

MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
39 Early Street
Morristown, NJ 07960
Monday, January 29, 2017
Commencing at 6:00 P.M.

RE: Regular Open Public Meeting

TRANSCRIPT
OF THE
PROCEEDINGS

M E M B E R S P R E S E N T:

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

A L S O P R E S E N T:

DOUGLAS PRIESTER, Acting Executive Director
LIZETH TAVERAS, Administrative Specialist
HILIARI B. DAVIS, Council Liaison
TIMOTHY DOUGHERTY, Mayor
DARLINGTON POUNDER, Senior Mechanic

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

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BY: JOSEPH MANFREDI, ESQ.
Attorney for the Morristown Housing Authority

REPORTED BY BETH A. BENSON, Certified Court Reporter

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1 CHAIRPERSON DENMAN: The Board of
2 Commissioners of the Housing Authority of the
3 Town of Morristown will conduct a regular
4 meeting on January 29, 2018, at six p.m. here at
5 31 Early Street. Be further advised that formal
6 action may be taken at this meeting. A portion
7 of the meeting may be held in closed session and
8 the agenda of the meeting to the extent known at
9 this time is as follows.

10 Call to order.

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

13 CHAIRPERSON DENMAN: Pledge of
14 Allegiance.

15 (Flag was saluted.)

16 CHAIRPERSON DENMAN: Moment of silence
17 before we open up the public session.

18 (A moment of silence is observed.)

19 CHAIRPERSON DENMAN: At this time
20 members of the public that want to address the
21 commission, come up and state your name and
22 address, and keep the comments to five minutes.
23 Thank you.

24 MS. INESTROZA: Lorena Inestroza, 39
25 Early Street. I had asked a couple of months

1 back if it was possible to get feedback on
2 things that have been brought before the board
3 so we don't sound redundant and repetitive. So
4 tonight maybe I can get some clarification on
5 specifically the extermination schedule for 39
6 Early Street. I think there was discussions
7 before where Mr. Priester was going to present a
8 log to show the exterminators were coming. The
9 schedule in my lease says the second Tuesday of
10 the month. I stayed home this specific Tuesday
11 from school, and nobody ever showed up.

12 Since my tenancy began I have never had
13 a notice on my door that the exterminators have
14 been to my apartment. So I buy products as
15 preventative measures which is basically wasting
16 my money, because I don't think I've ever had
17 extermination services, period. So if I can get
18 some clarification on that issue.

19 Leases in Spanish, there's still some
20 communication with a lot of the residents,
21 especially in Manahan Village, that are
22 concerned about their rights and regulations,
23 and their due process, and they would like to be
24 able to read it in a language that's a lot
25 easier. And I don't know if the leases have

1 been transposed yet.

2 MR. PRIESTER: Not yet.

3 MS. INESTROZA: Smoking, kind of glad
4 we have those minutes. I know you had spoken
5 to -- we had spoken about how the smoke area at
6 39 Early Street is right in front of the front
7 door. I don't think that any staff access, it's
8 just public, our visitors, kids, grandkids,
9 health care workers. And if that area could be
10 moved, I know 31 Early doesn't have a smoking
11 area in their front door, and I don't think Ann
12 Street has a smoking area in their front door.
13 And I was told by another resident that she had
14 spoken to you about the same situation, and
15 she's a smoker as well as myself, and you said
16 that wouldn't be taking effect until July. So
17 my question is who decides that. Can we as
18 residents request it be done sooner? Does it
19 have to be left up to administration to make a
20 policy and enforce it or --

21 MR. PRIESTER: We're from
22 administration is going to come up with a
23 non-smoking policy that the public will have
24 access to to make their comments at that point.

25 MS. INESTROZA: But just as a

1 general --

2 MR. PRIESTER: Put down suggestions of
3 no smoking areas or a smoking area.

4 MS. INESTROZA: Just as a general
5 safety concern, most businesses and other
6 residential have signs, no smoking within 20
7 feet of the door.

8 MR. PRIESTER: That will be addressed
9 with the non-smoking policy.

10 MS. INESTROZA: Okay. Basic
11 maintenance. Behind the dumpsters on 39 Early
12 Street is atrocious. There's plastic bags,
13 there's stuff stuck in the fences, there's been
14 a Christmas decoration stuck under the dumpster
15 since the first week of January. It's probably
16 about three feet. Looks like a big Santa Claus.
17 I know we see it every day. I know the
18 maintenance guys must see it every day. Is
19 there somehow they can coordinate with garbage
20 service when they come to take the garbage away
21 that somebody can remove it or reach out to the
22 company to have them remove it?

23 MR. PRIESTER: Yes, we can do that.

24 MS. INESTROZA: There's been a lot of
25 people entering 39 Early Street. I think it was

1 brought to your attention. If you come -- if
2 you go in the community room you can access that
3 door in and out, and you will not be seen on a
4 camera. If you come in the laundry room which
5 all our keys access, you can get in the building
6 without being seen on camera. So there's people
7 hanging out on the second floor, people seeking
8 drugs hanging out in the building. I know
9 there's one camera that I guess it's new that's
10 on the driveway side of the building that faces
11 the staff parking lot. I don't know what it's
12 facing. I don't know what it's -- what purpose
13 it serves. I just want to know if we can get
14 clarity on why there was just one and not one on
15 the other side of the building where people can
16 access entry and not be seen. Can we get one
17 put up as well?

18 MR. PRIESTER: That is on the plans to
19 get a rotating camera.

20 MS. INESTROZA: The laundry room, we
21 have two washing machines that work. There's I
22 think four in there. I don't know if there's
23 supposed to be five. There's one that's been
24 out of order. I have taken pictures of a lot of
25 stuff that have a time stamp on it. I think one

1 has been out of order for longer than three
2 weeks right now. So if there's some way -- like
3 who do we -- like do we have to write
4 continual -- if somebody would put a sign on
5 their obviously they would know the machine is
6 out of order. Can we get these things fixed?

7 MR. PRIESTER: We're waiting for a
8 part. If the part doesn't come in they'll
9 replace it.

10 MS. INESTROZA: I think I'm good for
11 now.

12 MR. PRIESTER: In answer to your first
13 question about the exterminating, we do have it
14 on log that they did visit your apartment on
15 such and such a date. It's every second
16 Tuesday.

17 MS. INESTROZA: Correct. Well, they
18 didn't come this past -- I think you and I had a
19 conversation. I stayed home purposely. Because
20 you told me if somebody enters my apartment
21 while I'm not home --

22 MR. PRIESTER: They're supposed to put
23 a door tag.

24 MS. INESTROZA: Right. So I never
25 received one since I've moved in. And I was

1 home this Tuesday specifically. Because I don't
2 think somebody ever come. I never smelled any
3 exterminating services. I'm not unfamiliar with
4 the exterminating liquid they use, so I don't
5 believe they have ever been there. And I don't
6 know, there's no way to prove it because we have
7 no cameras on our floor. I'm just telling you I
8 don't believe they have ever been in my
9 apartment, and if they have they have not left
10 the proper notice to let me know they've been in
11 my apartment.

12 MR. PRIESTER: We document it on the
13 log.

14 MS. INESTROZA: Okay.

15 MS. COTTON: Hello, my name is Tawana
16 Cotton, 30 Flagler Street. And I'd like to open
17 up with the intercoms that I have been
18 complaining about for it seems like three years
19 now. So in my building you can buzz from the
20 outside, but no one in the building can actually
21 buzz someone in, so they have to throw their
22 keys out the window or go outside to let their
23 guest in.

24 Now, I have a major concern about that
25 because of all the disturbances that happen in

1 front of my building. We don't get as many
2 fights as we have had in the past where, not
3 from residents, but where people have this --
4 it's like an unwritten rule or something that,
5 listen, you can do whatever you want to do in
6 Manahan Village, and it's not going to be --
7 nothing is going to happen, like I can get away
8 with it. So at one point people came down there
9 to cause a lot of disturbances, especially in
10 the summertime.

11 But the problem is if the people come
12 into our building, so this is what happens, you
13 might have the police show up. Someone would
14 come into the building, they will kick the rock
15 out that someone left to keep the door ajar and
16 then come in the building, so the police
17 officers have no way to come in the building.

18 Well, I'm not going to go out and open
19 the door to let them know, hey, I'm letting the
20 police come in to get you. So now we're in a
21 really tough situation here, and I feel like
22 when I first put the order and I said that, I
23 said this is a safety concern. And I will say
24 this, two people did come out to try to fix the
25 problem but they told me that it was something

1 they could not do, they had to get in touch with
2 a company or something to come fix it. And it's
3 still not fixed.

4 So I'd like to know generally how long
5 does something take when you have a problem that
6 maintenance themselves cannot handle, and you
7 need to call outside contractors to do the job,
8 how long would something like that normally
9 take?

10 And I need to piggyback off the
11 cigarette situation. I have a three-year-old
12 who has been -- who's had multiple ear
13 infections since October through December, and
14 has been on antibiotics, and the doctor keeps
15 saying to me, asking the question, who smokes in
16 your household. Well, I don't smoke, but
17 unfortunately because of all the smoke that's
18 outside. So in November I started closing all
19 my windows. That means I'm in the front, so all
20 four of the windows in front are my windows, and
21 I have one by the fire escape.

22 The tricky thing is I put the fan on by
23 the fire escape, but then that's a safety issue.
24 Because it's easy for someone to access my
25 apartment that way. But I've done it in the

1 past because I've had to. And when she got a
2 virus and it wouldn't go away, it's because I
3 can't let any fresh air into the house because I
4 don't care how many times I ask these gentlemen
5 who are visiting their relatives, and I don't
6 know if they live there or not, but they're
7 there a lot, please, if you don't mind, can you
8 walk to the mailbox? Because at least there I
9 can't even smell it.

10 And it's all my bad all the time, now
11 it's just an attitude, so now I can't even
12 approach it. It's not just cigarettes, it's
13 cigars, it's marijuana, it's too much. And we
14 have three small children in the building. I
15 know my neighbor's daughter had to be rushed to
16 the hospital, she had has breathing problems.
17 It's very scarey because they're small, and all
18 type of chronic illnesses can come from this.
19 So it would be nice to really kind of speed
20 whatever process needs to happen, fining people,
21 I don't know, whatever someone else has done to
22 implement some type of --

23 COMMISSIONER VEGA: Cease letter.

24 MS. COTTON: Yes. And like I said,
25 even if it was by the mailbox, it won't belong

1 to the home. But now it's cold so these people
2 open the door and stand in the doorway smoking
3 in the doorway, so now it comes under my front
4 door because I don't have one of those guards
5 underneath the door. So that's a major concern.

6 I have had to call police about the
7 disturbances that are constant. And I was
8 hoping that at one point the Morristown Police
9 Department and housing will come up with a
10 solution to say, okay, we come here constantly,
11 sometimes you actually are starting to see the
12 same people who are causing disturbances all
13 times of night.

14 They have their radios out there
15 blasting to two o'clock in the morning, they're
16 just having a good old time out there not caring
17 about the neighbors. And the neighbors are now
18 afraid to say something even politely, because
19 one of my neighbors had her car keyed because
20 she asked, please, my babies are trying to
21 sleep. So I know the people only respond to
22 being fined. Younger kids you can't write them
23 a ticket, maybe they can do community service.

24 I'm hoping from this if there is some
25 type of dialogue from housing and the police

1 department where they can really start making
2 people be accountable for disrupting the peace.
3 They just think we can go down there and do
4 whatever we want to do. I can't sleep, so that
5 means -- I work, I have a toddler, and I haven't
6 got an adequate amount of sleep.

7 I don't feel like I'm living in a
8 healthy environment. I don't have peace where I
9 live, and I think that everybody deserves that
10 right to be in a safe environment to have peace,
11 and it really bothers me. Because I know now I
12 can't even go and approach people because I've
13 had my window broken, I've had my door
14 spray-painted. So it is hard. And I can't
15 afford to move right now. I wish I could. I
16 would go into a studio, that's how desperate my
17 need is right now to get some peace.

18 I've also had some conversations with
19 some of the residents. And even though we have
20 a lease, I think that some people really don't
21 understand their rights as a tenant. And some
22 of them actually have said to me I was told if I
23 complain I can get evicted. These people are
24 looking literally through their window shades
25 like this because they want to know when the

1 police are going to show up to get these people
2 out of here, to move them from in front of their
3 property -- not their property, they don't own
4 it, but in front of where they live.

5 So I don't know if other -- if we've
6 ever had a time where before you moved in that
7 you had a training to do, because it is
8 difficult living beside, next to, on top of
9 strangers.

10 And I think that what we are missing in
11 our community is basic respect. We understand
12 that when you move there we live in a
13 multi-family unit, kids are there, families are
14 there, some are married, some not, but the basic
15 respect for your tenant. So if they came in and
16 had to do mandatory training so they now know
17 they're aware that you can be evicted for
18 violations.

19 So I don't know -- I know people don't
20 feel comfortable complaining, some because maybe
21 they're renting a room out, I mean, there's a
22 lot of fluctuation going on, a lot of different
23 people you see, sometimes every six months
24 there's a new guests in people's home for a long
25 time. I don't know, I don't live with them, but

1 I know when you live in a community for awhile
2 you get to know who your neighbors are, and you
3 know at two o'clock in the morning with their
4 suitcases rolling down the steps and rolling
5 over the top of your head every so often that
6 something is going on.

7 So it would be nice if they can come up
8 with some type of solution to get a majority of
9 people to understand how they are affecting
10 other people's lives. I know that people say, I
11 pay my rent, I can do whatever I want, but not
12 if it's affecting my wellbeing, my child or
13 other people. So I just have some concerns, and
14 those are some of them.

15 CHAIRPERSON DENMAN: Thank you, Tawana.
16 I did want to mention that HUD is instituting a
17 non-smoking policy. That means no smoking in
18 the building. As far as where the areas outside
19 of the building, we're going to be asking for
20 resident input from smokers and non-smokers
21 alike, because this is a shared space. But we
22 do have to comply with the criteria based on
23 this new policy from HUD.

24 We are looking to be proactive, even
25 though the policy is not in effect until July,

1 we have actually started the steps to move
2 forward with this. And I would anticipate that
3 the Resident Outreach Committee would be the
4 conduit, so if you are interested in being
5 involved in having a voice, see Commissioner
6 Banks for sure.

7 COMMISSIONER BANKS: Madam Chair, may I
8 speak? I understand all your concerns. My car
9 has been keyed too. In the next couple of weeks
10 material is going to be available about how
11 important it is to have a resident council. So
12 to see that resident council is the key. And
13 you don't need a whole lot of people to be on
14 the resident council, you just need determined
15 people to be on the resident council. And that
16 resident council holds a lot of weight.

17 And if you want to educate the tenants
18 about how you should respect your neighbors and
19 all that mess, but to me, that's just common,
20 decent courtesy. But the resident council can
21 make some positive changes. We just need to get
22 the -- you guys need to get the right people on
23 board so please, please, please, don't give up
24 on us, it's coming soon within the next two
25 weeks that process for you guys to set up a

1 resident council and the election and all of
2 that. And I'll talk to you after the meeting.
3 Okay? Thank you.

4 CHAIRPERSON DENMAN: Thank you. Any
5 other member of the public would like to address
6 the commission?

7 MS. MONTES: Kelly Montes. I'm in
8 building 13, apartment four, and I would just
9 like to address the issue of broken steps and
10 slate as I'm a resident, the sidewalks --

11 COMMISSIONER VEGA: What was your
12 address?

13 MS. MONTES: Building 13, apartment 4.

14 CHAIRPERSON DENMAN: Clyde Potts?

15 MS. MONTES: Flagler Street. That's
16 all. Very dangerous. Slipped a couple of
17 times.

18 COMMISSIONER BANKS: Have you spoken to
19 maintenance?

20 MS. MONTES: They're aware. They
21 removed the cracked slate tops and tossed them
22 in the grass, and they've been bare eroding
23 cement ever since. It's three months now.

24 COMMISSIONER VEGA: We will get up to
25 speed on that. I mentioned at the last meeting

1 those steps as well.

2 CHAIRPERSON DENMAN: Anybody else from
3 the public? Come on up.

4 MS. FORSIA: I'm not actually a tenant,
5 my mom is. She's been here. Yes, I wrote you.

6 CHAIRPERSON DENMAN: I got your letter.

7 MS. FORSIA: Thank you. My issue is my
8 mom has been in and out of the hospital. Her
9 name is Joan Griffin. She's in apartment 4-F.
10 My name is Joanne Forsia (ph). I've taken an
11 FMLA leave to care for her. It's intermittent,
12 so I'm only here a couple of days a week, but I
13 have no place to park.

14 I was putting her in the wheelchair
15 this morning and I was told as I was putting her
16 in, somebody who was coming here from the office
17 and I was told people have to work, and I was --
18 she almost in the car, and I -- you know, I
19 understand that, I understand that I got a
20 violation because I parked in an empty staff
21 parking, I regret that, because it turned into
22 an awful nightmare for me and my mom. It was
23 put on my driver's side, which I could not peel
24 off. I needed a razor blade. No one would help
25 me. Glen actually came and helped me peel it

1 off, because I needed to go to the pharmacy for
2 my mom. And I needed to be there, I'm not sure
3 when they close, eight or nine, but I needed to
4 ensure she got her medication for the evening.
5 So I was a little stressed, and I yelled. And I
6 regret that, and I apologize to anybody I yelled
7 at or treated unfairly. I didn't mean to do
8 that. But I'm very passionate about my mom.

9 And my question was is there any way --
10 they kept telling me they could have towed me,
11 they kept telling me that does my mom has a car,
12 she doesn't, she's 85 years old. So for the
13 interim if I can have a temporary spot or a
14 caregiver spot allocated for people, I'm not
15 sure I'm the only one here who cares for the
16 elderly.

17 I know my mom is very independent, will
18 not come to live, so for the time being we need
19 to be here with her and I need to have a spot
20 during the day. It's two-hour parking across
21 the street. I have been doing that, I've been
22 utilizing that in the morning because that's all
23 I have. I'm afraid to park anywhere else. I'm
24 afraid to park where -- I'm afraid my car is
25 going to be towed.

1 CHAIRPERSON DENMAN: So I, you know, I
2 was really upset when I got your letter to be
3 honest with you. I took care of two terminally
4 ill parents, and I applaud, and I understand the
5 passion and how frustrating it can be, and I too
6 have had the sticker that it just doesn't peel
7 off. We are currently in the process of
8 interviewing to hire a new executive director,
9 and that spot is open. And I would actually
10 like to make a motion to this board to allow
11 Joanne Forsia to park in this spot while we've
12 got an open spot.

13 MS. FORSIA: And it won't be all the
14 time. It would be intermittently as I take off
15 for her. I don't think it's going to be a long
16 time. So I would appreciate that.

17 CHAIRPERSON DENMAN: Douglas, you don't
18 use that spot, do you?

19 MR. PRIESTER: No, I don't. But other
20 residents want to use that spot also.

21 MS. FORSIA: Well, that's fine. I
22 don't -- as I said, I will not use it all the
23 time. I anticipate this being a spot for
24 everyone, not just me. Caregivers for any
25 senior that may not have representation or may

1 not, you know, know the method to find out a
2 what to do. So I'd be an advocate for that too,
3 and work with whoever needed to use it.

4 CHAIRPERSON DENMAN: How many spots do
5 we have for visitors?

6 MS. FORSIA: There's three, and two are
7 constantly filled.

8 MS. INESTROZA: Tenants can park in
9 those two for days on end.

10 COMMISSIONER VEGA: We have 18 -- I
11 think the last meeting we discussed we had 18
12 employee spots. How many employees do we have
13 here?

14 MR. PRIESTER: We don't have 18
15 employee spots. It's probably four or five.
16 And then over here there's --

17 MS. INESTROZA: There's 13 here and
18 five over there designated for staff.

19 CHAIRPERSON DENMAN: Can we keep the
20 cross talking to a minimum, please?

21 COMMISSIONER VEGA: We can probably
22 find out if there's room in employee parking to
23 find out what staff is here with vehicles. And
24 also help the residents out. And absolutely,
25 you know, the commissioner spots during the day

1 would probably be a more appropriate spot versus
2 an executive director. I mean, I know you do
3 park there.

4 MR. PRIESTER: No.

5 COMMISSIONER VEGA: Is there a blue
6 car? There's a blue --

7 MR. PRIESTER: I use regular staff
8 parking.

9 COMMISSIONER VEGA: I think the
10 commissioner spot is the most lucrative spot
11 because no one is here except once a month
12 supposedly.

13 MS. FORSIA: And I'm fine with street
14 parking two hours intermittently. It's just
15 during the day. And I have a fear now I will be
16 towed, or in any event a sticker placed on that.

17 MR. PRIESTER: And if the board will
18 make a resolution to that, we can do a temporary
19 parking, parking decal.

20 MS. FORSIA: That would work. I'm
21 anticipating my mom gets stronger, hoping and
22 praying for that, so that's fair.

23 COMMISSIONER VEGA: That would be great
24 if you can get her a decal and until we figure
25 out what we're going to do.

1 COMMISSIONER SCHMIDT: You can put a
2 fixed period of time on it and revisit it so
3 it's not a perpetuity thing.

4 MS. FORSIA: That works for me. I
5 appreciate it. Thank you.

6 COMMISSIONER BANKS: So we'll discuss
7 that in detail later? Because I have --

8 CHAIRPERSON DENMAN: Yes.

9 COMMISSIONER SCHMIDT: We don't need a
10 motion for that. Right?

11 CHAIRPERSON DENMAN: Mr. Priester will
12 address it.

13 MS. BOOZE: Mary Booze, 3209 Flagler
14 Street. Now that we talking about the parking,
15 we can do something about the parking down in
16 Manahan Village would be great, because now we
17 have the handicap stickers down there, but we
18 don't say they're for residents. So the
19 handicap people think they can roll in and park
20 in the handicap parking spots.

21 Also when we put the handicap stickers,
22 parking spaces up, we just put them in the dirt.
23 So now that it's raining, they leaning over,
24 about to fall out the dirt and everything. I
25 think when we do something in Manahan Village I

1 think we need to take a little bit more time and
2 do it right. Because I was very disappointed
3 when I saw the signs leaning over.

4 I have been going to the resident
5 center ever since it been shut down, whatever,
6 and I did talk to Mr. Priester because I see the
7 police going over there all the time, and I
8 didn't know what was going on. So we had a --

9 MR. PRIESTER: Water pipe.

10 MS. BOOZE: I was seeing if I was being
11 paid attention to by the board. When I speak I
12 want everybody to hear me.

13 We had a broken water pipe, and I went
14 over there after, and the water is all over the
15 place. And I think if we take a little bit more
16 interest in that 23 Clyde Pott Drive that is a
17 resident center building that is named after our
18 ex-director of the housing authority, we can do
19 a little bit better with it. Because right now
20 it's really bad, to walk in that building and
21 see the condition it's in.

22 Hopefully the federal government will
23 give us some money to fix it up. I understand
24 went to see HUD and we going to fix it up. So
25 hopefully we will do something with the

1 building. But until we get the money to do with
2 the building, I think if we get the water and
3 stuff up off the floor. I went over there the
4 other day, it was ice, it was frozen, you know,
5 it's a mess. And we don't seem to be concerned
6 about it, but I am, because I was there from day
7 one. I was there when we walked up town to get
8 the building. So I'm concerned. And I wish
9 Douglas and the rest of the people that's
10 sitting on the board, you're a little bit more
11 concerned about Manahan Village.

12 When it rain building 34 Clyde Potts
13 Drive, you can't even get to the sidewalk
14 because the sidewalk is under water. I don't
15 live there, but I have been concerned, because
16 if I lived there I would have been further than
17 here with the problem. But you need to -- I
18 hear you keep talking about what you're doing in
19 Manahan Village, what you're fixing up, but that
20 been there for a long time. I saw it the other
21 day when it rained you couldn't even walk on the
22 sidewalk, had to walk in the muddy grass. And
23 somebody need to take care of that. I don't
24 know who. But you need to look into something.
25 We got people in building and grounds who I

1 haven't saw since they got on building and
2 grounds, hopefully we can see them in Manahan
3 Village. We go out and we want to serve the
4 residents, we want to be a commissioner, and you
5 there for the residents. So let's try to do a
6 little bit better and serve the residents of
7 Manahan Village.

8 And I will be back on the second part.
9 Thank you.

10 CHAIRPERSON DENMAN: Thank you. Any
11 other member of the public?

12 MR. JEFFERSON: My name is Glen
13 Jefferson. I work for the Morristown Housing
14 Authority. When that pipe busted the water was
15 cleaned up, I wanted to clear that up, the next
16 day. I pushed the water, we pushed the water
17 out the building.

18 CHAIRPERSON DENMAN: Thank you, Glen.
19 Anything further?

20 Okay. With that we will close the
21 public comment. Next on the agenda is the
22 approval of the minutes.

23 COMMISSIONER SCHMIDT: I'll make a
24 motion to approve the minutes of the December
25 19th board meeting.

1 COMMISSIONER CHERELLO: A question
2 under the minutes, what are we approving, the
3 transcript. Correct?

4 COMMISSIONER SCHMIDT: Minutes.

5 COMMISSIONER CHERELLO: Not the
6 transcript?

7 COMMISSIONER SCHMIDT: No.

8 COMMISSIONER CHERELLO: And when did we
9 make that decision?

10 CHAIRPERSON DENMAN: So it was
11 requested, Commissioner Schmidt requested
12 minutes versus a transcript, because you can't
13 officially --

14 COMMISSIONER CHERELLO: Can't
15 officially what?

16 CHAIRPERSON DENMAN: Approve
17 transcripts.

18 COMMISSIONER SCHMIDT: My point is --

19 COMMISSIONER CHERELLO: I know what
20 your point is, Mike.

21 COMMISSIONER SCHMIDT: I shouldn't be
22 expected to memorize every word that occurred
23 during a meeting. Approving a transcript is
24 ridiculous. I can approve minutes, however,
25 which will state facts what occurred during the

1 meeting and completely in line with my
2 recollection. Approving a transcript is
3 something I've never seen or heard of in any
4 board I've been part of. So I said, let's get
5 minutes together, we finally got those on board,
6 and that's the appropriate thing that we should
7 be approving going forward. You have a
8 different view?

9 COMMISSIONER CHERELLO: Yes, I do. We
10 have a word by word transcript of the meeting.
11 Why would we approve a summary of the meeting?
12 That's my point.

13 COMMISSIONER SCHMIDT: We can approve
14 we got it and read it. I'm comfortable with
15 that. I'm not approving I'm positive of every
16 word in that thing is exactly what was said.
17 That's the problem. Right? Depends on what
18 you're attesting to I guess in your approval. I
19 have no problems, I read the transcript, and I
20 don't disagree with it, but that's different
21 from approving it. You know what I mean? I've
22 never been on any board been asked to approve a
23 transcript. It's kind of a silly exercise. We
24 can approve it happened, and we believe in the
25 nature it accurately reflects what happened

1 during that meeting. That's fine. But it's not
2 like we approve it word for word what occurred
3 in the meeting.

4 COMMISSIONER CHERELLO: Well, the thing
5 about the transcript is it's not -- it's taken
6 by a professional and it's certified.

7 COMMISSIONER SCHMIDT: Sure.

8 COMMISSIONER CHERELLO: So I don't
9 think the quality of the work is a question.
10 When you say you want to approve minutes, it's
11 just a summary of what goes on. And I don't
12 know why -- well, why one would want to approve
13 a summary when you can approve a word by word
14 document.

15 COMMISSIONER SCHMIDT: Because I don't
16 know that every word on that was what was said.
17 It's simple. No human can do that.

18 COMMISSIONER CHERELLO: I have no --
19 how do we know the summary is correct? That's
20 the way you recall it.

21 CHAIRPERSON DENMAN: So can I make a
22 statement? The environmental commission, for
23 example, we take minutes. We record the entire
24 meeting so we have the recording as backup. We
25 don't approve the recording, we have that in the

1 event there is a legal matter or a liability to
2 fall back on. We approve the minutes. To
3 Mike's point, four meetings ago or three
4 meetings ago when there was crossfire, the
5 transcriptionist could not begin to keep up with
6 what was comments.

7 COMMISSIONER CHERELLO: She certified
8 that though.

9 CHAIRPERSON DENMAN: Right. But it was
10 conditional. And Mr. Manfredi gave us the legal
11 ramifications and angle on it knowing that we
12 were approving something that was --

13 COMMISSIONER BANKS: But that was just
14 that one incident.

15 COMMISSIONER CHERELLO: We're
16 technically approving both, is that what you're
17 saying?

18 COMMISSIONER SCHMIDT: Are you asking
19 me?

20 COMMISSIONER CHERELLO: Yes.

21 COMMISSIONER SCHMIDT: No, I'm saying
22 minutes are what should be approved -- the board
23 of any meeting I have ever been, you approve
24 minutes of the meeting, which is a summarization
25 what happened during the meeting. Go back to

1 the beginning of our founding fathers of this
2 country. The transcript thing, if you want to
3 say the transcript, you want to say we attested
4 it was done by a certified person and feel good
5 about it, I'm happy to approve that. I'm just
6 not going to certify that I'm comfortable with
7 every word that's in that transcript. That's
8 it. And that's just my view.

9 COMMISSIONER BANKS: May I, chairwoman?
10 Well, if that's your point, how do we know that
11 the minutes are correct, or how would I know
12 that whatever is in the minutes is in the
13 transcript?

14 COMMISSIONER SCHMIDT: Is that a
15 question to me? I read the minutes and I recall
16 everything.

17 COMMISSIONER BANKS: And I've read the
18 transcript.

19 COMMISSIONER SCHMIDT: Even without the
20 transcript, I read the minutes and I recall from
21 my notes that everything was in line with what
22 happened in a very simple format that I can
23 remember it, even if I took some simple notes.
24 That's the difference.

25 COMMISSIONER BANKS: The thing I like

1 about the transcripts, it gets everyone's word,
2 everything that's been spoken, you know,
3 disagreements, the notifications. Everything is
4 right there on paper. And if it ain't broke,
5 don't fix it. This is how this has been done
6 from a long time ago. Am I right?

7 COMMISSIONER CHERELLO: It's been done
8 for -- everything is done for a reason. The
9 reason it was done is because there was on
10 question on the minutes. Because the minutes
11 used to be on tape, and then they would be
12 transcribed. So there was a question on that.
13 So then we went to a professional, so now there
14 are no questions on who said what and what they
15 said.

16 CHAIRPERSON DENMAN: Can we listen to
17 counsel?

18 MR. MANFREDI: Let me give you some
19 legal guidance. The Open Public Meetings Act,
20 what it requires is that we have minutes, which
21 the statute literally uses the word summary.
22 And this did start, as you indicated, but we had
23 a meeting in which we effectively lost the
24 transcript due to cross-talk, and I think that's
25 when Commissioner Schmidt, you made your request

1 arising out of that.

2 COMMISSIONER SCHMIDT: I also made it
3 in May of last year, but it didn't happen for
4 five months.

5 MR. MANFREDI: So what I did is I took
6 the transcript and summarized it, and I provided
7 notice when I sent my email I provided both to
8 you so you have both. But I think following up,
9 when you did propose it the board moved forward
10 with both documents, with the summary that
11 you're getting it now being the actual official
12 record, just so you know where we currently are
13 from the past practice.

14 COMMISSIONER CHERELLO: If there's a
15 question later on what is the status of the
16 actual transcript?

17 MR. MANFREDI: We would go to the
18 transcript because it was certified by a court
19 reporter, and if someone made an Open Public
20 Records Act request we would produce both. But
21 the board is actually approving the summary
22 which the statute requires.

23 COMMISSIONER CHERELLO: But at the end
24 of the day we go to the transcript if there's a
25 legal objection to anything.

1 MR. MANFREDI: There is. But I'm
2 making every effort to write that summary so
3 it's clear and we avoid that, because I'm taking
4 notes at the same time as obviously the court
5 reporter is taking the actual verbatim
6 transcript. It is discoverable.

7 CHAIRPERSON DENMAN: They're open to
8 the public.

9 MR. MANFREDI: They're open to the
10 public. The transcripts are part of the Open
11 Public Records Act, absolutely.

12 CHAIRPERSON DENMAN: Anybody can access
13 them at any point regardless. Correct?

14 MR. MANFREDI: Absolutely. They're
15 part of the public record in this matter.

16 COMMISSIONER BANKS: I can't vote on
17 something I didn't read, and I didn't read those
18 minutes, I read the transcript, so --

19 COMMISSIONER SCHMIDT: We can table
20 minutes.

21 MR. MANFREDI: You can table minutes.

22 COMMISSIONER BANKS: I didn't read
23 them. So I can't vote on something I didn't
24 read.

25 COMMISSIONER SCHMIDT: And I'll say, I

1 think the transcript is important, it's
2 certified. We don't even need to vote on it per
3 se. If we want to acknowledge that we accept it
4 as record, I can do that. But that's just --

5 COMMISSIONER CHERELLO: Again, we
6 didn't get them this month so we didn't have a
7 chance to review them. I don't know about you,
8 but I look at the minutes.

9 COMMISSIONER SCHMIDT: Didn't get what
10 this month?

11 COMMISSIONER CHERELLO: Didn't get the
12 minutes.

13 COMMISSIONER SCHMIDT: It came in
14 email.

15 COMMISSIONER CHERELLO: It came in
16 email, however for some reason my housing
17 authority email account is down, which we're
18 working on getting it back up and running. But
19 when I normally get my minutes when I get my
20 package, I sit down and I go through my package.

21 COMMISSIONER BANKS: I do too.

22 COMMISSIONER CHERELLO: So I look.

23 COMMISSIONER SCHMIDT: That's a good
24 question. Why aren't we getting the transcript
25 and the minutes in the same package?

1 CHAIRPERSON DENMAN: This is a one
2 time -- you can explain it, Joe.

3 MR. MANFREDI: I noticed we didn't
4 receive the transcript as we normally do, so
5 around the 13th of January I sent an email to
6 the court reporter and asked for a copy, and I
7 confirmed at that point in my email, which I
8 shared with Mr. Priester, that the protocols
9 that it's actually sent to Mr. Priester and I'm
10 copied on. Two days later they responded and
11 provided me with the transcript. They just sent
12 the transcript back. And then I summarized it,
13 and then sent it out to you by email. But it's
14 my understanding Mr. Priester didn't receive it,
15 and I forwarded it to him later.

16 COMMISSIONER SCHMIDT: Mr. Cherello is
17 absolutely right, that should come in the same
18 package, both the transcript and minutes.

19 MR. MANFREDI: And I did reconfirm with
20 the court reporting agency what the protocol is
21 so that Mr. Priester will receive it.

22 CHAIRPERSON DENMAN: Okay. So we make
23 a motion to table?

24 COMMISSIONER SCHMIDT: I made a motion.

25 CHAIRPERSON DENMAN: Can we have a

1 motion to approve the transcript? I thought we
2 were tabling the minutes.

3 MR. MANFREDI: Am I correct that the
4 will of the board is to -- you need time to read
5 the minutes. Is that correct?

6 COMMISSIONER BANKS: Yes.

7 COMMISSIONER CHERELLO: I'm going to
8 vote no, so I mean, if you have four votes, go
9 ahead and do it.

10 COMMISSIONER BANKS: I'm not going to
11 vote because I haven't read the minutes.

12 COMMISSIONER SCHMIDT: We should table
13 it until the next meeting I'd say.

14 MR. MANFREDI: If you want to proceed
15 with a motion to table it.

16 COMMISSIONER SCHMIDT: Table the
17 minutes and approval of the December 19th
18 meeting until the next meeting.

19 MR. MANFREDI: Roll call.

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

22 CHAIRPERSON DENMAN: Okay. Executive
23 report. Mr. Priester?

24 MR. PRIESTER: I would like to report
25 this month that we have currently ten vacant

1 units in Manahan Village. I know several of our
2 tenants have bought homes from Habitat for
3 Humanity, some of them just moved out. The
4 rents were too high, or they could afford the
5 rent so they vacated our property.

6 We have 12 vacant units in our seniors,
7 and that's due to death, rehab. On Ann Street
8 there were three vacant units, and right now we
9 do have two units scheduled for lease-up in
10 February.

11 COMMISSIONER VEGA: Currently we have
12 25 vacant units?

13 MR. PRIESTER: 22.

14 COMMISSIONER VEGA: You said three also
15 on Ann Street?

16 MR. PRIESTER: That's including the
17 ten.

18 COMMISSIONER VEGA: 22 vacant.

19 MR. PRIESTER: 22 vacant. And
20 maintenance is trying to make those, due to the
21 snow and vacations, the units in December are
22 behind schedule.

23 On the Housing Choice Voucher Program
24 we are currently at 93 percent utilization rate.
25 No vouchers have been issued due to funding

1 cuts.

2 CHAIRPERSON DENMAN: May I ask a
3 question? I was looking at the metrics for the
4 occupancy management report, and I'm concerned
5 about the length of time that these apartments
6 have been vacated and are still not ready for
7 move-in. In Manahan Village alone, there's one
8 that's been vacant since June 26, another one
9 since August. These are some, you know, large
10 increments of time. Even Clyde Potts, Flagler,
11 same thing. 31 Early. 29 Ann Street seems to
12 be the one -- there's only one that has a seven
13 month. So my question is two-fold, how many
14 people do we have currently, to piggyback Mr.
15 Cherello's question at the last meeting, on our
16 waiting list?

17 MR. PRIESTER: It's down near at the
18 bottom. Seniors we have 490 applicants. At the
19 bottom of the family units, 255. Look at the
20 bottom --

21 CHAIRPERSON DENMAN: I see on this
22 page. Okay. Is there a way we can get these
23 metrics all on one page so we can -- like a
24 snapshot so we can see exactly the number of
25 units available, the duration of time they've

1 been vacated, how many people are on the waiting
2 list? I've had in the last month alone at least
3 a dozen calls, emails, people approach me. I
4 understand that your waiting list is closed in
5 Morristown. That concerns me. Because I
6 couldn't answer that with any degree of
7 certainty.

8 MR. PRIESTER: The family units are
9 closed, Manahan Village. The seniors stay open.

10 CHAIRPERSON DENMAN: That's just the
11 family units. And 31, 39 and 29, there's still
12 a waiting list. Correct?

13 MR. PRIESTER: Correct. There's a list
14 for both, but the Manahan Village waiting list
15 is closed. We are not accepting applications.
16 We accept applications for our senior disabled
17 units every third Thursday of each month.

18 CHAIRPERSON DENMAN: And maybe -- I put
19 together a spread sheet, kind of like a
20 snapshot, really easy. If you take a look at
21 it, I'll email it to you, just some metric that
22 Mike and I, personnel subcommittee, kind of
23 looked at and thought would be good for the
24 board to know. The other thing, and I handed
25 these out before the meeting, I went surfing on

1 a bunch of different housing authorities'
2 websites, and this snapshot of the
3 demographics --

4 MR. PRIESTER: I didn't get a copy of
5 that.

6 CHAIRPERSON DENMAN: You can have mine.
7 That happens to be the City of Irvington. But
8 it breaks it down basically by what the REAC
9 report will show, the number of Latinos, the
10 number of Caucasian, the number of Hawaiian I
11 think they have on there, the number of females,
12 the number of males, age categories. I think
13 that will be helpful.

14 MR. PRIESTER: If the board wants that
15 we can include that. In past practice we did
16 not include that.

17 CHAIRPERSON DENMAN: Okay. But there's
18 a report, and I just heard about this at the
19 last training I did down in Rutgers, and I'm
20 going to get it wrong so let me look it up, it's
21 called --

22 MR. PRIESTER: Also included in the
23 annual plan.

24 CHAIRPERSON DENMAN: Right. But
25 there's something the state just sent out to all

1 the housing authorities.

2 MR. PRIESTER: The Department of
3 Community Affairs sent out them out building
4 information that's due by the end of this month.
5 They have a breakdown.

6 CHAIRPERSON DENMAN: February. But I
7 thought the information that they're requesting
8 is a nice snapshot, and we're not in the
9 position of needing to recreate the wheels since
10 it's going to have to be provided. Okay?

11 MR. PRIESTER: I can look into that.

12 CHAIRPERSON DENMAN: Thank you.

13 COMMISSIONER CHERELLO: Mr. Priester,
14 do you, if you recall in the past, when we've
15 had this many vacancies occur, we would look for
16 some outside help to try to get them rented.

17 MR. PRIESTER: Yes, we would, we would
18 hire painters or --

19 COMMISSIONER CHERELLO: Do you have a
20 recommendation or do you need help? Because
21 some of these, it's an awful lot to occur at
22 once, if you just look at December's alone. So
23 do you have a recommendation? Do you want some
24 help?

25 MR. PRIESTER: I can sit with Mr.

1 Pounder and see what we can come up with, yes.

2 COMMISSIONER CHERELLO: Do we need
3 board approval then if Mr. Priester and Mr.
4 Pounder need to bring in some outside people on
5 a temporary basis? Which we've done in the past
6 to get these units back online.

7 COMMISSIONER BANKS: I think it's
8 obvious they need help to get -- because it's a
9 lot.

10 CHAIRPERSON DENMAN: So just to
11 interject, I think you're on the building and
12 grounds, no?

13 COMMISSIONER CHERELLO: I don't know.

14 CHAIRPERSON DENMAN: I know you are.

15 COMMISSIONER VEGA: Yes.

16 CHAIRPERSON DENMAN: I would like
17 Angel's input on this because he's been out
18 there and can tell us.

19 COMMISSIONER VEGA: HUD has I believe a
20 14 day turnaround that they would love for us to
21 try to adhere to. Obviously for other reasons,
22 like you said, might not be able to get them
23 done. But I think it's extremely crucial we get
24 some outside help to get the apartments made
25 available as soon as possible. I think it's a

1 shame, it's a shame to have this many vacancies
2 when you have so many people trying to get a
3 place, and we have a waiting list that's full
4 and closed. We should be able to get those
5 people in there.

6 So I would make the motion to get a
7 contractor, different contractors to help us and
8 get those apartments turned over as soon as
9 possible. And obviously with the direction of
10 Mr. Pounder, the maintenance supervisor.

11 COMMISSIONER BANKS: Chairwoman,
12 wouldn't we need --

13 CHAIRPERSON DENMAN: I'm getting a
14 little sidebar here, so I'm going to defer and
15 let Joe explain it instead of me trying to
16 repeat it.

17 COMMISSIONER BANKS: I'm wondering if
18 we need a resolution and all of that.

19 CHAIRPERSON DENMAN: We're going to
20 have to vote on it.

21 MR. MANFREDI: Because of the HUD
22 mandated zero threshold, anything over 17 and a
23 half thousand dollars would require prior HUD
24 approval. I don't believe in the past, Mr.
25 Priester, we spent that much. You know what the

1 workload is. So you might have a better
2 understanding of where -- even Mr. Pounder would
3 know where the assistance is needed and what
4 type of assistance you need. We could therefore
5 authorize the acting active director to secure
6 solicitations, and secure the necessary
7 contractors, and in the interest of time be
8 authorized to proceed and then have the board
9 ratify it. That's how we could provide.

10 COMMISSIONER VEGA: The 17.5 threshold
11 is per contractor. You can go to a different
12 contractor to do other work in different
13 buildings.

14 MR. MANFREDI: However, remember, once
15 we hit that number we need prior HUD approval
16 because HUD imposed the zero threshold. So it
17 would require the whole matter to go up to the
18 government.

19 Mr. Priester, do you anticipate that we
20 would approach 17 and a half thousand dollars?
21 And I don't mean to put you on the spot.

22 MR. PRIESTER: I would think so.
23 Absolutely.

24 COMMISSIONER CHERELLO: We always could
25 go right to that, and then Joe, is that a per

1 month, I mean --

2 MR. MANFREDI: It's per annual. It
3 does depend -- I'll piggyback on what the
4 vice-chairman just said. You have painting
5 needs versus other needs. I suggest perhaps I
6 can work with Mr. Priester, because either way
7 what we will have to do is even with the
8 buildings and grounds committee as the chairman
9 indicated, try to determine the actual needs,
10 and then move forward and have the board ratify
11 it at the next meeting so as not to lose 30
12 days. Is that acceptable?

13 CHAIRPERSON DENMAN: Absolutely.

14 MR. MANFREDI: Thank you.

15 CHAIRPERSON DENMAN: All right.

16 COMMISSIONER BANKS: And we know that
17 that is a high priority. Right?

18 CHAIRPERSON DENMAN: Yes.

19 MR. MANFREDI: Yes.

20 CHAIRPERSON DENMAN: Is that it?

21 MR. PRIESTER: That's it.

22 CHAIRPERSON DENMAN: Thank you,
23 Douglas.

24 Committee reports. For the record,
25 subcommittee, can we make sure that the Resident

1 Outreach Committee is included? Commissioner
2 Banks noted it's been absent from the last two
3 agendas. So I'll let Commissioner Banks go
4 first, and she was so prepared and organized and
5 emailed us her report in advance.

6 COMMISSIONER BANKS: Hi, everybody. I
7 have to write stuff down. I will be 60 soon.
8 My brain is -- there's some items and issues
9 that can be done that Manahan Village can start
10 addressing some of the concerns of our
11 residents. I would like the board to give their
12 approval for the following. A beautification
13 project. I propose Morristown Housing Authority
14 start beautification projects to start the
15 revitalization of our buildings and grounds.
16 These projects will hopefully send a message to
17 our residents we hear their concerns and we are
18 committed to serving them. The short-term
19 projects are as follows.

20 Landscaping. We have someone on the
21 maintenance staff. I think -- I believe his
22 name is Terry Findley. He has experience in
23 landscaping, and his skills and experience
24 should be utilized in helping us. I'd like to
25 ask Mr. Priester to help me to carry out these

1 goals and assign the appropriate staff members.

2 First on the list is gardens. We have
3 tenants who have tried successfully and some
4 unsuccessfully to create and maintain gardens in
5 their yards. If maintenance could help by
6 turning over the ground for them, and then give
7 them access to the appropriate tools for the
8 planting. Maintenance will be responsible for
9 watering the plants once the gardens are
10 finished, that way they don't have to give out a
11 key to everybody for the water spigots and
12 stuff.

13 Also those that don't have -- those
14 buildings that don't have anyone that is
15 interested in gardening, then maintenance would
16 handle creating or helping other tenants create
17 gardens for those outside buildings.

18 Bushes and hedges. There are bushes or
19 hedges that have not been maintained by
20 landscapers. They've become overcome and a huge
21 eyesore. Removing some of these same hedges
22 alongside the buildings and using those spaces
23 for gardens might be a better use of that space.
24 The bigger hedges should be pruned. They're
25 like bushes, all up against the wall and

1 people's windows and stuff. I think that's one
2 of the reasons why we have, other than the fact
3 the windows are no good, why a lot of tenants
4 have spiders and ants and bugs and stuff
5 crawling all over the place because of those
6 bushes.

7 All trees on Morristown Housing
8 Authority shall also be properly pruned. Dead
9 or diseased trees should be identified and
10 handled accordingly. I sent Mr. Priester a
11 picture of the tree that's outside of my
12 building, we spoke about it before, that has all
13 these sharp needles, and the roots are coming
14 up. Kids can trip, and if they fall on one of
15 these prickly things, you are going to have some
16 trouble. So we need to check all the trees and
17 stuff and make sure they're not diseased, or if
18 they're dead handle it accordingly.

19 Grass. There are areas where there's
20 little or no grass whatsoever. Efforts should
21 be made to re-grass those areas. It's nothing
22 but dirt. And like one of the tenants says,
23 when it rains it gets all muddy, and it's
24 unsightly. On top of that street by the
25 Neighborhood House, those units up there is

1 nothing but mud and dirt. Some areas down on
2 Clyde Potts just looks horrendous.

3 Also, buildings, the exteriors, power
4 washing all the buildings. I know this was done
5 one time before, but I know the high-rises on
6 Flagler Street were never power-washed. I think
7 all the units should be power-washed because
8 they like dirty, grimy and dingy.

9 Cleaning on the high-rises on Flagler
10 Street, they have those big windows. Now the
11 tenants are responsible for keeping the lobby
12 area clean, but those huge windows are
13 disgusting and grimy. They need to be
14 professionally washed, because on the insides
15 and outsides of all those high-rises.

16 Also bike racks. Since there's no
17 storage space in any of those units, is it
18 possible if we can put bike racks somewhere in
19 front of the building somewhere so the tenants
20 and children who have bikes, they can store
21 their bikes out there, because there's no
22 storage inside the units.

23 Also painting. I know in my building,
24 the high-rises in the middle on Flagler Street,
25 I know my building the walls were painted. But

1 the handrailings, the paint is peeling. They
2 need to be repainted. Even when you're going --
3 all the handrailings on all our properties
4 should be painted and look a lot better than
5 what they do.

6 The old laundry rooms, if you're not
7 going to turn them back into a laundry room,
8 which I think we should, but if we're not, why
9 not use those as storage units for the tenants.
10 You can charge them maybe a monthly or yearly
11 fee. And you can set up cages and stuff, and
12 you can -- people can rent, so that way they can
13 store a lot of their items and stuff, because
14 like I said, there's really not a lot of
15 storage.

16 And like I said, the interior. The
17 community areas in these senior buildings need
18 to be updated. They look tired, they look sad.
19 You have these books here and on Ann Street that
20 have been there for years and years. The place
21 just needs to be spruced up. And I don't think
22 it's really going to cost a whole lot to do
23 that.

24 And another thing, and this is the last
25 thing, we need activity boards, not calendars,

1 not corkboards, we need activity boards in each
2 of the senior citizen units so they'll be able
3 to have someplace to see what's going on around
4 town.

5 Also, we've been in touch with some of
6 the local sororities, they're willing to come
7 into the senior buildings and have game nights
8 for them, and do some cooking, and whatever else
9 the seniors think they want.

10 So I realize these are a lot of things,
11 but I think a lot of them are just quick fixes,
12 but show the tenants we really are listening and
13 trying to work with them since we've been on
14 this board.

15 So that's my report.

16 CHAIRPERSON DENMAN: Thank you,
17 Commissioner Banks. Douglas, is there any way
18 that you can partner with the physical needs
19 assessment to identify which of these quick
20 fixes can be prioritized?

21 MR. PRIESTER: I can do that.

22 CHAIRPERSON DENMAN: I think it's
23 backtracking, but where are we with that? Are
24 we still waiting on HUD with that?

25 MR. PRIESTER: Yes, we are.

1 CHAIRPERSON DENMAN: Thanks,
2 Commissioner Banks.

3 Commissioner Vega, building and
4 grounds.

5 COMMISSIONER VEGA: Absolutely. Right
6 now I'd like to just discuss a few, not discuss,
7 but point out a few items I found deficiencies
8 throughout, mostly in Manahan Village
9 unfortunately. But for right now I came up with
10 the fire escape surfaces are in poor condition.
11 Two, building 30 fire escapes are on the ground,
12 and create a safety and security risk to those
13 tenants in that building. I think they need to
14 be put up as soon as possible.

15 We have excessive graffiti throughout
16 Manahan Village. And when I say excessive, I'm
17 talking about billboard size graffiti on the
18 retaining wall behind building 28. We have a
19 lot of profanity on building 24, Clyde Potts
20 Drive, and it's also near the laundry room at
21 building 30. There's more graffiti scattered
22 throughout, but we really got to get a handle on
23 that. It's just -- it doesn't need to look like
24 a blighted community when you leave that not
25 taken care of.

1 The front facade of the resident center
2 needs to be paid a little more attention,
3 regardless if we're not maintaining the insides
4 of it, the outside facade, that bulletin board
5 would be a prime spot. I mentioned it at the
6 last meeting if we can find a way to protect
7 that with some type of flashing, and continue to
8 notify the residents in Manahan Village as to
9 meetings and upcoming events and things of that
10 nature.

11 There's rusty boxes on the front of the
12 building. There's I don't know what type of
13 black smearing near the signage, and we should
14 have some type of lighting in that lobby area
15 when we come by so it doesn't look like an
16 abandoned building.

17 Going around the property I noticed the
18 foundation surfaces are in poor condition with
19 broken vents and open access panels which allow
20 vermin to come in. Huge unmonitored broken,
21 abandoned rodent traps throughout all the
22 village creating a health risk to our tenants.
23 Crumbling sidewalk near the laundry room behind
24 building 30, which is a huge tripping factor.

25 Broken fence, picket fence between 1802

1 and 1803 Clyde Potts Drive, it looks bad. It
2 makes the building look haunted. Broken,
3 crumbling and missing curbing in front of 23 and
4 25 Clyde Potts Court. That should be addressed.
5 I don't know why that was never -- it's a huge,
6 about 40 feet worth of curbing missing there.
7 34 Flagler, handicapped apartment entrances in
8 the rear are in extremely poor condition.

9 And what I was hoping for, and I know
10 it's a lot for Douglas, Douglas kind of
11 inherited a lot of responsibility here, but I'm
12 trying to figure out how we can maybe be updated
13 with some form of progress report, because I've
14 mentioned a lot of things, not just today, but
15 at previous meetings. And I go back to see, and
16 not one of the items I've listed has been
17 addressed. I'm sorry, there have been a few.
18 There have been a few. But there's some
19 important ones. And I think we need to have
20 some type of progress report. We need to
21 initiate some type of progress report so we can
22 be up to speed with what -- I believe we have
23 ten maintenance men, including Mr. Pounder. I
24 think that's sufficient enough to take care of
25 the 450 units that we have.

1 And to piggyback off of what Ms.
2 Inestroza mentioned about the washing machines,
3 I think you have 100 units in each building, and
4 I think two washers is a huge concern. And we
5 really need to get brand-new washers in there
6 ASAP, not waiting for on a three week repair.
7 I'm sorry you guys have to incur that, but we
8 are going to do everything we can to try to make
9 you a little bit better.

10 So little by little we will try to
11 improve the quality of life with these
12 subcommittees. And that's all I have.

13 CHAIRPERSON DENMAN: Thank you.

14 COMMISSIONER BANKS: I have a comment.
15 I know at our last meeting we suggested that Mr.
16 Priester be able to divert some of his workload,
17 since he's taken on so much, his job and the
18 interim director. So I think if he gave Lizeth
19 some of his extra work that she could do, and
20 then it would leave him with a little bit more
21 free time to take on some of these other things.
22 You know what I mean? And get with Mr. Pounder,
23 and get on some of these issues. But I know his
24 plate is full. His plate is full.

25 CHAIRPERSON DENMAN: Unfortunately,

1 this is a personnel issue. We cannot discuss it
2 in open session.

3 COMMISSIONER BANKS: Okay. Sorry.

4 CHAIRPERSON DENMAN: That's okay. No
5 worries.

6 COMMISSIONER BANKS: I have another
7 comment. Is it 28 Flagler Street that has the
8 laundry?

9 COMMISSIONER VEGA: 30.

10 COMMISSIONER BANKS: 30. You got --
11 and that's the only laundry room in Manahan
12 Village. Correct? Am I right?

13 COMMISSIONER VEGA: Yes. One more
14 thing --

15 COMMISSIONER BANKS: I think -- and
16 plus I've seen some people from the Beverlys
17 come over and use the washing machine too.
18 That's why I said about those laundry rooms that
19 are not in use, if you're going to have one, why
20 not have more than one laundry room? You have a
21 lot of people use that laundry room. It doesn't
22 make sense if you used to have laundry room
23 spaces, why can't we do that again? So I don't
24 know if there has to be a resolution or
25 something. It's either one or the other or

1 both.

2 COMMISSIONER VEGA: I believe building
3 32 has availability with what's called the
4 fishing club.

5 CHAIRPERSON DENMAN: Douglas can just
6 get a contractor to do it.

7 COMMISSIONER VEGA: One thing I wanted
8 to -- I kind of left out is I think it's
9 extremely important that we have appropriate
10 lighting. I know that I mentioned it before.
11 But as I go through the Manahan Village, I go
12 through the senior buildings, I can't tell you
13 how neglected the buildings look, the property
14 looks without having the proper lighting. I
15 know we've had some LEDs installed, but I don't
16 think they're all working with our current
17 photocells. They don't work. So it's something
18 we need to look into.

19 CHAIRPERSON DENMAN: Okay. Thank you.
20 Commissioner Schmidt, you want to update us on
21 the personnel?

22 COMMISSIONER SCHMIDT: Sure. Thanks.
23 I'd like to give everyone an update on the
24 executive director search. The candidates have
25 until the end of January to apply for the role.

1 So they have got about two more days after
2 today. So far there's well over 12 qualified.

3 MR. PRIESTER: The 29th. Today is the
4 last day. Four o'clock p.m.

5 COMMISSIONER SCHMIDT: They're done
6 now. Well, as of the review this weekend, they
7 had approximately 12 plus qualified candidates,
8 and we got another applicant in this morning who
9 saw Mr. Priester, so thanks for forwarding that.

10 The interview subcommittee will review
11 all those applications, and what we will do is
12 bring three to five, up to five to the full
13 board to interview.

14 COMMISSIONER VEGA: That's not
15 acceptable. We need to see all those resumes.

16 COMMISSIONER SCHMIDT: Absolutely after
17 that recommendation circulates.

18 COMMISSIONER VEGA: He just said he's
19 going to let us see three to five.

20 COMMISSIONER SCHMIDT: I said we're
21 going to present five candidates, a maximum
22 three to five to the board to review, because
23 that would be appropriate for us to interview
24 the candidates, the best, the cream of the crop.
25 We will share all resumes that were qualified to

1 the board. Absolutely.

2 COMMISSIONER BANKS: That were
3 qualified.

4 CHAIRPERSON DENMAN: All the resumes.

5 COMMISSIONER SCHMIDT: If you want to
6 see all the resumes, I'm happy to if you want to
7 read them all.

8 CHAIRPERSON DENMAN: And HUD has seen
9 all of them as well. Every single thing that we
10 have received --

11 COMMISSIONER CHERELLO: HUD couldn't
12 have seen them already.

13 CHAIRPERSON DENMAN: They are going to
14 see the entire list. This is the criteria that
15 we agreed to. They would see the entire list.
16 The vetting process would be approved. I have
17 been talking to Balu (ph) going through this,
18 which is I understand exactly what you did, and
19 paid a search firm to do the last two executive
20 directors. So we managed to do it --

21 COMMISSIONER CHERELLO: Let me ask a
22 question, just out of curiosity, in going by the
23 last two search consultants that we hired, all
24 applications were taken, they were stamped, time
25 and dated, and they were locked, and at the end

1 of the filing period that's when they were
2 opened up and reviewed them. You didn't touch
3 anything until four o'clock this afternoon.

4 COMMISSIONER BANKS: You guys didn't
5 look at them.

6 CHAIRPERSON DENMAN: They were
7 forwarded by Douglas to us electronically, with
8 the exception of the three that came in by mail.
9 I ran this all by Balu and our counsel. So how
10 it was done previously --

11 COMMISSIONER CHERELLO: We will be
12 talking to HUD. No problem.

13 CHAIRPERSON DENMAN: These are all from
14 NARO (ph) advertisement.

15 COMMISSIONER BANKS: My concern is
16 this, you're going to contact with Balu and
17 stuff, and that's all well and fine, but for me
18 I just wish you as the chairperson of this board
19 would have emailed the rest of the board saying,
20 I have been in touch with Balu, we have sent
21 them some --

22 CHAIRPERSON DENMAN: Can I interrupt
23 you? When you reach out to Marie Barrero (ph)
24 for your Resident Outreach Committee, do you
25 send an email to everybody?

1 COMMISSIONER BANKS: Resident Outreach?

2 CHAIRPERSON DENMAN: For your
3 subcommittee.

4 COMMISSIONER BANKS: I didn't send her
5 anything for my subcommittee, I sent her
6 something for the resident council. And I only
7 sent her asking for information in how to --
8 where is the information that I can use to give
9 to the residents for resident council. I
10 didn't --

11 CHAIRPERSON DENMAN: So this was not
12 me, so you understand, this was HUD coming to
13 the personnel subcommittee with the eyes being
14 on us because of the sensitivity with what
15 transpired with Roy Rogers.

16 COMMISSIONER BANKS: And I understand
17 that.

18 CHAIRPERSON DENMAN: This is the
19 criteria we would like you to follow.

20 COMMISSIONER BANKS: I understand that.
21 I was at the meeting with you with HUD. What
22 I'm saying is I just wish that the chairperson
23 would somehow see fit to at least give a summary
24 of what's going on to the rest of the board
25 before the meeting.

1 COMMISSIONER SCHMIDT: One second, you
2 guys, mind if I finish my report first? I
3 didn't interrupt anyone else when they were
4 doing their reports. I'll gladly accept
5 questions after this. It's a collaborative
6 effort clearly.

7 The plan that we laid out and ran by
8 HUD was to simplify this for all you guys so as
9 a board we could review the best candidates
10 here, simple. Full transparency. All the
11 resumes will be shared with everybody so you can
12 see what came in. They all went through Mr.
13 Priester. He's collected all of them. The only
14 ones he sent over by email were to us after they
15 went to him. Then we will distribute -- we will
16 all interview, time slots for each of us to get
17 in, pass out scoring sheets and review sheets,
18 we will all score the criteria of how we feel
19 about each of these candidates, and then share
20 that information together, we will poll it and
21 see which the best candidate is, at which point
22 we will present that at a future board meeting
23 for you to approve.

24 COMMISSIONER BANKS: I'm confused
25 because I've never done this before. So are you

1 saying that you, the personnel committee, is
2 going to choose the best candidate, and then
3 you're going to bring them back to us and we --

4 COMMISSIONER SCHMIDT: We're going to
5 try to simplify and weed out the ones that are
6 not qualified, and we are also going to do the
7 merits of the other ones, and figure out which
8 of the best five approximately are. We felt
9 that was an appropriate number to present to you
10 guys, there's enough differentiation, so there's
11 enough to --

12 MR. MANFREDI: I'm sorry to interrupt
13 you, commissioner. What I think is going to
14 happen, commissioner, is these are
15 recommendations from a committee, so you'll see,
16 as Commissioner Schmidt just said, all the
17 resumes. They also all go to HUD. Just like
18 any committee makes a recommendation, you'll see
19 what the committee after HUD reviews it all
20 recommends as top five. But you'll absolutely
21 see everything. And the reason I'm saying that,
22 I have to certify to HUD, we all have to certify
23 to HUD.

24 Thank you, commissioner.

25 COMMISSIONER BANKS: Thank you.

1 COMMISSIONER SCHMIDT: Any other
2 questions as to the process? I want to make
3 sure we're good with everybody.

4 COMMISSIONER BANKS: Just wanted to
5 clarify.

6 COMMISSIONER SCHMIDT: And we each get
7 a chance to interview but aren't interviewing 40
8 people.

9 COMMISSIONER BANKS: So when do we have
10 access to all the resumes? Since today was the
11 deadline, when will the rest of the board have
12 access to all the resumes?

13 CHAIRPERSON DENMAN: We can go into
14 closed session at the next meeting and share the
15 packet with you all.

16 COMMISSIONER BANKS: Can we do a
17 special meeting?

18 COMMISSIONER CHERELLO: Why don't we,
19 instead of doing that, why don't we, since you
20 have already done your work, give all the
21 resumes to Mr. Priester, and then he'll be in
22 charge of them, and then when we have time
23 during the next month we can stop in, look at
24 them, and so when we come back to the next
25 meeting we will have a pretty good idea what's

1 going on.

2 COMMISSIONER SCHMIDT: We don't have
3 to give them --

4 CHAIRPERSON DENMAN: He's got them all.
5 They were sent electronically.

6 COMMISSIONER SCHMIDT: Everything went
7 through Mr. Priester. We can make that 100
8 percent clear. Every resume came through him.

9 COMMISSIONER CHERELLO: If it's all
10 right with the rest of the board, why don't we
11 set it up like that, and whether we can -- if
12 two people want to go in, or I don't think -- we
13 can go up to three, right, Joe?

14 MR. MANFREDI: Three.

15 COMMISSIONER CHERELLO: We can make a
16 time, the three of us can go in, sit down, and
17 then review them.

18 CHAIRPERSON DENMAN: As long as they're
19 not removed. They can't be removed from his
20 office.

21 COMMISSIONER BANKS: That way it won't
22 slow down the process.

23 CHAIRPERSON DENMAN: Exactly.

24 COMMISSIONER SCHMIDT: We want to keep
25 moving.

1 CHAIRPERSON DENMAN: We want to move
2 the process forward so that we get a new
3 executive director.

4 COMMISSIONER BANKS: Was one of the
5 qualifications that the person have a master's?

6 COMMISSIONER SCHMIDT: No. There are
7 some specific requirements. If the person
8 doesn't have prior executive director experience
9 they have to meet certain criteria, and that's
10 laid out in the job description that HUD
11 approved. It's a long job description.

12 CHAIRPERSON DENMAN: It's right on the
13 HUD website, and you can go on our website and
14 link right to it.

15 MR. MANFREDI: I sent an opinion out
16 before we started this, commissioner, that I can
17 resend to you.

18 COMMISSIONER BANKS: Yes, would you?

19 COMMISSIONER SCHMIDT: Any other
20 questions on that report?

21 CHAIRPERSON DENMAN: Finance committee.

22 COMMISSIONER SCHMIDT: Nothing to share
23 from this past month other than Mr. Manfredi's
24 attention to our adherence to the zero threshold
25 policy.

1 CHAIRPERSON DENMAN: Move onto old
2 business, which we have nothing. Schedule of
3 bills.

4 MR. MANFREDI: Is there a motion?

5 COMMISSIONER BANKS: I have a question,
6 madam chair.

7 MR. MANFREDI: If we have a motion
8 first.

9 COMMISSIONER CHERELLO: I'll make the
10 motion. Someone second it and --

11 CHAIRPERSON DENMAN: I'll second it.

12 COMMISSIONER CHERELLO: Now you can
13 talk.

14 COMMISSIONER BANKS: I have a question
15 about the bills. A couple weeks ago there was
16 an issue about the checks not being signed, some
17 people waiting for paychecks. It may not be a
18 lot of money to some of us, but certain people
19 are really waiting for the money. And there was
20 a delay. I know that Jean was out sick a couple
21 of days, snow days. I don't think the vice
22 chair was asked to come in and sign any checks
23 because she was just waiting for one signature
24 and that was the chairperson's. And I really
25 think that she could have just come in and

1 signed the checks, and that would have been
2 that. Is it a policy that the chairperson's
3 signature has to always be on the check, or who
4 were the other signatures, who else signed those
5 checks?

6 CHAIRPERSON DENMAN: I can speak to
7 that. It is not a policy, it is my prerogative
8 as chair to make that call. Not one check was
9 delayed because of me.

10 COMMISSIONER BANKS: I didn't say it
11 was.

12 CHAIRPERSON DENMAN: For the record,
13 Jean and I had agreed to meet on Friday. I was
14 leaving work early. She called me said, don't
15 bother, I've got a bug, I'm going home. Monday
16 I was at the Martin Luther King breakfast, I
17 left and agreed to meet her here at eleven
18 o'clock. She texted me as I was driving here to
19 say she still had the flu, she wasn't coming in.
20 She did not come in again the following day, she
21 was still sick. So those checks got signed on
22 Wednesday, which was unfortunate because there
23 was one gentleman waiting outside your office,
24 right, I forget his name. And Mary's check was
25 the other check. And as soon as I signed it she

1 called Mary and notified her.

2 COMMISSIONER BANKS: Please don't take
3 it personally.

4 CHAIRPERSON DENMAN: I'm not. She got
5 the flu like many of us do.

6 COMMISSIONER BANKS: That's what I said
7 starting out, she was sick.

8 CHAIRPERSON DENMAN: And she had the
9 checks with her, that's part of the problem.

10 COMMISSIONER BANKS: What I'm saying
11 is, why can't we for that, going forward, why
12 aren't other people being called to sign the
13 checks. Because that's your prerogative.
14 Right? So who is --

15 CHAIRPERSON DENMAN: Especially that we
16 have A zero percent threshold. The checks have
17 never been delayed because of me. And in the
18 event there was going to be a delay because of
19 me, I would easily, easily -- there's been many
20 a times both of you have been called to sign as
21 additional signatures.

22 COMMISSIONER BANKS: I'm not pointing
23 the finger at you. I'm just --

24 CHAIRPERSON DENMAN: I'm explaining it.

25 COMMISSIONER BANKS: I'm just saying

1 going forward is there some way that we can just
2 make an agreement that if you're not available
3 the next person -- Angel, how many times have
4 you signed checks?

5 COMMISSIONER VEGA: I think three, four
6 times.

7 COMMISSIONER BANKS: That's all I'm
8 saying.

9 CHAIRPERSON DENMAN: I don't have an
10 issue. You know what, there were three weeks
11 you wouldn't sign a check.

12 COMMISSIONER BANKS: I wouldn't sign
13 them because I thought that the vice chair
14 should have been signing the checks.

15 CHAIRPERSON DENMAN: So --

16 COMMISSIONER BANKS: But you said it's
17 your prerogative.

18 CHAIRPERSON DENMAN: I live a block
19 away. It's not an issue for me to get here. In
20 the event it's an issue I don't have a problem
21 with somebody else signing the checks on my
22 behalf.

23 MS. BOOZE: Thank God.

24 CHAIRPERSON DENMAN: I was willing to
25 -- you know, if you're not going to make a nice

1 comment --

2 MS. BOOZE: I said thank God. It's not
3 a bad comment. Okay? I know how you feel about
4 me. I feel the same way.

5 CHAIRPERSON DENMAN: Do you have any
6 other questions?

7 MR. MANFREDI: Roll call?

8 CHAIRPERSON DENMAN: Roll call, Lizeth?

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

11 CHAIRPERSON DENMAN: Mayor's comments.

12 MAYOR DOUGHERTY: Two things if I can
13 get the information. I have no clue what you
14 guys are talking about with zero tolerance or
15 zero threshold. So are you -- first question
16 is, how much money does the housing authority
17 have in surplus if I get that? If you don't
18 have any money in surplus can I get bank
19 statements for the last five years what the
20 surplus was?

21 COMMISSIONER BANKS: Excuse me for a
22 minute. I'm --

23 MAYOR DOUGHERTY: Excuse me. I'm
24 asking questions.

25 COMMISSIONER BANKS: I'm sorry.

1 MAYOR DOUGHERTY: This is my comment
2 period. I'm asking questions.

3 COMMISSIONER BANKS: I said I'm sorry.
4 You're right. Don't get snippy.

5 MAYOR DOUGHERTY: I'm not getting
6 snippy. I have been patiently waiting an hour
7 and a half.

8 So I would like an understanding of
9 what zero threshold means.

10 MR. MANFREDI: Absolutely, Mayor. I
11 can provide that to you.

12 MAYOR DOUGHERTY: I'd appreciate that,
13 and I'd appreciate a statement of what the
14 housing authority has in surface if they have
15 any surplus at all, and if they don't what the
16 last five years of that account was.

17 Third thing is, Ms. Banks, we have a
18 Shade Tree Commission, if you would like to call
19 the town hall and ask the Shade Tree to come by
20 and survey your trees, they would gladly come by
21 and give you a report on dead ones, ones that
22 need some work, etcetera, etcetera, etcetera.
23 We have that available. She would love to do
24 it. Kristin Ace would be over here in a
25 heartbeat. Just call Jillian Barrick and let

1 her know the Mayor asked that the Shade Tree
2 would come over as a favor to the housing
3 authority and inventory, they will do an
4 inventory of your trees. So you might have, in
5 case you don't know, if you have any of the --

6 COMMISSIONER VEGA: Nuisance trees.

7 MAYOR DOUGHERTY: There's one with a
8 virus going around. If you have any Emeralds
9 you want to deal with them. They get brittle
10 and can fall over and hit a resident.

11 CHAIRPERSON DENMAN: I think she
12 identified some down at Manahan Village.

13 MAYOR DOUGHERTY: So you want to take
14 advantage of that.

15 Again, this came up, real quick, I want
16 to thank you for what you did for the resident,
17 I appreciate the fast work you did for that
18 issue that was dealt with a few weeks ago.

19 I said this two years ago, we have a
20 grant writing firm. We'd be happy to work with
21 the housing authority on researching grants for
22 social workers for the housing, especially for
23 senior buildings. I think, Mr. Priester, if you
24 can recall years ago there was social workers in
25 the senior buildings.

1 MR. PRIESTER: There was.

2 MAYOR DOUGHERTY: Which put these
3 programs together for our seniors so they don't
4 sit around and get bored. Because I guess the
5 woman left who was taking care of her mother. I
6 think she might qualify for a handicapped.
7 Somebody should tell her to apply, because under
8 the federal thing if you're caring for a person
9 in a wheelchair, I think you qualify for it.
10 But you should call and ask if -- look, at least
11 ask Jillian to have grant writers look at if
12 there's grant money out there. There might be
13 grant money out there through HUD you're not
14 aware of that could supply a social worker. I
15 brought that up a couple of years ago. I don't
16 think you were in charge. So we're covering
17 that help to the housing. And it's available if
18 you want it. That's it.

19 CHAIRPERSON DENMAN: Thank you, Mayor.

20 COMMISSIONER BANKS: Question?

21 CHAIRPERSON DENMAN: Yes.

22 COMMISSIONER BANKS: What was it you
23 were asking for the surplus -- because I don't
24 understand --

25 MAYOR DOUGHERTY: I don't understand

1 what zero threshold means. I understand
2 Commissioner Vega, when you go out, we have a
3 \$17,000 purchase order thing we can do. So if
4 you get, I may be wrong, but if you get somebody
5 doing a \$3,000 job in one of the units, and
6 that's one contractor, you can correct me if I'm
7 wrong, counselor, then the commissioner says we
8 have another contractor working on this unit,
9 but that doesn't -- shouldn't count as that, so
10 you can have several working and not meet that
11 threshold. Is it combined or is it single?

12 MR. MANFREDI: Single. But Mayor, the
13 zero threshold, HUD won't let us spend over 17.5
14 collectively on any one area without their prior
15 approval. And I'll send those materials in
16 writing, but you're correct, Mayor.

17 COMMISSIONER BANKS: The question I
18 didn't understand was, you said surplus --

19 MAYOR DOUGHERTY: So we have a surplus
20 in Morristown in our general funds probably ten
21 to 12 million dollars. The housing authority
22 should have a record of their surplus.

23 COMMISSIONER CHERELLO: We do. It's in
24 our audit.

25 MAYOR DOUGHERTY: Could you send

1 over -- I don't think I have to OPRA it.

2 CHAIRPERSON DENMAN: We have that in
3 our audit.

4 MAYOR DOUGHERTY: If you have enough
5 surplus you guys should be able to use your
6 surplus.

7 COMMISSIONER CHERELLO: You have to
8 keep a certain amount of surplus.

9 MR. MANFREDI: I'll forward it to you,
10 Mayor.

11 COMMISSIONER BANKS: I just want to
12 clarify. This is new to me so I'm going to ask
13 questions.

14 MAYOR DOUGHERTY: Thank you.

15 CHAIRPERSON DENMAN: Ms. Davis?

16 COUNCILWOMAN DAVIS: Just a couple of
17 things. The first thing with the handicap
18 stickers for Manahan Village, correct me if I'm
19 wrong, even those handicap spaces, those are
20 assigned to handicap residents. Am I right?

21 CHAIRPERSON DENMAN: Correct.

22 COUNCILWOMAN DAVIS: So on your record
23 it would state that Mary Booze belongs in this
24 handicap space, so that means you can actually
25 call the towing company regardless of the person

1 with the handicap sticker. It doesn't matter if
2 someone else comes and they're occupying your
3 space, you can call the tow company and they
4 will come and remove the car. I mean, that's
5 everywhere. And for me, that has eliminated the
6 parking issue at Manahan Village. I see them
7 come, they come, and they're happy to tow
8 because they get the money.

9 Now, with regards to how you address
10 the issues brought to you by Commissioner Vega
11 or whoever brings issues with regard to changes
12 in -- problems on the grounds, how do you
13 determine which are important, which can be
14 taken care of internally with the guys that you
15 have? I see them working a lot. The
16 maintenance guys are always moving. So my guess
17 is that it should be pretty easy for you to say,
18 okay, this is something our guys are equipped
19 professionally to do.

20 Like you can't send some guy who just
21 mows the lawn -- I mean, not mow the lawn,
22 because none of them are landscapers, they're
23 maintenance guys who have inherited a job
24 because you used to have landscapers that come.
25 Say the guys are not equipped to, I don't know,

1 install a boiler. I don't know much about this
2 stuff. But you got a guy who is -- he just
3 cleans, and now you got him putting in a boiler.
4 That's a hazard to the resident, it's a
5 liability to the housing authority.

6 So it should be pretty easy -- my point
7 is it should be pretty easy to identify what
8 issues we can manage and what issues we can't
9 manage, and how soon do you get the turn-around.
10 Because for me it's kind of -- I would be
11 feeling a little disrespected if I reached out
12 to as a commissioner and was like these are
13 issues I know our guys can manage, and you just
14 are like, oh, okay, we'll get to it, then you
15 never get back to them.

16 You and I have had this conversation
17 before about the importance of returning a phone
18 call, the importance of keeping a person updated
19 on their progress so they don't feel like what
20 they brought to you is just been discarded. So
21 I'm wondering how do you plan to address that,
22 because you know that that's an issue.

23 MR. PRIESTER: I know it's an issue and
24 I'll sit down with Mr. Pounder and we will
25 figure out a schedule.

1 COUNCILWOMAN DAVIS: Are you suggesting
2 Mr. Pounder is responsible for this? Because
3 any time I reach out to him he gets on things
4 immediately. I hear his complaints about
5 maintenance, where it's hard to get maintenance
6 to come out. I swear to you, I've never waited
7 more than an hour to get someone to come to my
8 property to repair anything. They're not
9 sitting around looking around. You know I would
10 say it if I saw it, and they're not sitting
11 around. I see Sonny moving all the time. So if
12 you are saying this is something you're going to
13 deal with, if he's already in motion I don't
14 understand why it's not getting done. He can't
15 make moves unless you say this is what needs to
16 be taken care of.

17 MR. PRIESTER: Yes, he can. Once I
18 give him a list of things he can address it and
19 send his maintenance men out to correct the
20 situations.

21 COUNCILWOMAN DAVIS: So if things don't
22 get done who can the tenant complain to?

23 MR. PRIESTER: Tenants can come back to
24 me and complain, and then I will reissue those
25 out again.

1 COUNCILWOMAN DAVIS: So how soon do you
2 think you can repair some broken steps? Is that
3 something that the maintenance guys can manage?

4 MR. PRIESTER: Some of our maintenance
5 men are masons, so we can address that
6 immediately. But if it's over the threshold we
7 would have to get HUD approval.

8 COUNCILWOMAN DAVIS: The intercom
9 thing, that is an issue. I don't think any of
10 the buildings -- I can buzz people in, but most
11 buildings don't have that capacity. I can't
12 hear, so if I know you're coming, oh, she's
13 ringing the bell. The bells don't work, the
14 intercoms don't work. Do you guys have plans on
15 repairing that?

16 MR. PRIESTER: In the future we were
17 going to apply for --

18 MR. POUNDER: I was just on the phone.
19 Darlington Pounder, maintenance supervisor. Eli
20 from Vitcom, the intercom system down there are
21 dinosaurs. He came up the other day and he took
22 one of the old ones, and he's going to try to
23 fix it, but he said he don't know. He might
24 need to install a whole new system. So that's
25 what I'm waiting on now.

1 COUNCILWOMAN DAVIS: Okay.

2 MR. POUNDER: The steps, especially
3 over on the side with 13, 11 and nine, they're
4 in bad shape. But because of the weather, you
5 can't do it in this kind of weather. So I
6 brought that up to Mr. Priester too. We have to
7 do something about those steps over there.

8 COUNCILWOMAN DAVIS: And maybe you guys
9 can devise some sort of email blast or something
10 where that is posted on the website where
11 tenants can check and be like, these are the
12 things you guys have been complaining about,
13 this is kind of a brief update. Not necessarily
14 detailed, but at least something that makes
15 people know -- if you take your time and come
16 and sit here, it makes you feel like why should
17 I do this if I come and make this complaint and
18 nobody is going to address it. I appreciate
19 your effort just in listing all of the things
20 that you come across. I mean, there are
21 countless things that are wrong. And like
22 Commissioner Banks, my car has been scratched as
23 well. You know what I mean? People don't want
24 to be pushed out of their comfort zone. And you
25 cannot allow the residents to be made

1 uncomfortable by non-residents or by graffiti or
2 by excessive littering. It's important to
3 address these things. I know it's an
4 inconvenience, but it's an indication you're
5 putting forth an effort, and the bad guys don't
6 like that.

7 I don't have anything else.

8 Oh, the thing on Ann Street with the
9 parking, do you -- now that you're giving this
10 lady permission to park in a space that's not
11 occupied by -- is she gone?

12 CHAIRPERSON DENMAN: She's not on Ann,
13 she's here, 31.

14 COUNCILWOMAN DAVIS: Are you then
15 responsible for giving information to all of
16 your residents so that their loved ones know if
17 this space is available?

18 MR. PRIESTER: That's what we would
19 have to address. That's why I was saying if you
20 give it to one, you would have to give it to all
21 because that's what is going to happen. When
22 they see her parked there, they're coming in
23 that office. So that's why you would have to
24 think this out. You can't just say, boom.

25 COUNCILWOMAN DAVIS: With the residents

1 who have cars that are not working -- my
2 grandfather lives here, so I come here often,
3 and I've seen a car and it be covered in snow,
4 and then it will be covered in leaves, and then
5 the leaves will be under the snow, what --

6 MR. PRIESTER: We do have them removed,
7 but sometimes I know some residents go out of
8 country, and they don't notify us that they're
9 out of town, so when it snows there's nobody to
10 clean that car off.

11 COUNCILWOMAN DAVIS: So maybe there
12 should be a time frame within which if it's
13 evident that this car is not being tended to
14 maybe you should reach out. That way you know
15 this person is out of the country.

16 MR. PRIESTER: They usually leave us a
17 note.

18 COUNCILWOMAN DAVIS: You got to give
19 notice if you're going to be gone more than 30
20 days from your apartment. Am I right?

21 MS. INESTROZA: 30 days.

22 COUNCILWOMAN DAVIS: If you're gone 30
23 days you got to give notice to the housing
24 authority that you're going away.

25 MR. PRIESTER: They do that.

1 COUNCILWOMAN DAVIS: If someone comes
2 and complains, like Reena said, these people are
3 parked here. If you are on with that
4 information, like, oh, yeah, that lady went out
5 of the country, you know what I mean?

6 MR. PRIESTER: If it's her parking
7 space, you know --

8 COUNCILWOMAN DAVIS: But even, my point
9 is, I don't think there should be any broken
10 down cars just hanging out here on the property
11 regardless of their ownership, because there are
12 tenants that need to park.

13 MR. PRIESTER: I understand. No, we
14 don't allow that.

15 COUNCILWOMAN DAVIS: So all the cars
16 here are working cars then?

17 MR. PRIESTER: As far as I know.

18 COUNCILWOMAN DAVIS: I don't know. I
19 don't live here, I just come here to bring my
20 grandfather his food and I see the same cars.
21 Sometimes there's food on top of the car, and
22 the same food might be there for a few days
23 or -- so I'm just asking for clarification.
24 That's all. Thank you.

25 MR. MANFREDI: Thank you.

1 MAYOR DOUGHERTY: One comment before I
2 leave, our police chief is in the back. Ms.
3 Cotton mentioned some issues late at night. If
4 they call the police, they will respond.

5 CHIEF DEMNITZ: I just spoke with her,
6 and first of all, don't confront people. I know
7 like you're a tough woman, I would rather you
8 call the police. And I know there's a big issue
9 with the county and demanding names. You can
10 remain anonymous. Don't want to put anyone in
11 danger by calling the police, and don't be
12 afraid to be the squeaky wheel. It's important
13 to call. I did, I got the building, I put two
14 cops out there. I called that in. But call the
15 police. And please don't confront.

16 COUNCILWOMAN DAVIS: I'll send you guys
17 over the number. A lot of people complain when
18 they do call the police, oh, where are you at,
19 what's your name, what's your number. Hold on,
20 I just want -- but there's a number you can
21 call.

22 MAYOR DOUGHERTY: So would a letter
23 from the police chief or police department to
24 you so you can disseminate to the residents
25 saying don't be afraid to call, you can remain

1 anonymous, here's the numbers. Let it come from
2 him to you and then you send it out.

3 COUNCILWOMAN DAVIS: Exactly. What
4 people don't know is when you call 911 it's not
5 even our guys, you get the county, so if you
6 don't know that they try to get all the
7 information. They can be a little aggressive.

8 CHAIRPERSON DENMAN: Okay. Motion to
9 adjourn.

10 AUDIENCE MEMBER: Second public?

11 CHAIRPERSON DENMAN: I missed that.

12 COMMISSIONER BANKS: I thought we were
13 going into closed session.

14 CHAIRPERSON DENMAN: Tonight? For?
15 For what? Okay.

16 MR. MANFREDI: I don't have any matters
17 on the agenda for closed session.

18 CHAIRPERSON DENMAN: So we're going to
19 go into second public comment. Really ask
20 people to keep it to a five minute minimum --
21 maximum. Sorry. Microphone is open.

22 MS. INESTROZA: Lorena Inestroza, and I
23 still live at 39 Early Street. I just needed to
24 get some clarification on the record. We have
25 two or three visitor parking spots that we have

1 over on 39 Early Street, and I was advised by
2 Mr. Priester, because I too had an orange
3 sticker slapped on my driver's side window, that
4 the cars, which are basically tenants, can stay
5 there as long as they want. There's no time
6 frame on how long they're allowed to stay there.
7 And I think that's unfair and it's unfortunate,
8 and it shouldn't be. I think there should be a
9 time frame on how long a car can stay in a
10 visitor parking spot, considering they're
11 limited.

12 I have a sticker for 39, to park on 39
13 Early Street. Because of the new apartment
14 building you can't park over there either. I
15 can tell you that CVS is very accommodating, but
16 it's a hell of a walk if you have to leave early
17 in the morning or come home late at night you
18 can park there, they don't ever tow your car.
19 So if I can get some clarity on visitor parking
20 spots, and somebody who can be responsible for
21 oversight and tracking the cars that stay there
22 continuously that don't ever move.

23 The second thing is you had the
24 extermination log. Could you tell me what it
25 reflected for January 9th, the day I was home?

1 MR. PRIESTER: No, I didn't get that
2 one yet.

3 MS. INESTROZA: You didn't? Can you
4 give me the name of the employee who entered my
5 apartment with the exterminating company on
6 those logs?

7 MR. PRIESTER: Can I do that?

8 MR. MANFREDI: Afterwards, not on the
9 public record.

10 CHAIRPERSON DENMAN: Yes, not on the
11 public record.

12 MS. INESTROZA: Like I said, I don't
13 think anybody has ever been in my apartment.

14 Thirdly, tonight when I left to come
15 here there's approximately 16 shopping carts
16 scattered in the little alcove under our
17 building along with two or three bicycles, a
18 broken bench, which I think that would make an
19 ideal smoking area because it's back and it's
20 enclosed and away from the front door. Is there
21 some way we can get -- it looks like a junk yard
22 when you pull in there. My mother is appalled
23 when she comes in there. Is there some kind of
24 privacy -- because there's those columns. Is
25 there something we can put up so you don't -- I

1 don't know where you're going to keep -- 16
2 shopping carts outside and at least six inside
3 in the hallways, which looks horrendous.

4 CHAIRPERSON DENMAN: Can you comment on
5 this? Joe said he saw one shopping cart.

6 MS. INESTROZA: I have pictures.

7 COMMISSIONER VEGA: I seen one right
8 here.

9 MR. MANFREDI: I brought that one in.

10 MR. POUNDER: The tenants usually bring
11 them from the store. We usually gather them up
12 when there's a lot and take them back to the
13 store.

14 MS. INESTROZA: I counted them before I
15 came out here. I don't know what building. Did
16 you go to 39?

17 MR. MANFREDI: I brought one in.

18 CHAIRPERSON DENMAN: Take them back at
19 night, is that what they do?

20 MR. POUNDER: Tenants go shopping and
21 we bring the carts back when it's a lot over
22 there and we see it. We gather them up on the
23 truck and take them back on the store.

24 AUDIENCE MEMBER: I'm over there I get
25 12 shopping carts out of that room. Then I go

1 up on the second floor, there are two and three
2 more carts. I do it once every morning at six
3 o'clock.

4 CHAIRPERSON DENMAN: Thank you.

5 MS. INESTROZA: I just don't know where
6 there's a grocery store that close that seniors
7 can walk with 16 shopping carts. I find that a
8 little --

9 CHAIRPERSON DENMAN: CVS?

10 COMMISSIONER BANKS: Whole Foods.

11 MS. INESTROZA: Anyway, so the log --
12 could you give me some clarification on the
13 parking, on the visitor parking on the record?

14 MR. PRIESTER: I'll look that up. But
15 I believe I told you before it's three days.

16 MS. INESTROZA: Will you be providing
17 enforcement on those three days?

18 MR. PRIESTER: Yes, I will.

19 MS. INESTROZA: I think that's it for
20 now.

21 CHAIRPERSON DENMAN: Thank you.

22 MS. BOOZE: Again, Mary Booze again. I
23 just want to say to Maureen, I haven't -- I
24 figured the board was here to serve us. I
25 have -- when I said, my God or whatever, I

1 didn't need to be called out because that's the
2 way I felt. But when you're here to serve the
3 residents because you asked for that job, it's
4 not non-paying, volunteer job, and I want to be
5 treated with respect too. I didn't disrespect
6 you. When I was looking for my check because
7 nobody said to me, oh, your check, nobody signed
8 it, before when I ask for my check, oh, they
9 didn't sign your check because you did this or
10 you did that. You're here to serve me, the
11 residents.

12 And if you don't want to serve me then
13 you go back up to the council and tell them, oh,
14 I don't want that job. Because I'm not the one
15 that you, none of you up at the table talk to me
16 like I'm a nobody. I can say -- I thought we
17 was friends. I thought I could get along with
18 you. But for you to call me out, no, it's not
19 going to happen.

20 Okay. That's number one. Mr.
21 Manfredi, when I'm speaking I like respect. I
22 don't think you and Maureen should hold a
23 conversation while we speaking. That's
24 disrespecting us. Because you wanted to be a
25 commissioner, let's be it, but be a

1 commissioner.

2 MR. MANFREDI: You know I do respect
3 you, and when the chairwoman asks me legal
4 advice, or any commissioner does, I have to
5 respond and I'm taking notes. I never
6 disrespected you, ma'am, and I don't --

7 MS. BOOZE: I never saw you sit that
8 close up on the chair, and I've been here with
9 you for many years, and I know they're new
10 commissioners and I know they're learning their
11 job, but I just want a little bit more respect.
12 I mean, the whole time I'm talking, if you're
13 not texting, you all communicating. You and you
14 and you and you are the one that make the
15 decision what's going to happen in my life while
16 I'm in Manahan Village. And if you're going to
17 talk at the same time I'm talking then you're
18 not hearing what I'm saying. So maybe we can
19 get that under control.

20 Maureen, I have no ill feelings to you.

21 CHAIRPERSON DENMAN: Mary, none at all.

22 MS. BOOZE: Let's get along like
23 people. I was glad to see a new board here.

24 CHAIRPERSON DENMAN: Absolutely.

25 MS. BOOZE: But I don't know. Maybe we

1 can get along. We have to get along, because
2 you're not going to be able to talk while I'm
3 talking because I can get very, very annoyed.
4 Thank you.

5 CHAIRPERSON DENMAN: That goes two
6 ways.

7 COMMISSIONER BANKS: Can I make a
8 comment? Mary Booze, I know that you are
9 passionate about the residents and the resident
10 council, and you are diligent with coming to the
11 meetings. I think we all have disrespected each
12 other at some point or another. I don't think
13 that there's anything wrong with side talk
14 amongst the commissioners because there's some
15 business we may have to handle, some
16 clarification or whatever. I don't think
17 anybody is disrespecting you up here. Not
18 tonight anyway. Not tonight anyway.

19 MS. BOOZE: Side talking is good, not
20 while I'm talking.

21 COMMISSIONER BANKS: It's not done as a
22 personal attack on you, but sometimes side
23 conversation just has to be happening, and it
24 has to be done. And it's not a personal attack
25 on you. And I hope you feel that way. It's not

1 a personal attack. That's all I have.

2 CHAIRPERSON DENMAN: Thank you,
3 Commissioner Banks. I'm going to --

4 MS. MONTES: One more question. Kelly
5 Montes, 1304 Flagler Street. When it comes back
6 to the laundromat, there's only one in building
7 30, the three machines, three dryers, they're
8 only open nine to four. I really want to know
9 the reasoning. I have a child that plays for
10 three different sports teams, and we don't get
11 home until 10 o'clock at night, and I can't wash
12 the uniform. I don't know why we can't make the
13 laundry room available for longer hours, a later
14 time in the evening. I mean, nine to four
15 people don't do laundry, people go to work or
16 have other appointments and commitments. That's
17 pretty much it.

18 CHAIRPERSON DENMAN: Thank you. Can we
19 get a motion to adjourn.

20 COMMISSIONER VEGA: I make that motion.

21 COMMISSIONER SCHMIDT: Second the
22 motion.

23 CHAIRPERSON DENMAN: All in favor?

24 (Whereupon, all members in favor.)

25 (Proceedings were adjourned.)