Mr. Rogers decided he didn't need me in that position, he was going to let his maintenance man do --

CHAIRPERSON DENMAN: So I promise you as chair, this committee is going to look into exactly what transpired, and we will get back to you.

MS. BOOZE: We're not going to do the one on one with Roy, discuss what's going to happen in Manahan Village. Thank you.

CHAIRPERSON DENMAN: Thank you. Okay.

MS. FURBY: Lashonda Furby, lifetime resident of Morristown. Just wondering what's
going on with the list. I have been on it for a few years, and I was just coming to see what's going on in my community. I come in peace. And I'm just trying to be a part of Morristown Housing Authority as a resident down there, you know. So Lashonda Furby, check my name out on the list. And I'll give a couple of calls, Mr. Douglas and everybody. But I like to be a part of the community down there and work together and get everybody smiling and more camaraderie as far as what's going on, but I need somewhere to live so I'm just seeing where I'm at on the list. Thanks so much.

CHAIRPERSON DENMAN: Thank you. Attorney Manfredi is going to look into it.

MS. FURBY: I appreciate it. Thanks so much.

CHAIRPERSON DENMAN: There's no other comments from the members of the public, we're going to close the public portion.

Executive director report.

MR. ROGERS: Yes. I gave out the executive director's report. It was delivered on April 20th. I really don't have anything to highlight except that I would ask the board to
take the time to discuss the resolutions and RAD program that HUD is promoting, which will benefit a lot of the residents. Anybody have any questions on the executive director's report?

COMMISSIONER BANKS: I do. Can you explain more about the RAD program?

MR. ROGERS: Yes. The RAD program was started approximately five years ago by HUD, and it's Rental Adjustment -- what's the name? Rental Assistance Demonstration Program. And approximately 1200 housing authorities who have already been on it. I have got a resolution coming before the board tonight. I would like to have the Morristown Housing Authority prepare -- they have to do a physical needs assessment, and then approach HUD and ask for the money. But I've known housing authorities that have gotten new bathrooms, new kitchens, new flooring, siding, landscaping, heating, air conditioning. In fact, you end up with a completely rehabbed apartment. We've got 200 apartments at Manahan Village. It's not unfeasible to think we couldn't do that. And what happens is they phase it in. They give you
all the money, but then it would be up to this
board to say okay, we're going to do this
building first. And what you do then is you
don't rent out -- when you get vacant apartments
you don't rent them out, you move the people
from that building temporarily into the vacant
apartment, and then take about three or four
months to completely rehab that building, and
all those people get to move back in.

COMMISSIONER BANKS: Will that increase
the rent?

MR. ROGERS: That's what is really
unique about it, commissioner, the rents do not
increase one penny. In fact, in my opinion they
stay more stable for the next 20 or 30 years
because HUD signs a contract with you that's
part of the RAD program. And the rental is
treated like Section Eight is now, the residents
still only pay 30 percent of their gross income,
but the housing authority gets subsidized a
little bit more in the front end and we do not
get construction money. We have to save our
money, and we do this to finance it. Some of it
is publicly financed, privately financed, and
attached credit financing, but it's a
combination of things. The housing authorities
that I know that have done it it looks very
successful. And again, all I can say is the
only trouble it is for residents is they have a
temporary displacement, and they end up moving
from an old apartment back into a brand new
rehabbed apartment. And again, like we've got
apartments down there with one window in a
bedroom, and they shouldn't have air
conditioning, we can create that. We can put
two windows or sleeves with the air conditioning
in the walls.

COMMISSIONER BANKS: Is that for all
the units or just high-rise?

MR. ROGERS: That's every unit in
Manahan Village and the senior units too we're
going to apply. But I would make the priority
Manahan Village because of the condition and
then the three senior buildings. Which I would
again want to see HUD approve programs like
that. It's lots of money. But in the long run
it isn't. It's a good investment.

Anymore questions on that?

COMMISSIONER BANKS: No.

MAYOR DOUGHERTY: Mr. Rogers, can you
provide a list to my office on the housing
authorities that you're aware of that have used
this program?

COUNCILWOMAN DAVIS: Successfully so.

MR. ROGERS: It's pretty extensive.

MAYOR DOUGHERTY: You're saying there's
1200. Give me 100 in New Jersey.

MR. ROGERS: In New Jersey there's
several.

MAYOR DOUGHERTY: If you could provide
my office with that I would like to go and
personally see what they've done.

MR. ROGERS: There's 1200 in the United
States. I'm sure there's at least I think four
or five, I think Middletown, Madison.

MAYOR DOUGHERTY: I'd like to see what
they have done.

COMMISSIONER SCHMIDT: You have
instituted a new snow policy. That means one
didn't exist before, is that right, or did
something change?

MR. ROGERS: One did not exist before.

MAYOR DOUGHERTY: One more question of
the housing authority. Starting with the next
meeting is it possible that you send before the
meeting the actual resolutions, the actual information so I can see what it is? Because all I get is a sheet of paper that doesn't explain anything. And the councilwoman who's liaison to the authority does not get the packet either. So I would respectfully request that we get the packet.

MR. ROGERS: You want the detailed resolution?

MAYOR DOUGHERTY: Sure. Because I have no idea what any of these mean.

COUNCILWOMAN DAVIS: For the record, I did reach out to Ms. Lizeth, I don't remember your last name, I'm sorry, and request a copy of the packet, and she said she'd provide me with this, I guess the order of the meeting.

MS. TAVERAS: I had instructions they don't get the full package before.

MAYOR DOUGHERTY: Joe, why don't we get the full package?

MR. MANFREDI: I don't know. I'm not involved in --

MS. TAVERAS: You instructed me that the mayor only get the notice and the agenda, and the liaison will get the public notice when
it was requested last year.

MR. MANFREDI: No.

COUNCILWOMAN DAVIS: He said that to you recently?

COMMISSIONER CHERELLO: Well, you can't get the minutes. They're not approved.

MAYOR DOUGHERTY: I'm not asking for minutes. I'm asking for detailed resolutions like we give the public at the council and administration. So if somebody from the public wants to come in they can see the full resolution, what the council is voting on, and they can read it. If the public during the public session doesn't have the resolution to read, they don't know what you're voting on.

MR. ROGERS: I think the difference is we cannot give the whole package because we definitely can't give the minutes.

COUNCILWOMAN DAVIS: We're already clear about that.

MR. ROGERS: We can give the detailed resolutions.

COUNCILWOMAN DAVIS: Which we should. I shouldn't be finding out about it at the same time as the residents.
COMMISSIONER BANKS: How would the residents be able to get more information on the resolutions?

MR. MANFREDI: Residents should have a copy, commissioner, at the meeting available to them. And the only item that would not go in the package are either attorney/client privileged matters or minutes until they're approved, and once they're approved they can be disclosed. So resolutions should be provided to the mayor, the liaison and any member of the public who wants them at the meeting.

MAYOR DOUGHERTY: Are they posted, Mr. Manfredi, on any housing website as we do?

MR. MANFREDI: I don't believe so. Are they posted before the meeting?

MS. TAVERAS: No.

MR. MANFREDI: They should be posted.

MAYOR DOUGHERTY: I don't understand why they're not posted. They should be posted by public notice. So I don't understand why they're not public.

MR. MANFREDI: Yes.

MR. ROGERS: All right.

COUNCILWOMAN DAVIS: Is that a lengthy,
a hard thing to achieve?

MR. MANFREDI: No, not at all.

MR. ROGERS: Just a tiny problem. All the resolutions --

MR. MANFREDI: I'll make sure it's done, mayor.

MR. ROGERS: We should be able to get them on there on Thursday of the prior meeting.

COMMISSIONER BANKS: Is it possible for those -- everybody assumes everybody has access to the Internet and such. Is it possible to get some of those resolutions put down into the resident center?

MAYOR DOUGHERTY: You can go to our clerk's office in town hall and get a resolution that is going to be on the council agenda. I don't see why a resident can't come to the housing authority office and get a copy.

CHAIRPERSON DENMAN: I think we should make a recommendation to have a pile of them for the members of the public at every meeting, similar to what they do for the town council meetings so we don't have this issue again.

MR. MANFREDI: We will ensure they're posted in all of the buildings, they're posted
on the website, and they're also redundantly
available here the night of the meeting, as well
as distributing to the mayor and our council
liaison at the same time they're given to our
board.

MAYOR DOUGHERTY: Thank you, Mr.
Manfredi.

MR. ROGERS: That's all I have for the
executive director's report.

CHAIRPERSON DENMAN: Thank you, Mr.
Rogers.

So I'm going to make a recommendation.
I received my packet Friday evening. I know
Commissioner Schmidt did not get a packet until
today.

COMMISSIONER BANKS: I got mine I think
Thursday.

CHAIRPERSON DENMAN: And quite frankly,
I have two pages of notes of questions that I
have. I don't believe that there's sufficient
information for us to make an informed decision
or vote on any of these resolutions. I have
spoken with Counsel Manfredi on most of these
issues, and so I'm going to ask that we table
everything until the next meeting so we can be
up to snuff and get the detail that we need on these resolutions being proposed.

Can I make a motion?

COMMISSIONER CHERELLO:  You can't, but I'll make that motion. She can't make it. I'll make it and I need a second.

COMMISSIONER VEGA:  I'll second.

MR. MANFREDI:  That will be a resolution to table resolutions 2017-01 to 2017-11 for the record.

CHAIRPERSON DENMAN:  Mayor's comments.

Mayor, do you have any comments?

MAYOR DOUGHERTY:  Just a couple. One, I appreciate Mr. Manfredi to get that information, not just for our sake at the governing body but that the public understands what resolutions are going to be voted on and the process.

I do want the housing authority to know that the town has looked at the piece of property that was closed many, many, many years ago, the lane way that went out by the Hispanic building at the end of Clyde Potts. We understand the street was never vacated so the town owns it. We know there's some parking
issues that you're dealing with down there. So we were thinking if we can somehow open that up and have just the traffic going this way, we might be able to make some parking spaces on the top, because it's pretty vacant at night, and we can delineate spaces that could alleviate some of the people who are getting tickets for parking in front of fire hydrants and things like that, because we know the housing authority is having problems having enough parking. So we want to partner and figure out what we can do. If the residents want to talk about having a meeting and opening that up. We don't want a cut-through, which I understand why it was shut to begin with, so if we have it coming this way that alleviates the cut-through, but it could alleviate some parking issues in the authority. So we are looking at it, and I should have more for you at the next meeting.

That's it. And congratulations and good luck to the commissioners.

CHAIRPERSON DENMAN: Councilwoman Davis?

COUNCILWOMAN DAVIS: I just want to say congratulations to the newly appointed
commissioners. I feel really excited about the possibilities with new faces, fresh eyes on these different issues.

I do have one question, I don't know if you discussed it, obviously I was late. I know that now there are parking decals that assign spaces to each of the residents. I have had a few residents ask me about this. How soon does this take effect, and is there going to be a dedicated number where the residents can call the towing company, and if there is a number, if these people don't answer, how soon would you all address the issue with the towing company? Because I know some people have called the tow company, they don't answer the phone. So it's a good thing you're making this step, especially considering this has been a complaint for more than a year. You know what I mean? In the event they don't deal with the calls, how do you plan to address that?

MR. MANFREDI: I checked into that, Ms. Davis, and the issue is that the towing company will only take direction from a member of the housing authority staff. And so what we've asked is that the director have staff on site
patrolling the parking lots and making the phone calls.

MR. ROGERS: We met with the towing company last week, and we put out notices that individuals can call the towing company direct.

MR. MANFREDI: They'll accept it?

MR. ROGERS: And the towing company accepted it. I could understand where on occasion they may not answer the phone, but if that's a problem we will switch towing companies.

COUNCILWOMAN DAVIS: Right.

COMMISSIONER BANKS: So are you saying that the towing company knows that the resident is authorized to call them to remove a vehicle in their space?

MR. ROGERS: Yes. I personally met with the owner of the towing company, and I got him to agree to that. Otherwise we could not use -- it wouldn't work.

COMMISSIONER BANKS: Is it possible for us to do better signage too? Those old signs that say resident, you can only park here for residents, a lot of them have graffiti over it. You need something new I think with the towing
company's number?

AUDIENCE MEMBER: There is.

COMMISSIONER BANKS: There is? Is it the same towing company that --

MR. ROGERS: Yes, Basking Ridge.

COUNCILWOMAN DAVIS: I don't know if you guys shot yourselves in the foot with this one, but a couple of residents this weekend reached out to me, they were calling, someone was in their space, and they weren't sure if the rule was in effect, and called over and over and over again and couldn't reach the towing company.

MR. ROGERS: It went into effect last Thursday, and we were -- Mr. Priester and I were looking at another letter this afternoon, and we will get that out tomorrow morning?

MR. PRIESTER: Yes.

COUNCILWOMAN DAVIS: I think the key would also be just dealing with the towing company, because if you're doing your part, it's only right that they -- you know what I mean? If they're not doing their part we're not going to go to BRT. They're going to come and complain and say, Mr. Rogers, we can't park our
MR. ROGERS: This is the first I heard the towing company was not responding.

COMMISSIONER CHERELLO: One thing about that, though, is if a resident calls, they have to stay there for the towing company to come.

COUNCILWOMAN DAVIS: Because they have to sign off.

COMMISSIONER CHERELLO: They sign off that it's their space, then the company tows the car.

MR. ROGERS: And we put that in the letter also.

MAYOR DOUGHERTY: One other thing, if you could send a letter from your office to the administrator and the police chief to keep them up to speed on what you're doing with the parking, because some of the residents got hit with some tickets. This way they will understand you're trying to change and work with stuff that's going on down here, and they'll know where you're at and where your program is at, and help them maybe alleviate some of that issue.

COMMISSIONER VEGA: If I may, mayor,
how long will it take you or with the help of
Roy figure out how many spaces in that area and
how far along is that? Because the need sounds
like yesterday for spacing.

MAYOR DOUGHERTY: We don't have that
much authority down here, only on the street.
They only -- the federal housing is the
property. But we will work hand in hand with
our engineering department with housing if you
want us to overlook and see if we can new design
or come up with a better way to get more
parking, which we're in the process of doing
throughout the town now. We can clearly bring
that up to the council.

COMMISSIONER VEGA: That would be
great, because I was there yesterday, and on a
Sunday afternoon it's very difficult to park
there. That's when everyone is home. Even
assigning the parking I think is going --
there's going to be growing pains with this.
But I truly believe we should have found a way
to get some additional parking before that
assigned parking came, because it's going to be
a lot of challenges now with -- because every
household has -- excuse me, most households have
more than one car, and if we're providing one
car per unit that's going to be a true challenge
for families with a teenage son or daughter that
might be going off to college soon, but still
needs to be able to park their car.

COMMISSIONER BANKS: That's true.

However, most places require you to pay for
parking. And when those buildings were built
back in the day, a lot of people didn't own
cars. And I think we're trying the best we can
with what we have right now. And I think it is,
it's a growing process. And if everybody would
just be a little more patient, we will, trust
me, we will get it done for you. We may have to
change a few things, tweak a few things, but
trust me, we're going to get stuff done for you.
We just got to respect each other in the
process. But we are here to serve you, and
we're going to get it done and work out a way to
do it.

COUNCILWOMAN DAVIS: I have one last
question, Madam Chairwoman. Obviously you may
not know, but I'm sure you'll get up to snuff,
Mr. Manfredi and I have discussed at length,
there are many apartments that have five or six
cars. I mean, one ticket, one decal for the apartment, but this person might have many relatives staying with them, and you guys are not really cracking down on how this is dealt with. Now, from the town's standpoint I can do my part, but it also -- I have to do it with your assistance. I can't -- like if I reach out to property maintenance and say there's complaints of stacking, and this woman has nine people living in her three-bedroom apartment, I have to get your permission to send our guys in there. And if you give the people the head's up that the town is coming, then it's sort of like, why are we doing this. And then -- I mean, it's hard to do the job when -- I mean, there must be some legally in terms of notification to the resident, but how do we sneak up on someone who we say is stacking?

MR. ROGERS: I like that word. Mr. Manfredi, the housing authority has to give 48-hour notice, but does the town?

MR. MANFREDI: For what purpose? To enter a unit? 24-hours notice.

MR. ROGERS: For the town?

MR. MANFREDI: No, for the housing
authority. The town has police powers.

MAYOR DOUGHERTY: Yes, but not code enforcement powers. Police powers is different than code enforcement.

MR. MANFREDI: They're the only ones that can go into the unit with notice unless it's an emergency situation.

COUNCILWOMAN DAVIS: Would you consider something like stacking an emergent situation?

That can be an emergency.

MR. MANFREDI: We have to go in first, but we would immediately notify the town of that issue, especially if we see evidence of stacking. It's a crime.

COUNCILWOMAN DAVIS: I'll tell you a particular incident. I had a few complaints about one apartment in particular at Manahan Village. I personally reached out to our guys who handle that, they reached out to you. Mr. Rogers then said it can't be done until next week, or it was like an extensive time frame between the visit and the actual call, so it was almost you're giving these people a warning, so when property maintenance gets there, they're pissed because --
MR. MANFREDI: There's numerous ways, if I can speak to you to address it, not only is there 24-hour notice, but there are investigative means to find out if there are people coming and going from that unit. And that can be done effectively and somewhat quickly, and at least we can get the evidence to the town and work with them. Because we have eviction power the town may not have. The town may or may not issue a citation, but we can evict.

MR. ROGERS: If someone put me on notice from your department a suspicion that there was stacking, I can get authority from the board to do certain things that we haven't done in the past. We did a couple of times. And I can probably address that just about immediately, and end up getting the problem solved.

COUNCILWOMAN DAVIS: I think it's in our best interest to work together on that. I know people complain to you. I'm sure people come and complain to you about their neighbors who have many cars. I get the complaints because I'm on site, and --
MR. ROGERS: In all fairness to the neighbors, when somebody calls me they don't want me to be able to tell the neighbor, hey, he snitched on you, and I think we have that problem. We got some long-term residents, long-term employees, and if you bring it to my attention it's my obligation to deal with it. And HUD gives us funding to deal with that. It's a way to deal with it that's -- I would say once we discuss it with the board, there's a way to deal with that that you can get immediate attention.

COUNCILWOMAN DAVIS: That's good to know.

CHAIRPERSON DENMAN: What I would make a recommendation, if we've got the ability to do a thing that quickly, and that's the only way you're going to stop this type of stacking, that we put together an ad hoc committee to address this. And from what Mr. Manfredi just said to me, there's some legal paperwork that needs to be done. And if he works with Director Rogers, then this is going to be a non-issue.

MR. ROGERS: And don't forget, we've got security cameras. If you point out to me a
certain location, I can see the traffic.

COUNCILWOMAN DAVIS: You can focus on that area.

COMMISSIONER BANKS: Is it appropriate for me to bring up another matter? I want to -- the warm weather is fast-approaching, and the air conditioner units, and I know part of that RAD thing would change the way that the windows were -- the apartments that just have the one big window in the bedroom. With the warm weather coming up, I know -- personally I have an air conditioner because I have health concerns and so does my daughter. And in her bedroom she just has that one big window, and we were told you could not have a window unit there because of the fire codes. However, like I said, she has doctor's notes and she must have air conditioning. And my thing with this is if there should be a fire in the front of the apartment building, I mean in front of the apartment like in the living room section, they can just run to the back to the main bedroom where there's a fire escape. Or the way a lot of the window units are put into the actual window, you can just -- in order to -- you can
just push it out. A lot of them aren't really secured. My concern is the health issues of those who need air conditioning. Those -- I mean, those apartments are horrible when the weather changes. Already it's stifling. How can we work around this? Because I know I'm not the only one that has medical issues, and other family members that -- when you can't put an air conditioner in, and I was told we have to buy a portable one. No, because they're too expensive. So hopefully we can find a way to rectify that.

CHAIRPERSON DENMAN: Do you want to --

MR. MANFREDI: Sure, commissioner. The fire issue we face is, as you mentioned, is that in some of our units due to their age there's only one window in the bedroom, and so we're not allowed to block that because the fire code requires the egress. If someone has a medical need, I would say they should definitely let the office know because that would be a reasonable accommodation, and we'd have to try to move them.

COMMISSIONER BANKS: I have. And I was told just what I said, get a portable unit or
there's nothing they can do.

COMMISSIONER CHERELLO: The fire
department is going to have to work with us on
that, and I don't know how, having been a
fireman, I don't know how -- you know, life code
safety is life code safety.

MR. ROGERS: If it's a medical
situation, Mr. Manfredi, can the housing
authority buy the air conditioner?

MR. MANFREDI: If it's a reasonable
accommodation, the request is made as such, we
do have a duty to make reasonable
accommodations. Commissioner, it is difficult
because our units are filled and it's hard to
find one that's available. But we do have a
duty, and we can either buy a unit or try to
transfer them. A transfer has priority on our
waiting list, especially when it's a reasonable
accommodation. So those are two ways to try to
address this matter. We do have to be careful
with the life safety concerns presented by the
fire department.

COMMISSIONER BANKS: Thank you.

MR. MANFREDI: I can check,
commissioner, to see where we stand on our
waiting list with reasonable accommodation transfers as well.

COMMISSIONER SCHMIDT: But she doesn't want to move. It could be more expensive to relocate someone.

MR. MANFREDI: It's an option. It is difficult.

COUNCILWOMAN DAVIS: It's a $300 air conditioning unit.

MR. MANFREDI: It is difficult, but Mr. Rogers will look into that.

CHAIRPERSON DENMAN: We skipped around a little bit so we're going to go back to the schedule of bills.

MR. MANFREDI: Schedule of bills, if there's a motion.

COMMISSIONER CHERELLO: I'd like to make a motion that we pay our bills.

MAYOR DOUGHERTY: Chairwoman, Mr. Manfredi, is that part of the packet too to see what bills are being paid? I don't think that's public. We should know what monies are being spent at the housing authority.

MR. MANFREDI: It's public record, mayor.
MAYOR DOUGHERTY: Thank you.

COMMISSIONER SCHMIDT: Same thing with the resolutions that are out there, I don't know if it's included in the detail, but the other quotes we received that we arrived at these as our --

CHAIRPERSON DENMAN: I actually have -- I have a list of them, including the auditor, the accountant and the attorney. There were only two quotes received for the accountant, only one for the auditor, and only one for the attorney.

MR. ROGERS: Correct.

MR. MANFREDI: Commissioner, what we will happen going forward is you'll be provided with a memorandum which will include the manner in which the procurement occurred, so that if it's an RFP situation you'll have that, you'll also have the memorandum, including the bids on a construction item. And I can elaborate a little more if we go into closed session for a moment or two.

COMMISSIONER SCHMIDT: Thanks.

CHAIRPERSON DENMAN: Now it's the second public comment.
COMMISSIONER CHERELLO: You need a second to pay the bills.

MR. MANFREDI: We have a motion. Do we have a second?

COMMISSIONER BANKS: Second.

CHAIRPERSON DENMAN: So moved.

MR. MANFREDI: Any questions? Lizeth, would you do a roll call, please?

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

CHAIRPERSON DENMAN: Second public comments. Is there any member of the public that would like to comment?

MS. DAWKINS: Sharitha Dawkins. We have our block party coming up in July, and I had requested grills last year, and it wasn't in the budget, so we're requesting two more grills this year, because the residents are coming out, we have a lot of food, so we need two more grills. Thank you.

MS. BOOZE: Mary Booze. I want to touch base with -- we have handicap tenants that live down in Manahan Village, and we just have the memos issued for the tickets, to get us a ticket, and we don't have a thing saying
handicapped. So I think that need to be done. When I spoke to somebody they say Roy said we
don't need that. We need it because the same
day that I got the parking sticker I got cursed
out because I said that's my parking space. If
it had a handicap sign saying handicapped or no
parking, whatever, the blue lines or red lines,
whatever color you want to put it saying it's
for handicapped, then I wouldn't have got this.
So I went right back in the building and told
Cynthia and Sonny that I just got cursed out
because I said that's my parking spot. But if
it had handicapped there the person might have
thought about it before she parked in the
handicapped sticker. So I don't know why he
feel we don't need a handicapped, because it's
three of us right there, and all three of us is
handicapped, so we need the handicapped sign
there saying handicapped parking only. And we
also need, I don't know if they want to color
the lines blue, because that would take about
three months to do that, so it's --

CHAIRPERSON DENMAN: So when you
registered for your permit did you indicate that
you had a handicapped registration?
MS. BOOZE: I gave everything I need to Mr. Douglas, the placard, everything saying I was handicapped. So I went to the Motor Vehicle, I got everything that I need to say the doctor gave me a sign saying I was handicapped. So when I rode up in the parking space -- the lady rode up in the parking space and didn't have a handicapped sign, only had a number, oh, no, no, no, no, so I don't appreciate that. And we can solve that, all we have to do is put the handicapped thing up there that should be there anyway because it is handicapped parking.

CHAIRPERSON DENMAN: We will look into that.

COMMISSIONER CHERELLO: You have an assigned space. Right?

CHAIRPERSON DENMAN: It doesn't say handicapped.

COMMISSIONER CHERELLO: But she has an assigned space.

MAYOR DOUGHERTY: It's a law. You're required to put handicapped.

COMMISSIONER CHERELLO: No one should be in her space.

COMMISSIONER BANKS: Well, people will
be less likely to park in a handicapped as opposed to just a white line because of the fine.

MAYOR DOUGHERTY: It's a big fine.

COUNCILWOMAN DAVIS: $300.

COMMISSIONER BANKS: Just paint the lines blue.

MS. BOOZE: Thank you.

COMMISSIONER BANKS: Can that be done, the blue lines, handicapped, whatever?

MR. ROGERS: Yes, I have to -- I wanted to discuss with the committee on the board our parking, because we have to make a couple more decisions relating to that. But we assigned the first round, everybody got a parking spot. Now I want to get the tow truck operator straightened out, and then we will go to the next phase. Yes, it can be done, but I want to discuss it with the board. Because we're at the point now we make a decision it impacts the rest of the --

MR. MANFREDI: Madam Chair, I just need to ask, if I may, for a very brief closed session. And since we're at the close of our agenda, if we can take a break and release the
public, because then after closed session we
will adjourn.

MAYOR DOUGHERTY: Thank you, Mr.
Manfredi.

(Closed session takes place.)

(Open session recommences.)

MR. ROGERS: In the open session, I
just got from the town for Commissioner Banks
and Denman and Mr. Manfredi, the financial
disclosures.

MR. MANFREDI: Sure.

MR. ROGERS: Is each individual
responsible for those?

MR. MANFREDI: Yes. If you can hand it
out to everyone. Has anyone filed --

MR. ROGERS: I didn't get one for Mr.
Vega, Commissioner Vega. That might be because
he's an employee of another housing authority.

MR. MANFREDI: So in the advent of
being appointed to the board there's a state law
that requires everyone who serves to fill out
what's called a financial disclosure form. And
the way it's done is the town will provide you
with a pin number, and there's a website that
you go to, and it's going to ask you certain
information. It's going to ask you your address, it's going to ask you if you own any property, and it's going to ask you if you or anyone in your family works for any public employer. It will also ask you --

CHAIRPERSON DENMAN: Does it matter if somebody is a retiree of a public --

MR. MANFREDI: Usually it's not a retiree, usually it's active. What will happen is they walk you through it. It will ask you who your employer is. And at the very end, like many things you do online, it's going to ask you to certify to the accuracy of the information. It's a public record. Some of it is optional. Your address and phone number is optional. What the state requires us to do, and I have to do and Mr. Rogers has to do one, every member of the board does, is to identify your name and address and public source of income, not amounts. I'll make sure everyone has a copy of this memorandum.

Mr. Vega, you did not receive one.

COMMISSIONER VEGA: I may, but I want one just in case.

MR. ROGERS: Talking about the
financial disclosure memorandum? It's attached to that.

MR. MANFREDI: Mr. Harris, the town clerk, usually sends it out, because he gets a pin number. And if it's your first time filing it can be a bit cumbersome. But what we can do is arrange to assist you in filing it. If you're in the office, or near the office one day, I or someone can meet you and walk you through it.

COMMISSIONER CHERELLO: The thing is it's the 30th of April.

MR. MANFREDI: It's very quick to meet the deadline.

MR. ROGERS: We can also go through it in Liz's office.

COMMISSIONER BANKS: It can't be that complicated.

MR. MANFREDI: It's not, it's just a little cumbersome the first time you do it.

CHAIRPERSON DENMAN: Motion to adjourn.

COMMISSIONER VEGA: Second.

MR. MANFREDI: All in favor?

(All members voted in favor.)

(Proceedings were adjourned.)