MORRISTOWN HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
31 Early Street  
Morristown, New Jersey  
Monday, July 25, 2016  
Commencing at 6:00 P.M.

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TRANSCRIPT  
RE: Regular Open Public Meeting  
OF THE  
PROCEEDINGS

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MEMBERS PRESENT:

MICHAEL A. CHERELLO, Chairman  
DOROTHY HOLMAN, Vice-Chairman (On Speaker Phone)  
VERA WHITE, Commissioner  
MARION E. SALLY, Commissioner  
JEANINE CRIPPEN, Commissioner  
TERESA RODRIGUEZ, Commissioner

ALSO PRESENT:

LIZETH TAVERAS, Administrative Specialist  
DOUGLAS PRIESTER, Housing Operations Manager  
CYNTHIA SARGENT, Executive Administrator  
TIMOTHY P. DOUGHERTY, Mayor  
HILIARI B. DAVIS, Council Liaison  
JEAN P. WASHINGTON, Accounts Manager  
DARLINGTON L. POUNDER, Senior Mechanic

APPEARANCES:

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

REPORTED BY:  BETH A. BENSON, Certified Court Reporter

TAYLOR & FRIEDBERG, LLC  
Certified Court Reporters  
60 Washington Street  
Morristown, NJ  07960  
(973)285-0411
ALSO PRESENT:

MICHAEL MAURICE, Polcari & Company
MICHAEL W. CARLON, Geltrude & Company
AMY MORGAN, Geltrude & Company
MR. MANFREDI: Commissioner Holman is on the speaker phone for the record this evening.

CHAIRMAN CHERELLO: I, Michael Cherello, chairperson of the Board of Commissioners of the Housing Authority of the Town of Morristown, presiding officer at this meeting do hereby state it is now 6:02 in the evening on July 25th, and we are convening at 31 Early Street, Morristown, New Jersey, and do hereby announce publicly that proper notice of this regular meeting has been provided in accordance with New Jersey Open Public Meetings Act.

Roll call, please.

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

CHAIRMAN CHERELLO: Pledge of Allegiance.

(Flag was saluted.)

CHAIRMAN CHERELLO: Moment of silence, please.

(A moment of silence is observed.)

CHAIRMAN CHERELLO: We're still waiting
for our accountant to arrive, however, we have
our auditor here. Would you like to -- anything
you want to say or --

MR. MAURICE: Sure.

CHAIRMAN CHERELLO: We will take you
first. State your name.

MR. MAURICE: My name is Mike Maurice.
I'm with Polcari & Company. We performed the
audit for the Housing Authority for the fiscal
year ending September 30, 2015. Does everyone
have a copy of the report that was issued?

CHAIRMAN CHERELLO: Yes.

MR. MAURICE: So I'm going to review
some of the reports that are included in the
audit report, and then I'll go over some of the
major highlights. There's three main reports
that comprise the audit. The first is the
independent auditor's report, which can be found
on page six. That report is the auditor's
report on the financial statements. And the
authority received an unqualified opinion on its
financial statements, which is the best opinion
you can receive.

The other two reports are the Yellow
Book report and the OMB A-133 audit report.
Those reports can be found starting on page 36 of the audit report. Both those reports are, at least on the OMB A-133, that was an unqualified opinion, which is again the best opinion you can get, and the Yellow Book there isn't an opinion, it's just a report that we are required to provide.

The major things I'd like to discuss tonight, if you turn to page eight on the financial statements, which is the statement of net position. So for better purposes this would be the balance sheet, it's called the statement of net position. The authority this year was required to adopt another GASB, it was called GASB 68, which was accounted for pensions, and the effect of the adoption or implementation of that GASB was that the authority reported a 2.5 million dollar pension liability, and a prior period adjustment of 2.5 million dollars. So a little bit about what that means, that's the unfunded -- the State of New Jersey had to have a pension, an audit of the pension plan. And the New Jersey PERS system is underfunded. And what they did is the auditors came up with a schedule of what the liability of every
participant in the plan is, and the Morristown Housing Authority's share of the unfunded part of the pension liability is two and a half million dollars. So that was required to be recorded this year. The effect of that is it brought your unrestricted net position negative. Your liability is a non-current liability, which means it doesn't have to be paid within 12 months, but it is still a liability of the authority and you do show a negative equity for unrestricted net position because of the adoption of that. And there was no choice, you had to adopt that 68.

CHAIRMAN CHERELLO: I would assume every housing authority in the state shows that too.

MR. MAURICE: Every Housing Authority house in the state, just about everybody who is in the New Jersey pension system had to adopt GASB 68, and for most of the authorities it reduced their equity to a negative number. So you're not alone. It certainly isn't something that's particular to this housing authority, but it is something HUD should start to look at, because it basically wiped out the equity of
most housing authorities in this state with such a liability.

CHAIRMAN CHERELLO: As far as our individual pension plans here go, we're making our payments?

MR. MAURICE: Yes, you're making your payments that you're required to every March I believe the contribution gets paid, but the plan as a whole is underfunded, and the liability to this authority is two and a half -- I think it's underfunded by something like 38 billion dollars, which is a huge number.

CHAIRMAN CHERELLO: But we're doing our fair share.

MR. MAURICE: You're making the payments that the state has required you to make every year. Those payments have been made, and the employee contributions that are withheld are being remitted. There's no issue with the authorities on your end. I guess what happened was is the state back in 2008, we weren't required to make those contributions because the plan was doing so well. When the economy tanked in 2008 it wiped out a lot of the gains in the pension plan, and now we're left with this
underfunded plan and this liability.

If you turn to page nine, this would be the -- it's a statement of net position, or the income statement. If you look towards the middle of the page it does show -- shows an operating loss of $545,000, but adjusting that for depreciation, which is a non-cash expense, revenues exceeded expenses by $45,982, so the authority was operated at a profitable, if you take depreciation into account.

CHAIRMAN CHERELLO: Would you go over that just one more time, please?

MR. MAURICE: Certainly. If you look at your total revenues, and you look at your total operating expenses, included in those operating expenses is depreciation of $591,000. If you adjust the expenses for the depreciation, because depreciation is a non-cash expense, your revenues exceeded your expenditures by $45,000, meaning you operated within the revenue for the year. You didn't have to go into reserves to pay any of those. So you operated within your budget.

CHAIRMAN CHERELLO: And you find that to be acceptable?
MR. MAURICE: Yes, I would think so, yes.

COMMISSIONER WHITE: What are the reserves right now?

MR. MAURICE: They're negative.

COMMISSIONER WHITE: Our reserves are negative?

MR. MAURICE: They're negative because of the adoption of GASB 68. Your unrestricted net position is a negative $889,000. That doesn't mean that's the cash you have, that means that's what your unrestricted equity is. There's cash.

COMMISSIONER WHITE: How much cash?

MR. MAURICE: Cash equivalents, unrestricted is 1.7 million, and investments unrestricted is $725,000. So that's about 2.4 million dollars. But your liabilities, your total liabilities are 5.6 million in total. Because we had to -- we had the adoption of the pension plan of two and a half million dollars, and that wiped out your equity. It doesn't mean you don't have any cash, it just means if you look at your assets and what you owe, the liabilities exceed your assets.
CHAIRMAN CHERELLO: And that's probably something we're going to show from now on.

MR. MAURICE: That's something I would think you're going to show for now on, because that liability for the pension is just going up every year. It wasn't on your report last year, but depending on the year-end of the authorities, some authorities had to book it in '14, you booked it in '15, the liability has only gone up, so I don't see how you're going to reduce or bring your equity back to zero.

CHAIRMAN CHERELLO: And that's really totally out of our control.

MR. MAURICE: That's out of your control. It doesn't affect any of your PHAS scores, because it's a noncurrent liability. Your PHAS scores is based on your current liabilities, your current ratios, the mean R scores. That's not going to affect it so it shouldn't have any impact on your performance as a standard performer or high performer whatsoever.

That is I guess the highlights of the important things I needed to bring to your attention. If has anyone any questions I'd be
happy to answer them, or if you come across any
questions after tonight's meeting call my office
and I'd be happy to answer any questions as
well.

CHAIRMAN CHERELLO: Anyone else have
any questions?

Okay. Thank you very much. Appreciate
it.

I believe we have a gentleman here.

Are you ready for the budget?

MR. CARLON: Actually there's another
woman from my office. I thought she'd be here.
Traffic is pretty bad.

CHAIRMAN CHERELLO: What we can do
while we wait on that, we have some resolutions.

If you want we can move to the resolutions.

MAYOR DOUGHERTY: If you have an extra
copy I have a question, if I may. This is your
full audit report for the year?

MR. MAURICE: Yes.

MAYOR DOUGHERTY: I was late today.

Did you go through their issues they need to
correct? Did you find a lot of issues they need
to correct, corrective actions plan.

MR. MAURICE: There were no findings in
MAYOR DOUGHERTY: You found no issues in this whole audit for the Housing Authority?

MR. MAURICE: For findings that needed -- significant deficiencies?

MAYOR DOUGHERTY: Corrective action.

MR. MAURICE: There weren't any significant deficiencies.

MAYOR DOUGHERTY: Were there any deficiencies?

MR. MAURICE: Minor items.

MAYOR DOUGHERTY: Is there a corrective action plan for any deficiencies?

MR. MAURICE: There would only be a corrective action plan for material weaknesses or significant deficiencies, the requirements for the audit.

MAYOR DOUGHERTY: The only other question I have is for how long have you been doing the audit for the Housing Authority?

MR. MAURICE: I believe the first time we started doing the audit was in '03, '04. I think someone else came in afterwards, and then we came back somewhere in between. I don't know the exact number of years.
MAYOR DOUGHERTY: From the time you have been doing the audit for the Housing Authority have you found deficiencies where you have done a corrective action plan?

MR. MAURICE: There have been management letters that go to board. When you say --

MAYOR DOUGHERTY: I'll give an example, we do an audit report for our town council for our budget. They come up with anything that we need to be done, to be corrected that isn't being done right. You found no inefficiencies in the way they do their finances in the Housing Authority?

MR. MAURICE: We are required to for OMB A-133 to review what the major program is, to identify what the major program is each year. They have three programs here which can rotate in as a major program. It's the Capital Fund Program, it's the Public Housing Program and it would be the Housing Choice Voucher Program. There are certain items that must be tested according to the OMB for compliance with those programs. They include such items as recertifications of the tenants each year by
filing out form 5058, getting earned income verification from the state's EIV system, getting third-party documentation from the employer of the tenant if they have such an employer, documentation of Social Security benefits or Social Security Disability, any EBC benefits that they might get. They're required to have Social Security cards, and 214 citizenship. We select 40 tenant files for the voucher program, the year that's audited, and in the Public Housing Program. Those items have always been present in those programs.

The next major program that they would have is the Capital Fund Program. Under that program they are required to file a Davis-Bacon, they are required to go out for bid over 5 unless they have a qualified purchasing agent, which I don't believe they have, and it would be $40,000. And they are required to file a budget, a five-year plan, an annual plan. We get a copy of that budget, the Capital Fund Program, and we look at the expenditures and projects that the Housing Authority takes on. If those projects aren't in the five-year plan or the annual plan, they would be ineligible, it
would be listed as a finding in the audit report, and the Housing Authority would have to repay those funds from non-governmental funds.

There have been no deficiencies where they did not go out for bid on contracts over 17 five, there have been no parsing of contracts over the time we have done the audit, and they have complied with Davis-Bacon for those three programs.

So in the context of HUD for the compliance requirements for the authority, did they have any significant deficiencies or material weaknesses, the answer to that question would be no. Do we make adjustments to the financial statements of the Housing Authority, for example, we did book the two million dollar liability to -- for GASB 68 for the unfunded pension plan. That's something that sometimes depending if the fee accountant or the controller understands how to book or doesn't book, we will make the entry. This is typical of most housing authorities that there are sometimes adjustments that are made that exceed materiality that we don't make as a -- because it's going to be inconsequential to HUD or to
the board because the calculations quite frankly sometimes are complex to make those adjustments. If there were entries that were not made, such as they just willfully didn't want to record depreciation, or neglected to record a liability, we would make that as a significant deficiency and report that as a finding. But typically since you hire a fee accountant, they absorb most of that liability, if you will, and those entries are recorded.

So it's not that it doesn't happen, because we have housing authorities all through the year which we do have findings on, and some may be compliant, some of them may be for not recording entries. But with this Housing Authority you had a fee accountant that had been pretty decent, has gone in and recorded those entries. Your staff for Section Eight and the public housing program are on top of it. If you're not doing those reviews, HUD also comes in and does reviews. The financial audit is not the only audit that typically happens with the Housing Authority. I know when you have the audit for the municipalities, I know you get a litany of findings.
MAYOR DOUGHERTY: Just two.

MR. MAURICE: They list a lot of different items. So it's very --

MAYOR DOUGHERTY: I appreciate it. I get it. I sit on the commission for the state for the Highlands, so we go through the same for the audit, what you're doing with the audit, and they don't find any findings either.

The only other question I have, who picks the -- who randomly picks the 40?

MR. MAURICE: Someone on our staff.

What we do, Mr. Mayor, is we ask the Housing Authority for either the register, which is the listing of all the tenants, or we ask them for the rent roll. Each month's rent roll, not just in September. We ask for each rent roll for the 12 months in the fiscal year. We select basically three, and then we pick four additional to make 40. That is for a standard size for statistical purposes, gives you the amount for a population so that if you got one deviation you can expect one deviation for every 40 in the population. So statistically we are required to pick 40. So we pick 40 disbursements, we pick 40 of the program that's
a major program, whether it be public housing or low rent public -- or voucher program, we pick 40 from that. The sample size is picked from us. It's a haphazard sample, which we just go through the rent roll and pick names out at random. Everybody has a chance to be picked. We just go through and drop a pencil on the page and that's the one we pick.

MAYOR DOUGHERTY: Appreciate it. Thank you.

CHAIRMAN CHERELLO: Thank you very much. Now that we have the accountant here, if you'd like to come up, and we will go over our proposed budget.

Let me just remind everyone that by law we have to introduce a draft of our budget, and it has to be done 60 days prior to our ending of our fiscal year, and that puts us here today. Now, this doesn't mean that there won't be changes to this budget. There could be a good amount of changes to it. But by law we have to send something to both Trenton and to HUD.

Having said that --

MR. CARLON: So we were just going to basically go over what procedures we had
performed on setting up the budget, essentially what we had done, and some of the numbers in the budget, and then really just field any questions that you may or may not have, so --

CHAIRMAN CHERELLO: Okay.

THE REPORTER: Can I get your name?

MS. MORGAN: Amy Morgan. The starting point for the budget was the June 30th actual numbers. From there, for the most part we annualized those numbers and came up with an estimate for 9/30/16, and based on those numbers we created the budget. Some exceptions to that would be utilities where we don't just annualize it, because the last three months of the year tend to be -- they're the summer months and utilities tend to be higher for electricity. The biggest difference between the budget and I'd say what we project for this year would be the salaries. And I think the primary reason is when we do the budget we're not -- the budget doesn't have overtime budgeted into it, whereas the actuals, if there was overtime that was necessary throughout the year, the overtime is there in the actuals. So that's the budget. If you have specific questions --
CHAIRMAN CHERELLO: So you're saying the only thing you can't really put a handle on is overtime in the draft, in this proposed budget, but when we get to our final budget we will have a better idea, we will have a number on that?

MS. MORGAN: I would need input from people here as to -- I could do it and assume the overtime would be consistent over the year based on actuals from prior years, if that's what everybody wants.

COMMISSIONER CRIPPEN: Are you looking at the departure from overtime last year in salaries, is that the departure you're looking at?

MS. MORGAN: Correct. Well, you can see it in both, if you were looking at last year's and you were looking at the projection for this year's actuals, you'll notice that the budget is a little bit lower in all the categories.

CHAIRMAN CHERELLO: Do you have a page?

COMMISSIONER CRIPPEN: Do you have a page you can direct us to?

MS. DAVIS: Can I have a copy of that?
CHAIRMAN CHERELLO: Not until we approve it. It's a draft.

MS. MORGAN: It's going to be in the -- more towards the back in the financial pages of the packet, there's going to be pages which are F --

CHAIRMAN CHERELLO: F-1, F-2.

MS. MORGAN: F-1, F-2, F-3, the salaries you'll see on F -- well, the budgeted numbers are on F-4, and last year's budgeted numbers are on F-5. And this report actually does not have a comparison to last year's actuals or this year's estimate.

CHAIRMAN CHERELLO: Is there any main departure from last year's budget to this year's budget?

MS. MORGAN: There's not too much, no. Like I said, the salaries in both budgets are a little bit lower than last -- I'll call it actuals from the prior years, because of the salaries. But everything else, last year the way this budget packet worked, the money that you get to fund the debt servicing didn't get factored into the budget in this template, the way they worked this template, so this year it
did. So you might notice a little bit
difference in that. But that's on the revenue
side, not the expenses. But other than that,
utilities are pretty much in line. And all the
other admin expenses tend to be in line with
last year's budget.

CHAIRMAN CHERELLO: Does anyone have
any questions?

COMMISSIONER SALLY: I just want to
know, if there are any changes made to this
budget after it's adopted, regardless of what
kind they are, you would still have to get
another resolution.

MS. MORGAN: Correct. If this one gets
approved and then any changes that get made.

COMMISSIONER SALLY: Okay.

MS. MORGAN: And I didn't make any
changes to the prior year's budget, so you never
had any kind of resolution regarding last year's
budget, but the year we're in, no changes were
made to that budget.

CHAIRMAN CHERELLO: And then we would
have a final resolution for adoption.

MS. MORGAN: Yes. If you made changes
then you'd have to go through that resolution
process again.

CHAIRMAN CHERELLO: Just really for clarification, accepting this makes us in compliance with the law, but doesn't bind us to this actual document and these numbers.

MS. MORGAN: Correct. You can submit changes.

CHAIRMAN CHERELLO: Last year I noticed that we did both at the same time, used this draft for both federal and -- which meets our legal obligation at this point. And again, we have two more chances. Any changes we make have to be done by resolution, and then the final adoption, which has to be done by resolution.

So any other questions on that?

Joe, do you by any chance have a prepared resolution on this?

MR. MANFREDI: We prepared one for the DCA submission. That's what we got from staff. But if you need one for federal, it's not a problem. Is that your question, chairman?

CHAIRMAN CHERELLO: Yes. I mean, I saw that last year we did it for both.

MR. MANFREDI: If you adopt the one, if the board finds the one in the package
satisfactory and adopts it, you can certainly do
a resolution from the floor to submit it to
federal, and I can prepare that.

COMMISSIONER CRIPPEN: Can I ask a
question? Is there a subcommittee that is
supposed to be reviewing this more carefully, or
is it just each housing commissioner is supposed
to look at this and digest it?

COMMISSIONER SALLY: In the past I know
when I was executive director we had a
committee, a finance committee.

COMMISSIONER WHITE: Finance committee.

COMMISSIONER SALLY: That would always
review this, even before the rest of us
commissioners got it. Because when you get it
in your package, you got three or four days to
try to read it, digest it. So we always had a
committee who would also come to the full board
and make their suggestion as to whether it
should be adopted or not. And I don't think
that there was a committee to review this.

CHAIRMAN CHERELLO: No, I think Frank
was the last member and he resigned. He and
Mary Dougherty as a matter of fact. They both
resigned.
COMMISSIONER WHITE: I think we need to select two more people to be on the finance committee, because we always need to have a finance committee before we come before this board. And the chair is also on that committee.

COMMISSIONER SALLY: That's sort of like putting the buggy before the horse at this point, because we got to move on this.

CHAIRMAN CHERELLO: Well, knowing that it can be adjusted, and it's truly I guess to meet our legal obligations, but we as a board are not bound by this in itself, and we can make changes, I think we should do it tonight. And also we will establish a finance committee who can sit down with our accountants and ask any questions they want, go over the whole thing, and then they can come back and report to the entire board. Is that acceptable to everyone if we do that?

COMMISSIONER WHITE: That's fine with me.

COMMISSIONER CRIPPEN: Yes.

CHAIRMAN CHERELLO: And then we will also use this as our draft for HUD.

COMMISSIONER SALLY: Yes.
MR. MANFREDI: Okay.

CHAIRMAN CHERELLO: Okay. Thank you.

That being the case, we will move these resolutions, and then we can go back into our regular agenda.

I have a resolution 2016-06 approving and authorizing the mileage reimbursement rate set by the IRS each year. Do I have a motion?

COMMISSIONER WHITE: I'll move it.

COMMISSIONER SALLY: I'll second.

CHAIRMAN CHERELLO: Motion and a second. Do we have a discussion on this?

Let me just say on this, if you recall, each year we would have to accept the number for that year, and what we're going to do tonight is instead of going through this each year, whatever the IRS says is the reimbursement rate, we will automatically put that in the plan. Okay?

Can I have a roll call, please.

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

CHAIRMAN CHERELLO: We have Resolution 2016-11, this is a resolution renewing contract for the pre-REAC UPCS inspection with Midwest
Inspections. Do I have a motion and then a second, and then we'll have a discussion?

COMMISSIONER CRIPPEN: I'll move it.

COMMISSIONER SALLY: I'll second.

CHAIRMAN CHERELLO: I have a motion and a second. Now a discussion. Does everyone recall from last year what this is?

COMMISSIONER SALLY: Yes.

COMMISSIONER WHITE: Can you repeat that resolution? I don't have my package with me and I didn't really hear what you said.

CHAIRMAN CHERELLO: It's renewing the contract for the pre-REAC inspection, which if you recall from last year we brought a company in that did a HUD inspection for us prior to the HUD inspection. And not only did they point out all our deficiencies, but also generated work orders to correct those. And for the amount of money, which is $3500, I think it was well spent because our score improved considerably.

Any other discussion?

COMMISSIONER WHITE: I do remember this and I think they did do a good job. So I think it's something that we probably should do again.

CHAIRMAN CHERELLO: Roll call, please.
(Roll call was taken with all voting in favor.)

CHAIRMAN CHERELLO: Resolution 2016-14, this is a resolution awarding a contract to power wash the townhouses in Manahan Village. A motion and a second and then discussion.

COMMISSIONER WHITE: I'll move it.

COMMISSIONER CRIPPEN: I'll second.

CHAIRMAN CHERELLO: Discussion? If you all recall, a couple months ago or thereabouts we had a request from the residents of Manahan Village if we could get in there and power wash the townhouses, and this is a response to that request.

COMMISSIONER SALLY: My only question would be, because it doesn't say in the resolution, hopefully that includes all the townhouses throughout the Manahan Village. Right?

CHAIRMAN CHERELLO: I believe so. I don't think we're picking and choosing one or two.

COMMISSIONER SALLY: As long as --

CHAIRMAN CHERELLO: Right, Sonny?

MR. POUNDER: Yes, it's all of them.
CHAIRMAN CHERELLO: Roll call, please.

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

CHAIRMAN CHERELLO: 2016-22, this is a resolution approving the introduction of our budget for the fiscal year ending September 30, 2017. Motion and a second and any discussions if we need it.

COMMISSIONER CRIPPEN: It's implicit that the budget be reviewed. That doesn't need to be in the resolution. Right?

CHAIRMAN CHERELLO: Right.

MR. MANFREDI: I can always add it, just so it's in the record, and what I'll do is after this one I'll do a mirror resolution with number 23 for HUD, and I'll put it in both items.

CHAIRMAN CHERELLO: Okay.

COMMISSIONER CRIPPEN: I'll move it.

CHAIRMAN CHERELLO: Second?

COMMISSIONER WHITE: I'll second it.

CHAIRMAN CHERELLO: Any other discussion on it?

Roll call, please.

(Roll call was taken with all voting in
CHAIRMAN CHERELLO: And then I guess we're going to add 2016-23, which is going to be an identical resolution except it's going to go to HUD.

MR. MANFREDI: That's correct.

CHAIRMAN CHERELLO: Motion and second, please?

COMMISSIONER CRIPPMEN: I'll move it.

COMMISSIONER SALLY: Second.

CHAIRMAN CHERELLO: Discussion, if any?

Roll call, please.

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

CHAIRMAN CHERELLO: I'd like to thank our accountants and our auditor. Thank you very much. If we have any questions I guess we can get back to you guys at any time. Thank you.

At this time we will have our first public comment. Please come up, state your name, where you live.

MS. COTTON: My name is Tawana Cotton. I live in Manahan Village. And I have a few questions to ask. First, I'd like to make a request that in the future can there be like a
stand here, even a small, like a band stand that
someone can put their notes on. Often times
people come with paper. It would be nice to
rest it on something. That's one request to
throw out there.

Tenants have asked me what the proper
procedure is to follow when it comes to your
inspection and when you get the form of what
needs to be repaired. There's been conflicting
information from the office, either from myself,
I've called over and put in a work order. And
after reading off the list I was told, oh, no,
tenants don't put in work orders for that, we
get the form after the inspection is done and we
will come out. After a few months went by I
actually called back and put those work orders
in for myself to get it done. I just want some
clarity and other tenants want clarity what the
proper procedure is. Is it that maintenance
gets the work orders from the inspection form
that is submitted to them after it's done, or is
it the tenant's responsibility to call after
they get the sheet of what needs to be repaired,
call over and ask for it to be repaired?

CHAIRMAN CHERELLO: Sonny?
MR. POUNDER: When you have an issue you call in for a work order.

MS. COTTON: I'm talking about when it's inspection time and they come in and do the inspection and say, oh, you have a ripped screen, and they make a note, and you get a list of things that need to be repaired. Would I then take that list and call it in and say I need XYZ repaired according to that form I got?

MR. POUNDER: No. Usually what they do is when they get time they'll come around and make the necessary repairs.

MS. COTTON: Okay.

MR. POUNDER: You're talking about what management does?

MS. COTTON: Yes, talking about when management does that.

COMMISSIONER WHITE: Talking about the punch list.

MR. POUNDER: If it's an emergency, if it's an emergency you have to get to it in less than 24 hours. But if it's a punch list with items, they usually schedule that and come around and do them.

MS. COTTON: Because on the form I...
think it actually says you could be fined or something, so there was that urgency to know what to do.

COMMISSIONER CRIPPEN: I'm going to suggest any time a resident has a complaint that should be logged into the system, because the REAC inspectors or the REAC pre-inspectors aren't always looking at the same thing that residents are reacting to. So I mean, you're obviously going to go to the apartment and fix all the things on the REAC pre-inspection, but all the work orders that have been called in by the resident for that same unit should be obviously taken care of at the same time in a timely manner. There should be no crossing over between REAC inspectors, REAC re-inspectors and tenant complaints. If a tenant has a complaint called in, it should be logged and addressed, completely separate from the REAC.

MR. PRIESTER: And that's how it is. If a tenant calls in a work order, they generate that work order. When REAC comes out to do the inspection, staff generates those inspections. And just say, for example, if REAC goes out and there's chipped and peeling paint, we in the
office will generate that, maintenance will take
care of that. If you call and say your toilet
is backed up, you generate that work order and
maintenance is dispatched.

COMMISSIONER CRIPPEN: A tenant should
never be told oh, no, no, no, that that call
should be logged in and addressed.

COMMISSIONER WHITE: I think what she
was talking about, Commissioner Crippen, is when
housing goes out and does the inspection, and
they go in those apartments, a lot of the
tenants wonder what they should do, because
sometimes they don't get back around to them
fast enough, so they don't know if they should
be calling them in. But you have that punch
list, and like Sonny said, I guess they generate
them to different ones to go in and repair the
apartments whenever they get time. That's
what --

COMMISSIONER CRIPPEN: What I got out
of the conversation also was that we were
calling the office and we were being told no,
and that shouldn't happen.

COMMISSIONER WHITE: She did say that.

MS. COTTON: That was happening to me.
COMMISSIONER CRIPPEN: As far as I'm concerned, if it was my policy, every tenant call needs to be addressed.

CHAIRMAN CHERELLO: On the REAC inspection, as we approved tonight, that may generate 1500 work orders, and obviously we're going to take care of those by order of importance. So that's one of the things that this company that we adopted tonight, not only do they do that inspection and give it to you, they generate a work order for us so we know, we have the identical copy, and we have a work order. So it's -- but they will do that on a level of importance.

MS. COTTON: Okay. I also had a question, because I go visit some of my seniors on top of Flagler Hill. One of my seniors is 75, she wants her unit painted, and she was told that she would have to come pick the paint up and paint it herself. So there was concern about that. Is that a written policy that is --

COMMISSIONER SALLY: That is not the policy. I can't imagine anybody telling her that.

CHAIRMAN CHERELLO: I can't imagine
anybody saying that to her. I'm not disputing you, I can't imagine --

    MR. MANFREDI: Can she come in and speak to Mr. Priester and tell him?

    MS. COTTON: I don't know if she can have her children come in. Sometimes she can't walk.

    MR. MANFREDI: Can Mr. Priester speak to her on the phone?

    MS. COTTON: Yes. I'll tell you who it is. She needs a lot of work done. She's lived there 20 years and it looks like it.

    COMMISSIONER SALLY: It's our policy by the way for seniors, we'll paint them every five years if they request it.

    MS. DAVIS: Is that just for seniors?

    COMMISSIONER SALLY: Just for seniors. We will supply paint to all the other residents, but they must paint themselves.

    COMMISSIONER WHITE: Is that a policy?

    COMMISSIONER SALLY: That is a policy.

    COMMISSIONER WHITE: I never really liked that policy. I don't think it's fair that a tenant should have to paint their own apartment.
COMMISSIONER CRIPPEN: In a multi-family program they're not permitted to paint their own.

COMMISSIONER WHITE: I didn't think so. I just never thought that was right.

CHAIRMAN CHERELLO: If you guys remember back to Ms. Laura Leach and her painting, so some of us remember that very well.

COMMISSIONER WHITE: I remember it.

CHAIRMAN CHERELLO: Looks like it's -- anyway, we will --

MS. COTTON: That's great. I have a few more things. Some of the tenants were concerned that -- so they live, they've been living here for ten years, and solid income, and they wanted to know why when the Section Eight list comes up, it's kind of hush, hush, no one knows about it until it's closed again. And I know we don't really have any more programs that help people with like self-sufficiency where they're actually having a program where it allows them to let's say prepare their rent to own, or buy their own home, things like that, and a lot of tenants would really like to do that. They don't want to spend the rest of
their life there. And for those who do that's
fine too. But it would be nice if we can get a
letter, something saying the list is about to
open up, and maybe during recertification if the
tenant has resided there for a long period of
time maybe that could be a question, oh, have
you ever thought about the Section Eight. Or
ey they have a program called Habitat for Humanity
in. Because I think after they start seeing
some people who get the information, that they
don't, and after they move they say, oh, I heard
about this. So it would be nice if we had
access to that information, because wouldn't
that be a great thing if the Housing Authority
could say our tenants after ten years they're
able to do this, we have a list of how many
tenants have done that. That would be really
nice instead of having five generations living
in Manahan Village. So that's just a question
some of them had when I was discussing, just
talking with neighbors. They like to ask
questions, and I said I'd go to some of the
meetings, and I'd be glad to bring that up to
the board.

COMMISSIONER WHITE: Excuse me, Doug,
do we still have that program?

MR. PRIESTER: We have the family self-sufficiency program, but it's only for the voucher program. HUD is talking about extending it to families in public housing, but it has not reached that stage yet. Morristown Housing Authority Section Eight waiting list or Section Eight program has been closed for several years. The Department of Community Affairs just opened up theirs in June, and I think the community gets confused with who is who. We have three, we have Morris County, we have Morristown, and also the Department of Community Affairs. A lot of them are online, but the Department of Community Affairs is the state-ran voucher program. Morris County and Morristown are federally funded. And then there's Boonton, Madison, and Dover. And all of them are residents first preference.

MS. COTTON: Okay. I'll let them know that.

And also, I wasn't able to get a copy of this, but I know that some of you are aware that Mary and I were given a draft of having the building, as far as the residents, once they
form a resident council. And so our concern was, first of all, I don't have a computer to go back and forth, and readjust or -- but what we would like is the same offer that Cornerstone was given as far as total use of the building. And I have a copy of their proposal, and they were also -- it was saying the Housing Authority will be responsible for costs associated with the use of the building, cleaning, maintenance, utilities, etcetera. So we'd like that same information to be in this, once there's an official copy of this. We don't want anything taken out of the building. I feel that we're tenants, and so we shouldn't have to compromise or have things taken from us, and have to clean the building ourselves with a stipend that's given to us of $420 for labor and cleaning the building with that amount of money.

COMMISSIONER WHITE: I'm sorry, where did you get that from?

CHAIRMAN CHERELLO: You guys several months ago. It's a draft.

MS. COTTON: It's a draft that came out.

COMMISSIONER WHITE: It was something
we all agreed on?

CHAIRMAN CHERELLO: No, no, no.

COMMISSIONER WHITE: That's something that needs to be voted on.

CHAIRMAN CHERELLO: It's a draft to do exactly what's occurring right now to jump start the conversation so we can move on to something more concrete. It's been several months since that went out, and this is the first response, which is that was what it was meant to do, exactly what you're doing tonight, that we've gotten. So I had no problem making adjustments. Again, it was a draft. I'm all for handing over the keys to you. I can have Sonny do it tomorrow.

MS. COTTON: Because today I was waiting outside with my kids and couldn't get in the building at eight o'clock. So we need to do something with that.

CHAIRMAN CHERELLO: Let me say this to you, Mary Booze's name is on there. I get the impression Mary really doesn't want to get involved, although she talks it. So if you find someone else who wants to get involved with you, we will deal with them also. But you do
understand in six months you have to have a resident council in place. This is by far the best deal I've ever seen come out of this Housing Authority to jump start the resident council.

COMMISSIONER WHITE: I don't know about that. But anyway, in any event, you guys get that resident council together.

CHAIRMAN CHERELLO: You can have it now. We will make some adjustments. I have no problem making adjustments. Then the rest of the board has their input, we vote on it. And then you have six months to get it, you know, the resident center is yours, you got the keys, you're running it, but you have six months to have an official election and to get it all done.

MS. COTTON: Yes.

COMMISSIONER WHITE: Do we have to fix the building before we give it to them? The resident center is in the worse condition I've ever seen it before in the years it was there. You have got the kitchen floor sinking in, you have got no air conditioner over there. It's deplorable. These people don't have the money
to fix that building.

CHAIRMAN CHERELLO: We don't expect

them to fix that building.

COMMISSIONER CRIPPEN: I'd like to say

I did just pop into the resident center

completely unannounced, and yes, the heat is

incredible, the air conditioner obviously needs
to be repaired. However, I would like to report

I found it very clean. There was some dirt on
the floor. I think that's something that when
the guys open in the morning, five minutes of
mopping will get rid of the dirt on the floor,
and that should be done every day. I went in
the kitchen, I went through the appliances.
There's one refrigerator under repair, but
apparently that motor is coming in tomorrow and
should be repaired. All the other appliances
were functional. Everything was clean. So I
would -- I'm just -- and I can't attest to what
others -- I'm not refuting what others have
reported in the past, I'm just reporting on what
I found on my visit, the state of the resident
center today. And I was glad to hear that after
hearing some -- I found it to be very clean,
very orderly, everything functioning. And it
should not be the resident's responsibility to
make repairs or anything like that. But this
is, like Mike said, it's a starting point.

COMMISSIONER WHITE: Did you go
upstairs?

COMMISSIONER CRIPPEN: I didn't go
upstairs.

COMMISSIONER WHITE: Go upstairs when
you go back and see that ceiling that's falling
down.

MS. COTTON: I have one more request.
When we were serving the kids lunch just before
that, we were out on the patio in the back and
came in, and it totally smelled like ammonia.
And so I asked the maintenance workers, I said,
you do know we're leaving here at 12:30, but we
hadn't had lunch yet. Oh, no, we're just
cleaning up some of the stains on the floor.
But it was really strong. So to have kids sit
in there and eat under those conditions, I was a
little disappointed that that happened. And
that was the night that they were going to come
back, they left the door open to the kitchen,
which is why the alarm went off and the
authorities were called there.
VICE CHAIRMAN HOLMAN: I don't know who's saying that resident center is clean, but that kitchen is not clean. It stinks. There's things growing in there. So I don't know where everybody is saying that they went in there and that resident center is clean.

COMMISSIONER CRIPPEN: I did take photos if anyone is interested.

MR. PRIESTER: We had maintenance staff go in there last week.

COMMISSIONER SALLY: Let her know that was today.

COMMISSIONER CRIPPEN: And I heard that the morning program is going well, and the feedback I did get is that the problems that they are having with the maintenance of the building is during the rentals. After the facility is rented out to a private group, they don't clean up, things are damaged, and then they're having to put it back together and clean it up. So that's -- and that's something that's going to be an issue.

COMMISSIONER WHITE: That's why we had in place, in the past we charged the $500, we paid -- because all this money came from the
resident center, it didn't come from the HUD funds or anything, it came from money generated from the center. We paid a resident $100 to stay there for the entire meeting, and I think they had a list of residents that they would choose during each event, and they paid one resident $125 to go in and to clean that building up. This woman is professional, she buffs the floors out, she does everything. And therefore the building -- the upkeep of the building was fine at that time. But then when they stopped that, and you have no nobody monitoring, because you can't have a function over there and not leave somebody over there to see what's going on. And so therefore everything started deteriorating there.

COMMISSIONER CRIPPEN: Sounds like we have a starting point.

CHAIRMAN CHERELLO: Hopefully, Ms. Cotton, you can either talk to Mary, if she's interested, fine, if not, find someone else who's interested in starting a resident council, and we will sit down and make adjustments to the draft.

COMMISSIONER WHITE: You and Mary are
working on the resident council. Right?

MS. COTTON: We are.

COMMISSIONER WHITE: Mary is interested. She's just not going to jump in feet first. But I'm sure she's interested.

MS. COTTON: Her thing was, I don't want to quote her, that she doesn't work for free.

COMMISSIONER WHITE: Nobody at this table does.

MS. COTTON: I think that was the issue.

CHAIRMAN CHERELLO: Let's see, everybody here is working for free.

COMMISSIONER WHITE: I'm talking about on our jobs.

MS. COTTON: But we're in the process of that. I think for us it would be nice if when we had a meeting, instead of just with the executive director, there was some other -- someone else present just so we can --

CHAIRMAN CHERELLO: I will talk to the director about that. And what I would like to do, once the resident council is formed, whether it's a half hour before, if we have to move our
time, we can have a meeting with the commissioners and the resident council, and then we can move into our regular meeting after that. So that time would be just for you. I've already talked to him about that. All we need is a resident council.

MS. COTTON: Great.

COMMISSIONER SALLY: Thank you.

COMMISSIONER WHITE: Thank you.

CHAIRMAN CHERELLO: Any other comments from the public?

VICE CHAIRMAN HOLMAN: Commissioner Cherello --

MR. PRIESTER: She wants to know if the air conditioner is going to be fixed.

CHAIRMAN CHERELLO: I don't know. I can't answer that now. I don't have an answer for that right now.

VICE CHAIRMAN HOLMAN: Okay.

CHAIRMAN CHERELLO: I know I also talked to the director about the grounds down in Manahan Village, and he is going to look in to see if there's any money available, because we need a complete overhaul outside of all the buildings down there. Every shrub has to be
ripped out, new plantings put in there. We have
to have some work done around all the stoops
where people can sit at night. And it can't be
green because it all turns into mud. So I have
talked to him about that, and he said he's going
to look into the money and see if we can get a
grant. If not we're going to have to budget
something and do something down there. When you
ride by at a distance it looks okay, but when
you get in there and you really start to walk
around, then you can see all the different
things. For instance, now we're working on our
ground hogs, and that is a continued process,
filling the holes with stone, right Sonny, and
then cement. We're going to do our best to get
rid of them. So we do listen to what people
say. And we're going to hopefully move in the
right direction and take care of these things.

Okay. Approval of minutes from last
month. Do I have a motion?

COMMISSIONER SALLY: I'll move it.

CHAIRMAN CHERELLO: Do I have a second?

Mrs. Rodriguez, can you give a second on the
approval of minutes? I just need a second on
the approval of minutes.
COMMISSIONER WHITE: I don't have mine in front of me.

CHAIRMAN CHERELLO: I just need a second.

COMMISSIONER RODRIGUEZ: Yes.

CHAIRMAN CHERELLO: Yes. I have a motion and a second for approval of minutes. Can I have a roll call, please?

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

CHAIRMAN CHERELLO: We have a written executive director report that was in everybody's package. Douglas, as acting director do you have anything you'd like to mention?

MR. PRIESTER: No. It's all good.

CHAIRMAN CHERELLO: Thank you very much for that report.

MR. PRIESTER: Oh, there are a couple of items. I know last meeting Ms. Gramby on Ann Street was complaining about her noise overhead. We did send a memo out to all the residents of Ann Street, that tenant above her has got a notice of lease violation, and working up to that I did go out one Friday night to stay over
just to see if I could hear any noise. I knocked on Ms. Gramby's door to let her know I was there to monitor that. That night there was nothing, no noise. The police was called, Ms. Gramby called the police on several occasions. But I guess by the time they got there, the noise had stopped also. So we are taking everything that she says in consideration. And also, the same thing with Ms. Austin. I have addressed that issue with them also. And her neighbor is now upset because they are thinking they are going to be evicted. They're 83 and 81 years old. They say they don't have the TV on because the police was called on occasion, and they said they respect her. They turn down the noise after 10 o'clock. They do not. So I don't know if this is coming from another apartment. She bangs on their wall, and they're upset that she's banging on their wall for the noise, and it's not them.

COMMISSIONER SALLY: I'd just like to interject if I could, especially as it relates to Mrs. Alberta Gramby. Mrs. Gramby has been a resident of Morristown Housing Authority for at least 65 years.
MR. PRIESTER: 1955.

COMMISSIONER SALLY: She raised her children in Manahan Village, she was transferred to building 40 after her kids, you know, got older and moved out. And then we transferred her to Ann Street. And I say all that to say this, she just turned 90 years old. She's been an excellent resident of this authority. Never had a problem out of her. Always paid her rent. Would do anything she could do to help anybody. And I just feel that it is really a shame that at this point in her life she can't have a quality of life where she lives, which is what we're supposed to be offering our seniors. Now, as a senior citizen, if you live long enough, all of us won't be able to see too good or hear too well. And the bottom line is if you're violating your lease, I just want to know when did the rules change. How many chances do you get. This woman has been complaining I know at least a year. If you're sending out a notice to cease, we have an attorney for that. If that notice to cease goes out and they still continue to violate that notice to cease, how come the next step hasn't been taken on that? Why is
this person, whoever it is overhead, still here
almost a year later violating her lease? If you
can't answer that, it's a legal question, Mr.
Manfredi, can you tell me why?

MR. MANFREDI: Shouldn't have --

COMMISSIONER CRIPPEN: Has a notice of
termination gone out?

MR. MANFREDI: We have not been
instructed to file anything.

CHAIRMAN CHERELLO: I think the problem
just, and I agree with you absolutely, but I
think the problem is every time it goes to be
investigated they don't find anything, if I have
that right. So I'm just -- so we have a
complaint, it's being investigated real time,
and they're not hearing anything, they're not
finding anything.

COMMISSIONER WHITE: The police have
never found anything, Doug?

MR. PRIESTER: No.

CHAIRMAN CHERELLO: That's all I'm
saying. I agree 100 percent. But there has to
be --

COMMISSIONER SALLY: Maybe we --

MR. PRIESTER: On one occasion, and I
love Ms. Gramby also, but when she made the complaint wasn't even home, she was away in Ukraine.

COMMISSIONER SALLY: You know what, I still think we need to put forth more effort. You said, and that's wonderful. And I know that you do. Because I know that you go above and beyond, but perhaps you need to send other staff members over there but for a half an hour, an hour, late in the afternoon or something, just to be in her apartment to see if what she's saying is true. And I believe it's true, because Mrs. Gramby still is sharp. She has all her faculties about her.

COMMISSIONER WHITE: We don't have a maintenance man living there anymore?

COMMISSIONER SALLY: No. But I really -- I don't want to hear about Mrs. Gramby's situation again. I really don't. And last month she came down. I mean, she's 90 years old. She should be able to sleep at night. I mean, I just think we need to do more. And if you have sent a notice to cease, Mr. Manfredi is saying --

MR. MANFREDI: No, there's no notice.
COMMISSIONER SALLY: You can't send a notice to cease. What you send --

MR. PRIESTER: Is a lease violation.

COMMISSIONER SALLY: And then you have Mr. Manfredi send the notice to cease. That's the order of things legally where they can be worked on.

MR. PRIESTER: Right.

COMMISSIONER SALLY: Your little lease violation doesn't mean too much in court. It has to go from that to --

CHAIRMAN CHERELLO: And I agree with you, however, you have to verify that it's occurring.

COMMISSIONER CRIPPS: However, you don't have to verify before you send a notice to cease. You have to verify before you send a notice to quit, in my experience.

CHAIRMAN CHERELLO: Why would you send a notice to cease --

COMMISSIONER CRIPPS: I think a complaint in my experience, and it could be very different with our policies, when you get a complaint that's a cease. A cease is just basically a warning letter.
MR. MANFREDI: If we're going to go to court I need --

COMMISSIONER CRIPPEN: Then you certainly need verification.

MR. MANFREDI: I can't send a notice to cease unless I have verification.

COMMISSIONER CRIPPEN: So if a resident complains, you can't send a notice to cease if a resident complains that I have noise and calls the Housing Authority, you'll not send a cease unless you witness the noise? Do you need for the Housing Authority to verify it before a cease goes out?

MR. MANFREDI: There has to be some indication it's happening.

COMMISSIONER CRIPPEN: But not just a resident saying it's happening.

MR. MANFREDI: But usually there always is the ability to find it, as Ms. Sally said. We've had many cases where it's just a matter of diligence in pursuing it. That's what it is. We don't need to have full verification, just an indication, whether it's a police report, whether someone else witnesses it, that's enough. We don't need much evidence. We don't
want to falsely accuse someone either.

CHAIRMAN CHERELLO: But at this point
we don't seem like we have any evidence but the
complaint from Mrs. Gramby. But we have people
that go --

MR. MANFREDI: In this business we kind
of all get to know our residents, and I'll say
that generally, and I've dealt with Mrs. Gramby
for many years too. You have some very credible
residents who you know off the bat. As Ms.
Sally just indicated, I think we need to work
more with staff to identify and verify this is
happening.

COMMISSIONER SALLY: I think going one
time is commendable but it's not enough.

CHAIRMAN CHERELLO: Okay. Douglas, for
the remainder of this week could you work on
that, and Mr. Rogers will be back from vacation,
and then could you fully work with -- report to
him and work with him on that. And the woman
above her, when you talked to her, is there a
problem, is there an attitude?

MR. PRIESTER: No, it's not. She's
just saying it's not her, it's not her.

CHAIRMAN CHERELLO: All right. As
Marion said, we're going to have to work a little harder to verify what's really going on.

  We have committee reports, which --

COMMISSIONER CRIPPEN: Can I go back to the executive director's report for a minute?

CHAIRMAN CHERELLO: Sure.

COMMISSIONER CRIPPEN: The only thing that stands out to me is the things that always stand out to me, the number of overtime work orders is completely outrageous. But I understand we have to change staff, and closer -- and I think there was a suggestion made somewhere along the line that we have weekend staff switch up the positions so there's a guy on on the weekends so that he's not doing emergency calls on overtime, that's his regular time and he's doing repairs. That's something we can change tomorrow. I mean, there's no reason --

COMMISSIONER WHITE: The town does it all the time.

CHAIRMAN CHERELLO: We can change that tonight.

COMMISSIONER CRIPPEN: There's no reason why you have to call someone for -- I
mean, it's a large portfolio of apartments. Someone should be working every day to address the needs that come up, rather than paying time and a half doing them on overtime. Sounds silly. We've talked about this before.

CHAIRMAN CHERELLO: All we need is a motion to direct our director --

COMMISSIONER CRIPPEN: Do I need a motion for how the Housing Authority --

CHAIRMAN CHERELLO: Well, Mr. Rogers has a proposal in there, but if you want to get it done, let's do it right now, that we have staff on a rotating shift for --

COMMISSIONER CRIPPEN: 25 to 30 percent of our work orders are done on overtime.

COMMISSIONER SALLY: Can I just understand something? What exactly is it that you're asking, to rotate staff?

CHAIRMAN CHERELLO: To have them six days a week instead of five.

COMMISSIONER CRIPPEN: There's a number of different ways to do that. Some people work these five days, some people work these five days, some people work these five days, so you have overlap so there's not two days Saturday
and Sunday without staff around.

COMMISSIONER SALLY: I'm just trying to understand. So in other words, you hire me to work Monday through Friday, so now you start rotating me, maybe I work Wednesday through the weekend over until the following Tuesday? Is that what you're suggesting?

COMMISSIONER WHITE: It don't have to be like that.

CHAIRMAN CHERELLO: I think the original proposal from Mr. Rogers right now was just to cover Saturday, so a person would work, instead of coming in Monday through Friday, rotate Tuesday through Saturday, and you still would have Sunday off. That's my understanding of what's now.

COMMISSIONER SALLY: But you know what --

COMMISSIONER WHITE: They want Sunday as well, don't they?

CHAIRMAN CHERELLO: We are willing to pay overtime for that.

COMMISSIONER SALLY: I don't have a problem with that thought process. But I think I would rather see that somewhere in writing.
before we vote on changing people's lives
without them even --

COMMISSIONER CRIPPEN:  I think it's for
the director and his staff to come up with
exactly how they propose to cover this.

COMMISSIONER SALLY:  I don't have a
problem with that, but I'm not so sure --

COMMISSIONER CRIPPEN:  Something should
be done to get rid of this exorbitant overtime.

COMMISSIONER SALLY:  But I'm not going
to vote on to change anybody's --

CHAIRMAN CHERELLO:  I'm just saying we
could do it tonight.

COMMISSIONER WHITE:  The other thing is
to hire someone just for the weekends, hire a
guy that just comes in on Saturdays.

COMMISSIONER CRIPPEN:  We can vote on
having a proposal by next meeting, that's
something.  There's got to be something to move
the ball forward.  We've been readdressing this
at every meeting.  So somehow it's got to come
to a head where there's actual numbers, people,
hours to vote on so it gets done.

CHAIRMAN CHERELLO:  Douglas, just
again, could you and Sonny start going over some
ideas on that tomorrow?

MR. PRIESTER: I sure will.

CHAIRMAN CHERELLO: Sonny, get your
input on this and see what's workable and what
isn't.

COMMISSIONER CRIPPEN: My only other
thing on a bright note, our vacancies look like
they're way down, which is great. But there's
still a few stragglers which look like they're
taking a long time not just to rent, I
understand the renting up part, but turning them
around in terms of repairs. One that was
vacated in April is not yet -- it's a one
bedroom apartment. It's not shown yet as
repaired. That's an excessively long time to
turn around a very small apartment. I realize
there's specific situations that come up.

CHAIRMAN CHERELLO: Do we know anything
about that one?

MR. POUNDER: I don't know which
apartment she's talking about.

COMMISSIONER CRIPPEN: It's 31-5H, says
vacated on 4/25, not yet repaired.

MR. POUNDER: I believe 5-H, I was on
vacation, I just some got some of these
apartments upon return from vacation. I got like six apartments at one time.

COMMISSIONER WHITE: That are done?

MR. POUNDER: No, that were vacated.

COMMISSIONER WHITE: This one was from April she said.

COMMISSIONER CRIPPEN: Is that a metric that someone follows, it's their task to follow that metric specifically?

MR. POUNDER: We have one person up here. We have one person doing apartments up here. When I get apartments that run into the numbers, I usually pull people from other properties and have them come over here and help them out. Right now I got three people in apartments over here, because I do have a number of apartments over here. So I have the gentleman at 29 Ann Street, and then I have Terry Findley doing apartments, so it's three guys doing these apartments right now over here. Because I had some people that passed away, and people moved out because they were placed in homes. So --

CHAIRMAN CHERELLO: When a person passes away what do we usually give them, 30
days to --

MR. POUNDER: I have to wait for Doug
to give me the okay to go into the apartment.

CHAIRMAN CHERELLO: Doug, what time
frame for the family to come and remove
belongings?

MR. PRIESTER: Usually they will remove
them within five to seven days, but if they paid
the rent for the whole month we usually say by
the end of the month.

COMMISSIONER CRIPPEN: Sometimes it's
difficult though, you don't have cooperation
from the family, and you can't just move their
belongings out.

MR. PRIESTER: We don't.

COMMISSIONER CRIPPEN: You also can't
move them out of the system until they're moved
out as well. It gets tricky.

CHAIRMAN CHERELLO: On a related item
with that, not exactly, I think we've had a
number of one bedrooms where people say yes, and
then --

MR. PRIESTER: Studios.

CHAIRMAN CHERELLO: Studios, and then
turn around and decide they don't want it, and
then we have to go through the whole process.

COMMISSIONER CRIPPEN: That's understood. It's just the turn-around time, we can control that.

CHAIRMAN CHERELLO: Absolutely we can control that. Any other questions on -- finance committee, we're going to have to --

VICE CHAIRMAN HOLMAN: I wasn't clear on this staff staying on the premises. Are you saying they're going to alternate staying there or --

MR. PRIESTER: No, we're not going to alternate staff staying on the property, that was just something to consider. We were considering that they rotate, that they work Tuesday through Saturday, and the staff would --

MR. POUNDER: Cut down on overtime.

CHAIRMAN CHERELLO: Sonny, if you ask around you may find somebody who would want time off during the week for some reason, or a day off during the week and say, oh, I'd be willing to work Saturday, I need Tuesdays off. So ask around. That may be a possibility too.

VICE CHAIRMAN HOLMAN: My question is (inaudible.)
MR. MANFREDI: She thinks they're going to stay there.

MR. PRIESTER: That's not what we're saying, Commissioner Holman. No one will be staying in a unit. We won't provide a unit for the staff. Not at this point. We're just trying to rotate the staff, not provide an apartment for them.

CHAIRMAN CHERELLO: Jean, are you involved in the budget, the design of the budget at all? Do you work with the accountants on that?

MS. WASHINGTON: Yes, I do.

CHAIRMAN CHERELLO: So you probably would be someone we'd want to have in a finance meeting I would assume.

COMMISSIONER WHITE: She's always in the finance meeting.

CHAIRMAN CHERELLO: All right. Old business?

Schedule of bills? Do we have a motion to pay our bills.

COMMISSIONER SALLY: I'll move it.

COMMISSIONER WHITE: Second it.

CHAIRMAN CHERELLO: Motion and a second
to pay our bills.

Can I have roll call, please?

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

CHAIRMAN CHERELLO: Do we have anything we want to discuss under new business?

Seeing none, second public comment.

Anyone in the public want to -- is Mary healthy?
Did anything happen to her? It's very unusual not to have Mary here.

COMMISSIONER WHITE: It was raining real hard.

CHAIRMAN CHERELLO: That's all?

Mayor's comments.

MAYOR DOUGHERTY: I defer to councilwoman.

CHAIRMAN CHERELLO: Council liaison?

MS. DAVIS: With regards to Mrs. Alberta Gramby, she called the mayor's office, and she called my clerk, and she's really serious about taking care of this issue. And I don't think it's reasonable to pass it off as something that may not be happening if you don't have someone there all the time until you find this to be true or false. Like Miss Marion
said, she is 90 years old and deserves to be in an environment that is conducive for a healthy lifestyle. And if she's complaining about her neighbor to everyone, she called the mayor's office many times to the point where his secretary called me and said she wants your phone number.

COMMISSIONER CRIPPEN: You're directing right this to me. I concur with you completely that it should be --

MS. DAVIS: I'm just looking in this direction.

COMMISSIONER CRIPPEN: --it should be corroborated, and as quickly as possible.

MS. DAVIS: Excuse me. And I'm only looking in this direction because I don't want to be looking like this. But I'm speaking to everyone here, because you are the deciding body. It's important her issue is addressed. Because a whole year has gone by and she's been complaining about this. And not only her but her children. It's just not reasonable. And just --

MR. MANFREDI: I just want to share an idea I just shared with Ms. Sally, at another
Housing Authority we used a similar situation, you can get a decibel meter as small as a cell phone and put it somewhere so it will pick up on sound when no one is around. That's the problem, we're not catching it, and it's not fair to her.

MS. DAVIS: I feel Mr. Priester is the Housing Authority. I see him everywhere. If there's an issue I see him out in Manahan Village with his pen and pad talking to people. And poor you, you have to always talk to Miss Mary Booze who nobody is happy to see when she's on a rampage. I love Miss Mary, but she can be a little rough at nine o'clock in the morning. I appreciate seeing you out. Makes the people feel like you are truly making an effort on behalf of you all.

MR. PRIESTER: I'm trying.

MS. DAVIS: I don't think we sing a song for him that much, but we really should because he does a great job.

COMMISSIONER SALLY: You don't have to convince me. I've worked with him many years.

MS. DAVIS: I do think not enough attention is being paid to the these -- the
parking issue didn't come up today, but I was speaking with the mayor earlier today, and I'm going to see what we can do about making the city property along Flagler Street, I know you know when you drive down, it's on the left-hand side, I'm going to see if we can get some lines put there that designates the parking area, because there are specific tenants, one that you know of in building 34 that has a lot of cars, and somehow she never gets caught because nobody is around to catch her either. It's not fair for the people who live there for their visitors, people who don't have stickers or want to park and can't park, because the person parks -- occupies the whole space, and like there's not enough room to park a car, but it's too big a space to be between cars. So you see her come up, and she will pull up next to one car and back that car up and fit that one in and she does it for a whole row. It's not fair. I know that's not Housing Authority property, which is why I was talking to the mayor just today about seeing what we can do to take care of that, or maybe some sort of permit parking or something, because the parking is a terrible
issue and it gets really bad.

The towing, I spoke with Mr. Pounder quite awhile ago, I was here, my grandfather lives in this building, and I came to bring him some food, and someone put a sticker on my window. And I spoke with him, I asked, why would you put a sticker on my window, and I have a Housing Authority thing, and I wasn't parked in anyone's space, he said, oh, we do that. I said, well, I would like to see you do that in Manahan Village, because that's where the big issue with the parking is. I have never seen a sticker on a window in Manahan Village. And I know that if any of you have been there, you know that that's where the major parking issue is. People come, hang out, go to the park, park there. They don't care about the people who live there. And it gets really out of hand. I really would like to see -- I don't know how you decide like if this gets done, but I don't think -- I was only here for seven minutes dropping off food that my mom prepared for my grandfather, and I got a sticker on my window at two o'clock in the afternoon. So I would like to see somebody at Manahan Village putting
stickers on windows, and maybe issuing -- I
don't know, you guys can't issue tickets, but
something needs to be done about that. You're
singling out one area that's important with
regards to parking. So I'd like to see
something done about that.

COMMISSIONER CRIPPEN: I'd like to make
a comment.

MAYOR DOUGHERTY: I want to do
something before I forget, I don't know if the
Housing Authority, Doug, if you noticed when we
do our cooling centers, and the pool
availability. So I don't know if you're linked
in to Facebook and to our town web, you should
link in to our Facebook, everything is posted.
So cooling centers are open until the 29th of
the month, and the town pool is open to all
residents of Morristown, just have to have an ID
and they can use a pool in this heat wave. So
if you're not, we will make sure you get on the
notification list, whoever we are supposed to
notify, so it gets out among the senior building
and Manahan Village.

MR. MANFREDI: Thank you.

MAYOR DOUGHERTY: Especially with the
air conditioner issue.

COMMISSIONER CRIPPEN: I didn't bring up parking, I know there was an old proposal in our packet that Roy had previously talked about going to one sticker per family. When I was down at the property today I noticed that -- I mean, there was a lot of empty spaces but it was also early in the day, so it wasn't really that relevant, but about every fifth car did not have a sticker on it. So I can imagine the congestion that is going to happen when everyone comes home later in the day. I think that's something that needs to be really reconsidered is how the stickers are issued. I think you start at one sticker per unit per family, and then maybe have a lottery for the second sticker as it were. But it's certainly something that needs to be --

MS. DAVIS: I think you're confused about the issue. It's not about people who live there and want to park there and don't have a sticker. It's about people who just come to hang out in the park and the area and they just occupy all the spaces. It's not about the resident sticker.
COMMISSIONER CRIPPEN: Right. But I'm just saying when I was down there today, many of the cars did not have stickers.

MS. DAVIS: It's common place, and nothing is ever done.

COMMISSIONER CRIPPEN: And they should be towed and towed more regularly. I don't know how often the towing company is being called. I don't know what happens if a resident calls the towing company.

MS. DAVIS: Nothing. They can't. Only Mr. Pounder can. And he doesn't live here so --

COMMISSIONER CRIPPEN: I think they should consider calling the towing company more often. Clearly if it's a common event it's got to happen more often.

CHAIRMAN CHERELLO: Do we have visitor stickers?

MR. POUNDER: No. The last time I towed Manahan Village I towed four days in a row. I towed Tuesday, Wednesday, Thursday, Friday. I towed four days in a row. In the daytime we don't usually tow, in the daytime, because some people have visiting nurses, and --

MS. DAVIS: Then they should be allowed
special visitor's passes for their cars. We should establish some sort of system like that.

COMMISSIONER WHITE: Alongside the resident center there's a lot of space to park for visitors. And if you live in Manahan Village and you have a car, you have to register with the Housing Authority, you need a sticker on your car. Because if they don't see a sticker it's going to get towed. So -- and I know it's not enough parking down there.

COMMISSIONER CRIPPEN: Are those spots designated as visitors spots or commonly known --

COMMISSIONER WHITE: No, that's the town's property. It's owned by the town. Anybody can park there. And you can get 20 cars down there. They go all the way down around the playground. Probably can get 30. So there's no need to really go into the resident slots.

MS. DAVIS: But it's up to you all to enforce and put the stickers on the windows, because that's frustrating. Luckily when I got the sticker on my car I called Mr. Pounder and he came right out and said, I'm sorry, and scraped it off. That was lucky for me. If I
had to sit there and figure it out, it would
have been awful. He had some special tool to
get it off. But if you are inconvenienced in
that way enough times, you know they going to
put a sticker on your car, you don't want to
park there or your car could get towed.

COMMISSIONER CRIPPEN: Is that being
done today, at these spots, the stickers --

MS. DAVIS: The stickers are done here
at the senior buildings but not Manahan Village.

COMMISSIONER CRIPPEN: Not anywhere
else? Is there a reason for that?

MR. POUNDER: That's how I indicate to
the towing company what car to take. I put a
sticker on which either window is facing the
drive, I put a sticker in the front window
that's how they identify --

MS. DAVIS: When you're towing.

MR. POUNDER: Right. But I don't do it
during the daytime, because during the day
there's so many open spaces.

MS. DAVIS: I guess you could say that,
but the daylight hours last longer. And you
know because you ride through there, I see you
there, people hang out there, it's a shade tree,
so it's hard for --

COMMISSIONER WHITE: I'll tell you what, you can't go to the Beverly's and park there no matter what, they'll tow you out of there. Just because it's daytime and there's spots available, if you don't have a sticker you're not supposed to be parked there.

MS. DAVIS: I believe at the Beverly's there is a person who's job it is to notify the towing people. If someone parks there illegally minutes later there's a tow truck. So people know all over, don't park in the Beverly's, you can park in Manahan Village though, because you won't get towed. Don't park in the Beverly's unless you want your car towed. So if we work together to establish ourselves as sticklers for dealing with this issue, then we can manage it. The mayor and I met along with my business administrator before the weather broke, and I believe I spoke to you about this, just in anticipation of the hanging out and the melee that is on the corner of Flagler and Clyde Potts in the summer months, a lot of it had to do with parking. If we can enforce the parking rule, then we can mitigate a major part of that awful
loitering.

COMMISSIONER CRIPPEN: Something I might want to suggest also, maybe it's not appropriate, I just know we do it other places, for the towing company it means money, the more cars they tow the more money they make. We have in some places just told the towing company you may visit this parking lot at any time, as many times as you wish between these hours and these hours, give them some kind of confines to stay within, and I'll tell you what, they'll go there three times during the night, because they're going to make money. So maybe we give more leeway to the towing company to visit at will so it would be more of a deterrent for not parking without a sticker. They make money and maybe that all works out. Something to consider.

MR. POUNDER: I disagree with that. That falls under rogue towing. And if you have a company that comes into your property, like I could put my car in the shop and have a loaner car, they don't know, but they going to tow my car. So then we going to be scrutinized for that. I think that any time you tow out of a property it needs to be authorized by the staff.
If it's assigned parking spaces and they're assigned to people, then the people and the staff have a right to call the towing company. But when you have something like that, I don't think it's right. Some people down there sick, and some people --

COMMISSIONER CRIPPEN: I can see that there's -- it's something that needs to be discussed and flushed out.

MR. POUNDER: Some people got visiting nurses. And I don't think it's right just to --

COMMISSIONER CRIPPEN: I think you said the key thing, assigned spots is where it needs to go.

MS. DAVIS: First of all, it should be clear with housing, period. If you have a visiting nurse, housing should know. That way you can come here, go to Mr. Priester's office or whoever's office and get something to sit in your window. It seems so simple to me. I'm no housing professional, but I think that would be a really easy way. Like Mr. Pounder said, you don't want to just be towing people's cars, like your car is in the shop, you got a loaner, you should let the Housing Authority know, and you
can have the temporary -- it's something that
has to be given however many days, or maybe it's
weekly or monthly, you know, based on whatever
the situation is, and a number coinciding with
the car so you know this isn't just some
photocopied version. We have to try something,
because like I mean --

COMMISSIONER SALLY: You might want to
think about it, Sonny, but you got guys riding
through there during the day, doing their work,
have them put some of those orange stickers in
the truck. If they ride through there and see
cars that don't have it, let them get out and
put that orange sticker on there. And then it
will deter. And at some point you can say,
look, this week towing company, why don't you go
down there on Tuesday and Thursday, next week
change it up. Anything you see with an orange
sticker, take it out of here.

COMMISSIONER WHITE: And if it's a
resident and they live there, that will force
them also to come over and get their car
registered.

COMMISSIONER CRIPPEN: Or visiting
nurse, they'll find out too.
COMMISSIONER SALLY: I think we have to start doing something.

MR. POUNDER: Let me ask you this question, so you want it towing in the day, because we were always told there was a problem with parking at night. You want to tow in the day any time we there on site?

COMMISSIONER SALLY: Switch it up, yes. Because I think it would be a deterrent. People are going down there during the day parking are the same people coming back at night, the same people. But if their car gets towed during the day, or some mother's car gets towed because their son was hanging out on the corner, that's going to be a problem. They're not going to park there anymore. And that happens a lot. I think we just need to do something different and get it done. That's all. Get it done.

CHAIRMAN CHERELLO: Okay. Let's just make sure we have it, because you know we're going -- there's always going to be some push back the other way. But let's just have it very clear that we're instructing our staff to start towing during the day.

COMMISSIONER SALLY: Yes.
MS. DAVIS: And one last thing. I know you guys all have regular jobs, this is a volunteer job you do. If you can make time to come visit the garden club, it's really something worth checking into it. It's a great program. My daughter actually participates, she calls it garden school. And she has a great time. And I think it's something really cool to show that our residents want to work together, and they're doing something for themselves, and that you are supporting them. I think it would make Ms. Tawana feel very happy that you checked it out. It's a really great program.

COMMISSIONER CRIPPEN: Where is the garden located?

MS. DAVIS: What's the building next to 34?

COMMISSIONER WHITE: It's right behind --

COMMISSIONER SALLY: 22.

COMMISSIONER WHITE: It's the building I lived in.

MS. DAVIS: They've got like kale and herbs. It's really nice. The kids sit out every day. They water the plants every day.
It's a really great program. I don't think I've heard of any program like this in Manahan Village. It's something that can shed light on what you're supporting for the benefit of the residents. That's all.

COMMISSIONER CRIPPEN: Thank you.

CHAIRMAN CHERELLO: Okay. Do we have a motion to adjourn?

COMMISSIONER WHITE: Wait a minute. I just want to thank Joe, because you're volunteering tonight. You said that everybody around this table are volunteers, so thank you for working for free.

(Laughter.)

I make a motion to adjourn.

COMMISSIONER SALLY: I second it.

(Meeting was adjourned.)