MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
31 Early Street
Morristown, NJ 07960
Monday, August 28, 2017
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:

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

ALSO PRESENT:

ROY ROGERS, Executive Director
JEAN WASHINGTON, Accounts Manager
DOUGLAS PRIESTER, Operations Manager
DARLINGTON POUNDER, Senior Mechanic
HILIARI B. DAVIS, Council Liaison

APPEARANCES:

JOSEPH MANFREDI & PELLECHIO, 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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CHAIRWOMAN DENMAN: We're going to call the meeting to order. I, Maureen Denman, chairperson of the Board of Commissioners 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 August 28, 2017, and we are convening at 31 Early Street, Morristown, New Jersey. And do hereby announce publicly that proper notice of this regular meeting has been provided in accordance with New Jersey Open Public Meetings Act.

MR. MANFREDI: Roll call.

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

CHAIRWOMAN DENMAN: Pledge of Allegiance.

(Flag was saluted.)

CHAIRWOMAN DENMAN: Ask for a moment of silence, in particular remembering our soldiers overseas and our fellow citizens in Texas.

(A moment of silence is observed.)

CHAIRWOMAN DENMAN: At this point any member of the public wishing to make a comment, come up to the microphone, state your name and
address for the record.

MS. BOOZE: Hi. Mary Booze, 3209 Flagler Street, Morristown, New Jersey. First I'm here to say good to see you, Roy, glad you're back. That's number one. Number two is I just want to thank you all for deciding to make up your mind and cut some of the bushes we had down in Manahan Village. I mean it was a complete mess. And I have been here maybe 40 years, maybe a little more, and I never saw Manahan Village looking like that. So I'm glad that somebody decided that we was somebody, and we do pay rent to stay there. I'm very surprised at the buildings and grounds man sitting there, Mike Cherello, I don't know what he's on now, but through the years he always was on buildings and grounds. I haven't got a chance to see him, and I hope this don't happen again. And I hope tonight when you're doing your policing and everything you do get a landscaper, because we got a bunch of men that don't know nothing about landscaping. And to come out your house and see bushes and ground hogs and everything that's running around is too much. So I hope that we could move forward on
the landscaping. That's number one.

Number two, I know the board's job is to make policies, and they sit up and make policy, and I hope we start doing something with the policies that we make. I can recall in May when I had an issue with the housing authority, and I call Mr. Priester because it was cold. And he said I'll get in touch with Mr. Rogers, and I guess Mr. Rogers told him that he don't have nothing to do with the weather, and neither do I. But if it's cold I don't feel like I should pay to stay in my house when it's cold. So they finally turned on the heat the same day after they send a maintenance man around a couple of times to see what the temperature was in the house, and it was very cold in there, so they decide they would turn the heat on. And they kept the heat on the whole month of May, which we needed it. And I just don't feel like the policy makers should have us paying for air conditioning when it's cold. So this is my issue tonight. When I spoke with Mr. Priester, he said, well, bring it before the board. And I was like, oh, well, you know that ain't nothing but something to do. If I couldn't speak to the
board every time there was a commissioner's
meeting I might as well stay home. So here I am
tonight. Hopefully when you all sit up and make
all these policies and want the residents to do
this, but it's so many things that we can make
policies for, because I did a stroll through
Manahan Village today with my back brace on, and
every building that I saw need to be painted,
the walls are a mess, the grounds are coming
back but they're not what they should be.
Hopefully we can address some of these issues
tonight. But I just feel like something need to
be done with the policy to pay air conditioning
five months of the year when it's not cold --
when it's cold outside. So looking to that
tonight. And get back in touch with me, because
I really refuse to give up my money until we get
it all straight, because I don't have money like
that to donate and turn the stove on and be cold
and keep calling for heat. So thank you.

CHAIRWOMAN DENMAN: Thanks, Mary. For
the record, you can thank Mr. Priester, he took
the initiative to hire the landscaper, and
that's why all the bushes over at Manahan
Village were tidied up.
MS. BOOZE: I'm so glad Mr. Priester had to be forced in that, because he had to do something, because I was just about to drive him crazy. Every day I hear from Mr. Priester. And if I look up and it's almost 4:30 and I didn't call him, I said oh, my God, I missed him, because I don't intend on him having a good night rest until I'm satisfied. Thank you.

CHAIRWOMAN DENMAN: Thank you, Mary.

COMMISSIONER BANKS: The issue about being charged $25 for the air conditioning in May when it was freezing, is there is policy on crediting the residents, because they're charged -- we're charged $25 per air conditioner.

MR. PRIESTER: $23.

COMMISSIONER BANKS: $23 per air conditioner. And the month of May for some reason it was really, really cold. And is there any way -- is there some kind of policy or what can we do about maybe crediting the tenants or something? Can we look into that?

CHAIRWOMAN DENMAN: We can certainly look into it.

COMMISSIONER BANKS: Thank you.
MS. INESTROZA: Lorraine Inestroza, 39 Early Street, apartment 111. I just want to read this little generic job description. And it's called maintenance manager job description. Says maintenance manager job duties fluctuate depending on the size and function of the facility for which they work. Typically they oversee installation, repair and upkeep of an employer's property, including machines, mechanical systems, buildings and other structures.

I moved in July 15th, and I'm on the first floor where we have fire doors that go down a hallway that doesn't have an exit. Those doors are filthy, filthy dirty with grime. There's been a sticker on the door since I moved there in July. The hallways, there's no regular -- I don't know if there's a schedule or maybe there should be some type of maintenance schedule put in place, or if they have a designated person to do one floor a day. We actually have tenants that take it upon themselves to bleach everything. And you walk into an elevator with an inch of bleach on the floor, because they're pretty disgusting. In
the walls and elevators that's brushed stainless steel there's been fingerprints there for the last month, the same fingerprints. I also brought to Douglas's attention 39 is the first building people see, prospective tenants come in. We have grease stains, and I don't know if they're from the motorized carts people are using, but these great big grease and oil stains right within three feet of the front door, and it looks horrendous. Not that my family's comments matter, but my mom came by and she said what the heck is all -- it's disgusting. And that's the impression people are going to get when they come here to apply. And I think that there needs to be some kind of regular upkeep, or some kind of policy put in place that motorized carts can't be on the concrete. But something has to change.

And there was one more issue that escaped my head. I do want to put on the record I -- there was too many things in my apartment that needed to be changed that I did a basic checklist for Douglas that I needed to do, but my bathroom sink is on an angle, it comes out of the wall and sits like this, because there's
nothing holding it up other than the pipe coming from the wall, the water pipe. There's no supportive brackets, no supportive cabinet. I know personally when I get out of the shower first think I do is you want to reach, you want to make sure you're not going to slip or whatever. But you can't do that with my bathroom sink. I don't know if anybody else's in the building is like that, but my particular is. And there's also -- I don't know if anybody is familiar with what the closet doors look like in those units. Well, I have these cheesy accordion doors that are made out of plastic that don't even close, and there's a gap on the bottom of about an inch. My grandchildren were over, and I have a grandson that's just started walking, and his foot got stuck on there and got cut. Also above on the top there's a door covered from floor to ceiling, so now there's this big hole up top that doesn't get covered by the cheesy accordion doors that are there. So I don't know who we can talk to about replacing them to what they should be. I don't know if that's a possibility, or if they can be made or ordered somewhere, but those plastic accordion
doors, they don't even close to be honest with you. There's no magnetic -- there's nothing there.

And I think the last thing that I wanted to bring up is, and I also spoke with Douglas about this, so the buildings here are not just for seniors, there's people with disabilities, and sometimes that includes mental disability and physical disability. And I need to know like what kind of procedure, what kind of assessment tool the housing authority uses when it comes time to renew a tenant's lease, because there are some tenants that are continually setting off fire alarms because of smoking, poor hygiene, where it's obvious maybe independent living is not suitable any longer. So I think the procedure is to reach out to the family, but sometimes we know damn well the families don't care if they're in a place, and I don't -- I would never want to see anybody displaced, but maybe some kind of social worker when they're renewing to do some kind of assessment. I know one of my neighbors set the fire alarm off basically every weekend from falling asleep cooking, or cockroaches you see
actually walk, come out of his apartment. It smells like rancid meat. I think they were there cleaning over the weekend because it smells like Fabuloso or something. Maybe there needs to be some kind of policy put in place to reassess a person's ability regarding independent living, because it's just a hazard for everybody. And I think that's all I have for now.

CHAIRWOMAN DENMAN: Thank you. Can you speak to that, Douglas, or would Cynthia be the best person?

MR. PRIESTER: Cynthia probably would be, but I know in the past we did have a social worker, but due to budget cuts the job was eliminated. But I think it's a very good idea to look into it. Because I think Cynthia and Colleen, Ms. Walters, you know, they can check into that too during recertification.

COMMISSIONER BANKS: Have you put in work orders for all those items that you were talking about?

MS. INESTROZA: I think I noted it on my list when I first came in. I thought that generated a work order. I'm not sure how that
works. But if it doesn't I can certainly --

Douglas has been very receptive with any situation I have addressed him with, so I don't foresee it being a problem, but I can if I need to. But I just want the sink thing to be on the record, because that bothers me that at any given time -- it's already -- I think it's just caulking and the pipe coming out from the wall.

MR. PRIESTER: Some of these apartments are older, so they need renovating.

MS. INESTROZA: They need something like brackets, something to hold it up, at least if you can't put a cabinet underneath.

CHAIRWOMAN DENMAN: There was a burst pipe on Flagler two weeks ago, and I went door to door because I was inundated with calls over the weekend. And much the same that you found in your apartment where the sink is hanging by a pipe. I think that this commission and this housing authority has to take a look, a hard look at the condition of every single facility, one by one, apartment by apartment, and do a true not through rose-colored glasses assessment. Because that's what I'm committed to, and as far as, I'm not going to speak for
the rest of the commissioners, but I think the
overall attitude is that's what we're here for.
You shouldn't have to live like that.
Conversely, I lived in an apartment on
Washington Street where we had a lot of Section
Eight residents that would nod out, you know,
they'd get high and put a pot on the stove, and
then the fire department was there every
weekend. It is a hazard. We call the police.
Same concerns you have, it's communal living.
It's indigenous to communal living. I'm not
trying to make an excuse, but I think the more
you bring it to our attention the more we have
to be accountable to you and any other resident.

MS. INESTROZA: And the tenant himself,
he's a hazard to himself. He doesn't affect me
that much, I'm more concerned he's going to put
something on the stove and die of asphyxiation,
and he's been allowed to remain living
independently. And the housing authority is
basically at the end of the day responsible,
because assessing him I think he would be more
of a candidate for some kind of senior assisted
living.

VICE CHAIRPERSON VEGA: Just to
piggyback off of your issues, I was informed today by an attorney that we will be looking into implementing a system to help track those work orders. It was in place, and there was some issues with that system. And we're looking forward to getting that re-implemented. And that will actually track everything, every call that a resident will make to the office, so it might alleviate some of the pressures off the staff in the office, but also streamline those work orders, and not only streamline but make a followup so that things don't get forgotten. I don't come out and do a job halfway and close it out with it being halfway done. It has to be completed. And that's all about accountability, and that's where I think that we're lacking there, and that's what I'm looking forward to changing.

MS. INESTROZA: I'm looking for basically weekly maintenance in the common hallways.

VICE CHAIRPERSON VEGA: Once these things are designated to the appropriate maintenance workers I'm sure we will get a better response for an improvement of quality of
life for all the residents involved. Okay?

MS. INESTROZA: Thank you.

CHAIRWOMAN DENMAN: Yes?

MS. FORBES: Hello, my name is Margaret Forbes, I'm at 39 Early Street. And my concern is I was asking if something could be done because 39 Early Street is like a hotel/motel, you check in and check out. You got peoples coming in here all the time of night. And you never know who they are. They don't live here. And with those seniors, some of those seniors, they got walkers, they're afraid to come out of their apartment once it get dark, and I don't think that's right. They paid their rent like everybody else. And a lot of freeloaders coming in, and a couple of times I came in, they got smart, they take the lock off the door so it won't lock so they can just walk in. I found that a couple of times. So I think we really need some kind of security in that building to keep those people out, especially on the weekend. They're in and out. I don't know who those peoples are. Once I go in my apartment I don't come out no more because you never know who going to be in the hallway, you never know
who going to be in the elevator. And I don't think that's right.

CHAIRWOMAN DENMAN: Thank you.

COMMISSIONER BANKS: Thank you. Madam Chair, don't we pay a couple of residents for security?

CHAIRWOMAN DENMAN: I'll let Douglas take that.

MS. WASHINGTON: Just one, that's Jack --

COMMISSIONER BANKS: We pay him for security?

MS. WASHINGTON: Yes.

COMMISSIONER BANKS: Do you know what those security responsibilities entail?

MR. PRIESTER: It's not really a security measure. He does check to make sure that the hallways might be cleared of items. If he does see suspicious activity he may call 911 or the police department. But it's not really -- it's really basic security. Just locking the community rooms up and stuff like that. But we did get -- the resolution was approved for upgrade of our security system, at 39 especially, so we will be having a camera
system better than the black and white, that's what we have now. It's going to be on each floor and it's going to pan.

COMMISSIONER BANKS: And on Ann Street also, because I remember one woman was complaining about on Ann Street.

MR. PRIESTER: We are looking into it.

MS. INESTROZA: What's the procedure, what do you do if there's a tenant letting their grown children live there? Her complaint is obviously nothing new. It's been ongoing and it seems to be like overlooked.

MR. PRIESTER: Basically what we request is put something in writing so that the office can address it, and then we will.

MS. INESTROZA: The tenants have to initiate that.

MR. PRIESTER: Yes. Or if you have a complaint, if you know this is going on, bring it to our attention and then we can address it.

MR. ROGERS: If people are living there unreported, the new sophisticated camera system should address that. Because if somebody is coming in in the evening and not leaving until the morning, then we can conclude --
MS. INESTROZA: Is somebody going to monitor those cameras to see what's going on the night before?

MR. ROGERS: If someone reports it then we monitor the camera.

CHAIRWOMAN DENMAN: So Mr. Priester has now taken over the responsibility of the security camera. There were several complaints that came in in the last two weeks, and we got a directive or a request from the business administrator and mayor that it should be the responsibility of the acting director in the absence of the executive director. So Douglas has now taken that over and already initiated the order for the circulating cameras. So hopefully you'll see an improvement with these cameras. I mean, it's unfortunate --

MS. INESTROZA: It's wishful thinking that there will be. Maybe there will be some. Unless -- there's only so many times you're going to complain about the situation before you think why do I keep opening my mouth because nothing gets done about it. So I'm just saying, are these cameras going to pan the hallways?

MR. PRIESTER: Once we get the system
in place you'll see, we're going to start acting, and then when we start evicting the families then you'll see.

MS. INESTROZA: You'll be able to see which apartments they're going into?

MR. PRIESTER: Yes, get rid of them.

CHAIRWOMAN DENMAN: There's a couple of families that have already been given warnings, and I know that for a fact, like two strikes and you're out.

MR. PRIESTER: And we have to educate them to let them know this isn't, as Ms. Booze would say, feasible.

CHAIRWOMAN DENMAN: Anybody else for a public comment?

MS. BOOZE: Can I say something before the second part of the meeting?

CHAIRWOMAN DENMAN: Come on Mary, you can do it from your chair.

MS. BOOZE: My concern is 23 Clyde Potts Drive, the resident center. I understand last month you all made arrangements to -- with the capital funding money to do something with the building. And as of now, I go over there every day, every other day whenever I can walk,
and I see nothing being done over there, so I'd
like to know is Manfredi going to tell me when
it's going to get started?

MS. WASHINGTON: Can I answer that?
Because we just got approval from HUD for the
five-year action plan and the annual plan, so we
can proceed on the items that are in there. The
resident center is one.

MS. BOOZE: The resident center is one
of the things HUD is going to put the heat and
air conditioning in?

MS. WASHINGTON: It's in -- renovations
for the resident center is in the annual
statement for capital fund 2017.

MS. BOOZE: Okay.

CHAIRWOMAN DENMAN: And we had to wait
for the authorization, so now we can proceed
with the work.

MS. BOOZE: One thing I was going to
say, when the tree fell across the fence from
the town property onto Manahan Village building,
the resident center, and it was a complete mess,
and I went over there. And I see glass was
broken up on top and all this, so they said -- I
think they told me that we had to pay for that,
and because it was our property. And I have yet to understand why if you jump the fence and break all my windows why I should have to pay for them. But that's okay. They did clean up the trees that they cut down, but I haven't gotten a chance to see nothing else happening at the resident center as far as cleaning up and everything.

Before I was inquiring about the freezer and everything that was at the resident center, and none of these things are working, so I hope that's in the capital budget too, because everything is a complete mess over there. So hopefully when I go over the end of the week or something like that I will see somebody going in the building and see what, because we shut it down for two months.

MS. INESTROZA: The appropriation for that, is that a public document that the public is allowed to see or is that like an internal --

MS. WASHINGTON: The annual plan we have in the office. Anybody can come see it. And part of the plan is also on HUD's website too.

VICE CHAIRPERSON VEGA: If I may, being
part of the building and grounds committee, I have been taking initiative just going down and taking a look around, and trying to see what things can be identified and see where we can improve. The resident center was discussed. Today I was able to give Mr. Rogers and Mr. Priester a few photos, which included the resident center. As you know it's a hot topic for all of us. It's going to be addressed. All we're asking is just a little patience, because as you see it takes a little time to get through the red tape, and once that's done we can get going to action and take and do the things that need to get done so that place is available to the residents as soon as possible. So that's going to get done.

MS. BOOZE: Okay. Now that Mr. Rogers is back is he back for good or he just stopped in for --

CHAIRWOMAN DENMAN: This is not -- I'm sorry, we can't have this back and forth conversation.

MS. BOOZE: I was wondering if he was back because --

CHAIRWOMAN DENMAN: If there's no other
comments from the public we're going to move forward with the approval of the minutes. Can I have a motion to approve the minutes?

VICE CHAIRPERSON VEGA: I motion.

COMMISSIONER CHERELLO: I'll second.

CHAIRWOMAN DENMAN: All in favor?

(All in favor.)

CHAIRWOMAN DENMAN: Executive report, Mr. Priester?

MR. PRIESTER: Right now we have one vacant unit in Manahan Village. We do have several vacancies in our -- in Petrone and Wetmore Towers and on Ann Street, but maintenance is working on those, and we should have most of them leased up by October.

The Housing Choice Voucher Program, right now we're at 93 percent utilization rate. No vouchers have been issued in the last month. 234 work orders were completed in the month of August. Modernization, the parking lots, we're still waiting for the numbers for those. And like Ms. Washington said, we just got approved for the five-year plan. And also we were cleared by HUD for our audit findings.

COMMISSIONER SCHMIDT: Mr. Priester,
quick question, when we turn over an apartment and release it, what do we usually do in terms of maintenance to that unit?

MR. PRIESTER: It all depends on how bad the condition the unit is. They paint, if there's carpet on the floor they install new carpeting, clean. If the stoves or appliances are in bad condition we replace those. And basically that's it.

VICE CHAIRPERSON VEGA: If I may, don't you have a recommended timeline on turnovers on the apartments? I noticed a lot of them were pretty much out of date. I see stuff going back to November that haven't been turned around.

MR. PRIESTER: November?

VICE CHAIRPERSON VEGA: I'm sorry, March. And I thought that usually turn-around was two weeks, 14 days.

MR. PRIESTER: No. I think Mr. Pounder can address that.

MR. POUNDER: Depends on the condition the apartment in. Some of these apartments are atrocious and uninhabitable. When we go in an apartment we totally renovate the apartment. We do everything in the apartment, we paint, glass,
shades, we strip, clean, replace. We sometimes reglaze the bathtubs, do the floor. We do everything. And when the apartments are finished these apartments come out real nice. These guys do a good job.

COMMISSIONER BANKS: That includes sanding down before you paint?

MR. POUNDER: We do everything.

VICE CHAIRPERSON VEGA: Are we contracting any of these jobs out?

MR. POUNDER: We don't.

VICE CHAIRPERSON VEGA: Would that be something that might benefit the maintenance staff if some of these itemized things were contracted out to save time?

MR. POUNDER: No, because I think it would become costly. We've done that before with contractors and these contractor prices are outrageous.

COMMISSIONER BANKS: May I? I know personally for me, I've had my tub reglazed I think two or three times.

VICE CHAIRPERSON VEGA: How long a window is that, time span?

COMMISSIONER BANKS: A couple of years.
VICE CHAIRPERSON VEGA: I think it's about five years.

CHAIRWOMAN DENMAN: Reglazed or re-enameled?

COMMISSIONER BANKS: Reglazed. And I know with my health issues I don't use heavy chemicals, and to this day right now the tub the is peeling. And also I just want to say, I want this on record, I think it was last year, the year before last, I reported that in my tub the tile is bulging, which means there's water and stuff behind it and mold. And I've mentioned this to maintenance before, and I've made a report of it before, and still nothing has been done. And I'm just so concerned that when that tile eventually comes off, that tile, what you're going to find behind it. So I just want that on the -- to bring that to your attention. And I'll do a maintenance report on that.

CHAIRWOMAN DENMAN: Just a quick question, I notice the spaces, they have not completed the job with the numbering. Do we have an estimate on when that's going to be completed?

MR. PRIESTER: I keep getting emails
saying that they're waiting for the yellow paint
or us to come up with the numbering system. But
that was part of the contract for them to do
that, not for us.

CHAIRWOMAN DENMAN: And this is LAN?
MR. POUNDER: No. I had a meeting with
LAN. I walked the property with LAN. I gave
them the sketches of the property, what should
go in each parking space, and what we were
supposed to do is done. So we're just waiting
on the contractor.

VICE CHAIRPERSON VEGA: The pre-REAC
inspection we signed off on last month, was that
done already?
MR. POUNDER: No.
MR. PRIESTER: September 6th.
VICE CHAIRPERSON VEGA: And we will get
a report on that as well?
MR. PRIESTER: Correct.
COMMISSIONER CHERELLO: Douglas, we
still hold money for the parking --
MR. PRIESTER: Yes, they have not been
paid.
COMMISSIONER CHERELLO: So they won't
get paid in full until --
MR. PRIESTER: No.

COMMISSIONER CHERELLO: Do you know how much that is?

MS. WASHINGTON: The total is $177,000, but their request right now is for $173,000.

COMMISSIONER CHERELLO: What was that one more time? We paid them nothing for the parking lots?

MS. WASHINGTON: We haven't paid them anything, no.

COMMISSIONER CHERELLO: My suggestion is we don't pay them anything until the job is done.

MS. WASHINGTON: That's right. I'm not.

COMMISSIONER CHERELLO: $177,000 should get them moving.

MS. WASHINGTON: Yes, hopefully.

CHAIRWOMAN DENMAN: We're going to skip around. We're going to get right to schedule of bills. Jean provided an addendum to the schedule of bills for everybody.

COMMISSIONER SCHMIDT: Can we have a quick overview for what the reason for the supplemental was?
MS. WASHINGTON: Because Lizeth was going on vacation, and we had to submit all the bills by October 18th, and bills came in after that, and some, like the landscaping they talked about, I wanted to include that. Some advertisements that were placed, I wanted to include that too.

COMMISSIONER SCHMIDT: So this just completes the month effectively of August.

MS. WASHINGTON: Correct.

VICE CHAIRPERSON VEGA: For the record, I notice if we're talking about the landscaping bill of the $11,000, it was appropriated for the landscapers, I'd like to also recommend, make a recommendation that until Mr. Pounder and Mr. Priester is satisfied with the work that was to get done --

MS. WASHINGTON: He was. Douglas, can you comment on that?

MR. PRIESTER: Yes, I was satisfied.

VICE CHAIRPERSON VEGA: You were satisfied? Because at the meeting it was discussed, in the meeting prior to my making a second to the motion of us doing -- of approving that resolution I talked heavily about the
resident center. And those things weren't addressed. And I went there yesterday to take those photos that you have now. So I'd like to hold off on paying those people --

MR. PRIESTER: I'll go back through them.

VICE CHAIRPERSON VEGA: -- until the resident center and the cameras are uncovered from the -- you told me that it was going to be taken care of but were not.

COMMISSIONER SCHMIDT: That was an important component, the cameras would be cleared.

VICE CHAIRPERSON VEGA: That's the reason why I approved it. I seconded the motion. So I'd like to get that taken care of prior to paying. That's all.

MR. POUNDER: There's a lot of stuff down there that hasn't been done, as far as with our big trees. The bushes, yes, they've been trimmed.

VICE CHAIRPERSON VEGA: We understand that. That wouldn't cover $11,000. But the things we were told that were going to get done from my understanding, if I'm going to be told
something is going to be done I'm hoping that is
going to be part of what I'm approving. And I
was told that would be taken care of and it was
not.

CHAIRWOMAN DENMAN: With the exception
of T&M Landscaping, can I get a motion to
approve the schedule of bills?

COMMISSIONER SCHMIDT: I'll make that
motion.

CHAIRWOMAN DENMAN: Thank you, Michael.

COMMISSIONER BANKS: Second.

CHAIRWOMAN DENMAN: Commissioner Vega?

VICE CHAIRPERSON VEGA: No. I'm going
to abstain, because there's other issues on
there I want to talk about. In closed session
we will discuss it.

MR. MANFREDI: Three yeas, one abstain.

It fails then.

COMMISSIONER CHERELLO: I didn't hear a
roll call. So have a roll call, and then you'll
know my vote.

MR. MANFREDI: We have a first and
second.

(Whereupon, roll call was taken with
Commissioners Denman, Cherello, Banks, Schmidt

TAYLOR & FRIEDBERG, LLC
(973) 285-0411
voting in the affirmative and Commissioner Vega abstaining.)

MR. MANFREDI: So the resolution passes, and any questions will be addressed in closed session.

CHAIRWOMAN DENMAN: Moving along to the resolutions. So Mr. Manfredi has a replacement for -- so the first one is the resolution approving and authorizing the award of a contract for legal services to Manfredi & Pellechio. I had made a suggested change, and Mr. Manfredi has agreed to cap it at $125,000, not to exceed amount. That will be effective September 1st, 2017 through September 1st, 2018. The bid review was done by Executive Director Rogers, Commissioner Cherello and Acting Executive Director Douglas Priester.

COMMISSIONER BANKS: I have a question.

CHAIRWOMAN DENMAN: Somebody make a motion.

MR. MANFREDI: We need a motion and a second before questions.

COMMISSIONER CHERELLO: I'll make a motion to move.

COMMISSIONER SCHMIDT: I'll second
COMMISSIONER BANKS: I have a question.

So when he reaches -- when the firm reaches the cap, that means he would have -- that would have to come --

CHAIRWOMAN DENMAN: Read the following paragraph, within five percent. If they reach within five percent of the not to exceed amount they'll have to make a proposal to us.

COMMISSIONER BANKS: All right.

CHAIRWOMAN DENMAN: And we'll have to vote on it, and there has to be an amount assigned to that. Kind of like an addendum or a rider on an insurance plan.

COMMISSIONER BANKS: All right.

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

MR. MANFREDI: Does everyone have a second resolution before you entitled resolution approving and authorizing the indemnification of the authority's board of commissioners? Does everyone have that?

CHAIRWOMAN DENMAN: Yes.

MR. MANFREDI: As you know, the board of commissioners has what's called officers and
directors insurance. And bundled with that is something called EPLI insurance. In our contract with HUD every year they strongly encourage the board to secure that coverage so that the board has protection, legal protection in the discharge of their duties. This resolution provides for indemnification to hold harmless the board to the extent of that insurance, and also for the extent of any non-federal funds which includes state and local funding. This resolution fully complies with both the HUD regulations and the HUD legal counsel's directive on this issue. This is a standard style resolution that most boards do pass, particularly once a year in connection with securing their annual insurance. Since you're a new board it's coming before you now. First and second and any questions?

COMMISSIONER CHERELLO: I'll make a motion to move it.

CHAIRWOMAN DENMAN: I'll second it.

COMMISSIONER SCHMIDT: I had just a question, have we paid our renewal and/or when is that renewal effective?

MR. MANFREDI: Our policy renews in
December. Am I correct, Doug?

MR. PRIESTER: I have to check with Jean.

MS. WASHINGTON: I got to check with that. Because I know I just did the upgrade to the policy. I need to check that though.

MR. MANFREDI: I confirmed with the New Jersey Joint Insurance Fund today that both policies exist and are in full force.

COMMISSIONER SCHMIDT: And this is not necessarily a resolution to renew, it's just a resolution for indemnification.

MR. MANFREDI: Correct. It's making the insurance you already have just simply applicable to the board through indemnification, because HUD, their words are highly recommend that we have that coverage, and we provide that coverage indemnifies the board.

COMMISSIONER SCHMIDT: Thanks.

COMMISSIONER BANKS: Question, so where does the money come from for this insurance?

MR. MANFREDI: For this resolution, and this had an amendment to it, commissioner, the money comes from the insurance company. It can also come from what we call non-federal sources,
meaning it does not come from HUD's grant to the housing authority. And we have very limited non-federal sources. So predominantly it comes from our insurance. And since we don't receive regularly state funds, it probably won't come from there, but in the event we do receive it it can come from there as well because those are authorized sources.

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

CHAIRWOMAN DENMAN: Second public comment. Your turn.

MS. INESTROZA: Lorraine Inestroza, 39 Early Street, apartment 111. I just wanted to touch base off of something that Mr. Pounder stated that some of these apartments are in such a state of disrepair they have to gut the whole thing, and that kind of reinforces my feelings about what kind of assessment you're using to see if these people have the ability to live on their own. Because if an apartment can get in that state of disarray and that bad that nobody notices until they move out that the whole place has to be gutted, there's a gap somewhere and that needs to be bridged. Just saying.
CHAIRWOMAN DENMAN: Thank you, Lorraine.

MS. BOOZE: Can I say something now? I understand that we have Cynthia on family units, and I haven't gotten a chance to see Mrs. Cynthia Sargent down in Manahan Village, and that's where the family units supposed to be. I can recall when they gave out the parking stickers for the family units I can see her down there then. But so far I have not gotten a chance to see her back in Manahan Village. Because I think if you got a job and you do it and you do it right then you don't have to keep looking at me. But if you don't do it right then I have to try to make arrangements to come to the meeting. So I understand that Mr. Pounder said that the buildings was excellent when you move in. Well, when I moved in where I'm at now, we had a new maintenance man that had just came on, and I had to give him -- they had to send him over to redo the hallway and the paint and this and that, and it's still not completed. So when we stand up and we sit up and say, well, they was done and blah, blah, blah, let's stop doing that. Because like I
said, if you tell me to make a pot of spaghetti, the first time I might not know how to make it, the second time I'm going to know what I'm doing, and the third time it's going to be great. So don't make believe you're doing such a great job when you say everything is taken care of properly. Because when I moved in 3209 three years ago, 3209 is still not completed. So we don't want to keep saying we done such a great job. I was wondering, because I don't have nothing to do but sit up and think, have you ever thought about sending some of these people to vo-tech for some training or something like that? Because they said Manfredi was going to get back in touch as far as landscaping is concerned, but I need to know about the landscaping, because I'm concerned about the buildings. We used to have -- whoever was working in the -- they used to come once a week and check the buildings to see if they was clean, the hallways was clean, the walls was falling down or whatever. We don't have that anymore. When I walk in these buildings the other day all I saw was the paint coming off the walls, two or three bicycles in the hallway. We
got to get back, because they told me if it's not broke don't fix it. But if it's broken, fix it. It's time we start fixing some of these things that broken, and stop acting like they don't need to be fixed.

Like I said, it's good to see Roy back, and I hope he continue to get better, but we going to kill Douglas if things don't get better, because I talk to Douglas every day because I always have a problem. Thank you.

CHAIRWOMAN DENMAN: Thank you, Mary.

Councilwoman Davis?

COUNCILWOMAN DAVIS: I usually have a lot to say, today I really don't I will be honest. I will say I'm pleased with the guys that came out and managed the bushes. But like Vice Chair Vega and Mrs. Booze stated, the issue with the obstruction of the cameras is really the problem. Because if you can't keep up with what's going on in that immediate area, and that's a hot bed for action, there's always people out there, and if you can't see through the leaves then how can you then issue letters to residents who are not in compliance with the laws and the rules of tenancy.
And I did want to say based on what your statement was, I have been in communication with our administrator, and I'm meeting with the police chief this week to kind of discuss a course of action for kind of beefing up the security, like just to get the police to ride around here and kind of discourage hangers-around, especially with this area, but mostly on Ann Street, because those people park there and go drinking. It's scary for the seniors, and they shouldn't be subjected to that. So I'm on -- even though that's not my ward, I'm working on it personally myself. It's important to me.

That's really all. I can't think of anything else.

CHAIRWOMAN DENMAN: Thank you. Okay. So we're going to bounce over to committee reports.

COMMISSIONER SCHMIDT: Personnel committee?

MR. MANFREDI: We have a closed session for that.

CHAIRWOMAN DENMAN: So we go into closed session now.
COMMISSIONER BANKS: Can we do the other reports first and then --

CHAIRWOMAN DENMAN: Go ahead. Building and maintenance report?

VICE CHAIRPERSON VEGA: As I stated, I took the initiative and was able to take photos of a lot of inconsistencies with things that need to be dealt with, and we addressed them a little bit with Douglas and Mr. Rogers. And I believe that feedback will come shortly thereafter.

CHAIRWOMAN DENMAN: Do you have anything to add?

COMMISSIONER BANKS: I have a report to make and some questions about the outreach committee.

CHAIRWOMAN DENMAN: Do you have anything to add to the building and maintenance?

COMMISSIONER BANKS: No.

CHAIRWOMAN DENMAN: Go ahead.

COMMISSIONER BANKS: We are trying to get the advisory board up and running. Now, there's been some confusion as to whether the current advisory board is a legitimate board. Because based on what HUD says, in order to get
an advisory board you have to put out a notice
to all the tenants saying we have an advisory
board, and anybody that wants to be on that
board there are certain things you have to do,
and that was never done. So I started to do the
notice, to have Mr. Priester do the notice, and
we were told that the old board is going to
remain in place. So I need some clarification
from Doug Priester. How was that board formed,
the old board?

MR. PRIESTER: There's a difference
between the RAP, the resident advisory board,
they just meet to go over the five-year action
plan. The other board is the resident council.
That's where the residents get together and form
a tenant association or a resident council.
That's I think where the confusion is lying.

MR. ROGERS: Also last year, the
resident advisory board, we did advertise that
at all locations.

MR. PRIESTER: And there's an
advertisement going out on August 31st of that
meeting also.

COMMISSIONER BANKS: Mr. Manfredi,
clear up for me, because I was under the
assumption based on what you said that the resident advisory board was the board where we had to send out the notice, right, that we were told we had to send out the notice letting all the residents know that if you wanted them to participate on the board, and that the resident advisory board was not just to look at the five-year plan, but would be able to meet on their own and come up with some suggestions or speak their grievances on what they felt was needed in Manahan Village, and then come back to the subcommittee, which I'm on, and I would be the sounding board for them for the housing authority, for our meetings every month. Now, is that different? Because I know that's what you told me.

MR. MANFREDI: It's different, just picking up on what Mr. Priester just said. So there's two boards, there's the RAP board, the resident advisory board, which Mr. Priester just indicated notices were issued, and they meet with the primary goal of getting input and approving the five-year plan. Let's start there. That's the simplest part. Yes, to form them you need notice. And Mr. Priester, you
just indicated that when they were formed that
notice was done. Correct? And they met to give
recently to give input because HUD requires it
be certified they give input into that.

What you have also been hearing about
is the resident council, which takes time to
form because that's more complex. Either board
can give you input, but the resident advisory
board, their first role is for the plan, the
second role would be to give resident input, but
they're limited in the sense that the resident
council is really the board that represents for
everybody and --

COMMISSIONER BANKS: Mr. Manfredi, I'm
going to stop you right there, because that's
not what you told me. And I think that, I think
that Angel can verify that too, and the material
that you gave us to review did not state that
about the resident advisory board. And I know
what the resident council is.

MR. MANFREDI: The resident advisory
board, I gave you the notices that have to go
out.

COMMISSIONER BANKS: No, you gave --
the notice that was supposed to go out, Mr.
Priester was supposed to indicate on that notice where people can drop off their names, but I never saw that portion of it, I only saw the first draft. However, when we met before the last board meeting we met early, and you gave me documentation outlining exactly what the resident advisory board was. And it did not say what you're saying now. Now, I will be more than happy to show you that paper. But that's not what I'm -- and I don't think I heard wrong. Did you hear wrong?

COMMISSIONER SCHMIDT: What did it say that's different?

MR. MANFREDI: It reviews the five-year plan, correct, and it can give input on resident needs and issues that face the residents, commissioner. I don't think we're on the wrong page.

COMMISSIONER BANKS: It said that the resident advisory board --

VICE CHAIRPERSON VEGA: So they work unilaterally?

MR. MANFREDI: They're two different boards.

VICE CHAIRPERSON VEGA: But put in
similar input.

    MR. MANFREDI: That's correct. The resident council is a larger body, HUD has to approve it, it has elections. Resident council is elected, whereas the RAP board is chosen through notices by the board.

    COMMISSIONER BANKS: Excuse me. The resident advisory board that I was told about would have their own chairperson, and that only a certain number of people, two people from each building should be on this board.

    MR. MANFREDI: Correct.

    COMMISSIONER BANKS: But that they would come together and have their own meetings, and whatever ideas or suggestions or whatever, then they would bring it back to my subcommittee, and I would bring those thoughts and suggestions to the full board. Because I know the difference between an advisory board and resident council because I used to be a member of the resident council.

    COMMISSIONER SCHMIDT: Why don't we get the differences laid out from Mr. Manfredi so we all understand what they are and move forward?

    COMMISSIONER BANKS: It's not what he
COMMISSIONER SCHMIDT: Maybe. But if we all hear it the same way right now it's easier. Right?

MR. MANFREDI: Do you want me the read it?

COMMISSIONER SCHMIDT: Yes, a summary, of what the difference between the two is and what we need to be concerned with.

CHAIRWOMAN DENMAN: One question, does the resident advisory committee even exist anymore, Commissioner Banks?

COMMISSIONER BANKS: We were told they do.

MS. WASHINGTON: They just met to go over the five-year plan action plan for the capital fund.

CHAIRWOMAN DENMAN: But they only meet for that purpose.

COMMISSIONER SCHMIDT: Or had only met for that purpose.

MS. WASHINGTON: That's what they met for.

MR. ROGERS: But there's no reason why, and correct me if I'm wrong, but based on what
you're saying, Commissioner Banks, that board can take the ideas and present them to you, they can't act on them on their own. You can take those ideas and present them to the board. It's a communication link.

MR. MANFREDI: Commissioner, we don't have a difference here, and I apologize if it's confusing. There are two different boards with two different rolls. That's all.

COMMISSIONER BANKS: Excuse me, but I was not confused about that.

MR. MANFREDI: I'm not saying you were, commissioner. I'm not accusing you of anything at all.

COMMISSIONER BANKS: I know I wasn't confused about it.

MR. MANFREDI: I have the notice that I sent, which is the HUD notice.

COMMISSIONER CHERELLO: Commissioner, what you're wondering is if that board can meet, have a meeting and then report back to you. Is that --

COMMISSIONER BANKS: Because the only reason why they didn't meet is because that -- they said that there was already a board in
place, and that board was good for a year. Now, Ms. Cotton here, I'm sure she can verify what was told to me, but I'm just saying, so we'll see.

COMMISSIONER CHERELLO: Can I -- Mr. Priester, is it possible you could call a meeting of the advisory board, and Commissioner Banks can be present, and that way we can see if they're interested in pursuing what you want them to pursue.

COMMISSIONER BANKS: Right. Because if they're in place just to do the five-year plan, what's the point of that?

COMMISSIONER SCHMIDT: Sounds like they're not, and in their formal capacity and rights can talk about other issues.

COMMISSIONER BANKS: My opinion is this, if you're a resident advisory board, how come you're not at this meeting? I haven't seen any of them at this meeting. How dedicated are they? You know what I mean?

VICE CHAIRPERSON VEGA: That's what I would be concerned about. Not concerned, but I'd like to know for my own information who appointed the resident advisory board, and --
COMMISSIONER CHERELLO: I believe in the past they have only been utilized for the five-year plan.

COMMISSIONER SCHMIDT: I think we all agree that we appreciate having that type of active board to help share information back to the board.

CHAIRWOMAN DENMAN: The residents wanted it since they won.

COMMISSIONER SCHMIDT: I'd appreciate maybe at the next meeting we carve out a little time just to see who is on that board and understand and then take it --

COMMISSIONER CHERELLO: If it's Mr. Priester in the meantime, get a meeting going, have Commissioner Banks present, and --

VICE CHAIRPERSON VEGA: I'm on that board. I want to be part of that.

COMMISSIONER CHERELLO: And see if that group of people are interested in performing that function. If not then we can make some changes to the board or the commission.

COMMISSIONER BANKS: Thank you.

CHAIRWOMAN DENMAN: Is that it, Commissioner Banks?
COMMISSIONER BANKS: Yes.

CHAIRWOMAN DENMAN: So now do we go into closed session now?

MR. MANFREDI: Yes. We need a motion.

COMMISSIONER CHERELLO: I'll make a motion to go into closed session.

VICE CHAIRMAN VEGA: I'll second that.

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

(Closed session takes place.)

(Open session recommences.)

MR. MANFREDI: We're in open session.

Before the board is a resolution to conclude the employment of Roy Rogers with the Morristown Housing Authority effective immediately. Is there a motion?

CHAIRWOMAN DENMAN: I'll make a motion.

COMMISSIONER SCHMIDT: Second.

(Whereupon, roll call was taken with Commissioners Denman, Vega, Banks and Schmidt voting in the affirmative, Commissioner Cherello voting against.)

MR. MANFREDI: Motion to adjourn.

COMMISSIONER CHERELLO: I'll make it.

MR. MANFREDI: All in favor?
(Whereupon, all commissioners vote in the affirmative.)

MR. MANFREDI: Meeting is closed.

(Meeting was adjourned.)