MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
39 Early Street
Morristown, NJ  07960
Monday, June 26, 2017
Commencing at 6:00 P.M.

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TRANSCRIPT
RE: Regular Open Public Meeting
OF THE
PROCEEDINGS
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MEMBERS PRESENT:

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

ALSO PRESENT:

LIZETH TAVERAS, Administrative Specialist
JEAN WASHINGTON, Accounts Manager
DOUGLAS PRIESTER, Operations Manager
CYNTHIA SARGENT, AMP Manager

APPEARANCES:

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

REPORTED BY BETH A. BENSON, Certified Court Reporter

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CHAIRPERSON DENMAN: I'm going to call
the meeting to order. Pledge of allegiance,
please.

(Flag was saluted.)

CHAIRPERSON DENMAN: I, Maureen Denman,
chairperson of the Board of Commissioners of the
Housing Authority of the Town of Morristown and
presiding officer at this meeting do hereby
state that it is now 6:05 in the evening on June
26, 2017, and we are convening at 39 Early
Street, Morristown, New Jersey, and do hereby
announce publicly that proper notice of this
regular meeting has been provided in accordance
with the New Jersey Open Public Meeting Act.

I open up the public portion of the
meeting. If there's any members of the public
that would like to address the housing
authority, please come forward, state your name
and address for the record.

MS. BOOZE: Mary Booze, 3209 Flagler
Street. I am here -- I have several complaints,
but I'm going to save them until Monday of next
week, the 1st of July. But I did have to call
Mr. Priester several times about the way Manahan
Village look. It's a disgrace. I have been
here for 40 some years. I never saw it look like that. Trees all over the place. I don't know who got rid of the landscapers, but we got a bunch of young men that doing landscape, they don't even know how to push a lawnmower, cut some bushes down. It's a disgrace. I wish some of you commissioners would come down and look at Manahan Village. The building and groundsman, I don't see him here tonight, I guess that Mike Cherello, but it needs to be done. The resident center, it's a disgrace. 1.2 million dollars for a building that don't have air conditioning, don't have heat, don't have nothing. And Roy getting over $180,000 a year to sit in the hospital sick wherever he's sick. That's a disgrace. It's time we do something.

Now, back to the building, we had four portable air conditioners. Every time I have a problem I call Mr. Priester up and have him come down to Manahan Village and walk through. We went in the resident center, all you can smell is the sewer, because if you don't use it it got an odor. We don't have no air conditioners in there. I asked Sonny in May, we had a baby shower, to bring the air conditioner down. As
of yet, I went over again today, the air
conditioners not there. Mr. Priester said they
needed a window to vent them out. Well they've
been in the building for over four years and we
haven't had a window to vent them out. I'd like
to see the air conditioner in the building ASAP,
because I'm the only who has to go in the
building every day to see who is booking a party
and whatever. That's one of my concerns. I
think I'm going to leave the rest of it alone
until next week to see where we are going to go
from there. Thank you.

CHAIRPERSON DENMAN: Thank you, Mary.
For the record, Mary, prior to the meeting Mr.
Manfredi and I met with Mr. Priester, and we had
given him the okay to hire the outside
landscapers that had previously been maintaining
the grounds of Manahan Village. I shared with
you earlier, so that has been addressed.

As far as the air conditioning, that
was a request that I made to Roy Rogers at the
very first meeting with the new commission, and
I asked him to get a bid, put a RFQ out and get
some bids to get the air conditioning
functioning at the resident center.
Unfortunately because of his extended medical absence it has not been addressed. So Mr. Priester, on the record, can we at least get these air conditioners that were previously in?

MR. PRIESTER: Yes.

CHAIRPERSON DENMAN: Doug will take care of it.

MS. BOOZE: I hope the landscapers get started as soon as possible, because I walked through yesterday, and I walked through one day with Mr. Priester, he had almost poked his eyes out because the limbs are so low, and I almost ripped my hair out. That's not right. So I really want you to take care of that ASAP. Thank you.

COMMISSIONER VEGA: I'd like to respond to that. Mary, I want you to know I know you've seen me down there, I've taken a lot of photos. As soon as this buildings and ground subcommittee takes off we will be able to take care and address a lot of those issues. I know exactly what you're talking about with Mr. Priester and whoever else we need to talk about it, and hopefully Roy Rogers. Thank you.

MR. MANFREDI: Before we proceed, just
be recognized by the chair first.

COMMISSIONER VEGA: I apologize. I'm new. I'm sorry. May I have the floor to talk?

CHAIRPERSON DENMAN: Go right ahead.

COMMISSIONER VEGA: Thank you.

Basically as you know. It's going to take a little time but I'm really hoping we can expedite the subcommittees and get that going right away. Because as I said, I have a huge biography of photo, videos of a lot of things that truly need to be addressed. This is not stuff that's just happened, this is stuff that's been going on for many years. And I promise you we are taking care of it.

MS. BOOZE: Thank you.

CHAIRPERSON DENMAN: And Chairman Vega will be with working with Mr. Cherello who has been in charge of the buildings and grounds committee for many years.

MS. BOOZE: For too long. That's why it's like that now. Thank you.

COMMISSIONER VEGA: Thank you, Mary, for your comment.

CHAIRPERSON DENMAN: Any other members of the public?
MR. EHRET: My name is Terry Ehret, I live at 39 Early Street, apartment 409. I have a two-part question. We got to know about moving our cars on Wednesday. It doesn't say where we should move them. And the first time they told us to park our cars next door, I went to park my car there they said you can't park there because they're starting to work. I says, where do I park, they says on the street. Okay, I parked on the street, I got a ticket which I had to pay. But this notice don't tell us where we're going to park. I just want to know when I get up at 6:30 Wednesday morning where am I putting my car?

MR. PRIESTER: Mr. Pounder was supposed to schedule some kind of schedule, because first they were starting at 29 Ann Street and work their way over, and we were going to transport the cars over that way, and then when they finish come back to Early Street.

CHAIRPERSON DENMAN: Can we get a schedule out there for the residents, and maybe some like residents get guest parking on the street so these residents aren't ticketed when they park on the street?
MR. PRIESTER: I'll have to call the town.

CHAIRPERSON DENMAN: If you'd like I can reach out to Jillian, the business administrator, and ask, but I need to know a number, how many cars this will involve. I think --

MR. PRIESTER: I'll get that to you tomorrow.

CHAIRPERSON DENMAN: Perfect.

MR. EHRET: That's fine.

CHAIRPERSON DENMAN: I don't think it's -- to move them all the way to Ann Street, it's probably easier to just stick them out here.

MR. EHRET: I have a sticker on my car so I can park on Early Street, but I didn't know about that sticker the last time. I parked on the street and got a ticket which I had to pay, so -- okay. That's fine.

CHAIRPERSON DENMAN: Thank you for bringing that to our attention.

COMMISSIONER BANKS: I wanted to know, they were talking about the subcommittees.

We're not going to be able to start getting
people on these subcommittees and stuff, because it's been a couple of months now, and I know that a lot of residents have been asking. So when can we start forming these subcommittees so we can at least -- so the residents can at least see that we're trying to do something.

CHAIRPERSON DENMAN: Right.

COMMISSIONER BANKS: I think it's important they see that.

CHAIRPERSON DENMAN: We elected the subcommittees a month ago, and it's just a matter of it -- actually Joe was going to write up an aid of proposal with a basic agenda about how to conduct a subcommittee, what the objectives are, and then what the policies are relating to that particular subcommittee, or those particular subcommittees. Kind of just make it easier for those on each of the subcommittees.

MR. MANFREDI: Madam Chair, I'll send that email to the full board with the names of everyone on the committee and the policies that fall within the committee's review.

COMMISSIONER BANKS: Okay. One more question about the subcommittees. Are there any
qualifications for anyone who wants to sit on
the subcommittees? I mean, do they have to be
in good standing with the housing authority? I
know they have a lot of those --

MR. MANFREDI: The subcommittees are
made up of board members only.

COMMISSIONER BANKS: Oh.

MR. MANFREDI: Board members only, yes.
It would be more chosen based by the chair as to
their respective backgrounds and knowledge --

CHAIRPERSON DENMAN: And what their
particular interest is. Yours is unique because
you're going to be the liaison, so you're going
to work with everybody. There's no
qualifications. Anybody that lives in
Morristown Housing falls within your -- that's
your discretion.

COMMISSIONER BANKS: Okay. Thank you.

CHAIRPERSON DENMAN: Anybody else from
the public?

All right. Well, then we will move it
right along. We have the minutes from last
month. Somebody make a motion?

COMMISSIONER VEGA: I would make a
motion to approve, but there was a misspell. I
don't know if that mattered, but I made a comment about something being free, not three, the number three.

MR. MANFREDI: If you would identify the page for the court reporter and the line, and we will ensure that the minutes are approved with your correction.

COMMISSIONER VEGA: That will be on page 17, the first word on line 15. So instead of "three lights" it's "free lights." I'm sorry, that was on the 22nd meeting.

COMMISSIONER BANKS: That should be "free lights?"

COMMISSIONER VEGA: Should be "free lights."

MR. MANFREDI: Thank you.

CHAIRPERSON DENMAN: Executive report.

MR. MANFREDI: Is there a second on the minutes and then we'll take a vote?

COMMISSIONER SCHMIDT: Question, can we reflect that it's not that we're approving minutes, we're approving a transcript. Minutes are usually much less detailed than this. I'd feel a lot more comfortable approving a transcript.
CHAIRPERSON DENMAN: Yes, transcript of the proceedings.

COMMISSIONER SCHMIDT: Thanks.

COMMISSIONER BANKS: We're approving both of them?

CHAIRPERSON DENMAN: Yes, from the special meeting on May 4th and the regular meeting on May 22nd.

MR. MANFREDI: So the record will reflect it's a first and a second -- is there a second?

COMMISSIONER SCHMIDT: You have a second.

MR. MANFREDI: From Ms. Banks approving both transcripts, minutes. So we need a roll call vote, Lizeth.

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

CHAIRPERSON DENMAN: Is there an executive report? I'm guessing not.

MR. MANFREDI: Just the one in the package.

CHAIRPERSON DENMAN: No committee reports. Can I get a motion on schedule of bills?
COMMISSIONER SCHMIDT: I'll make a
motion to approve.

CHAIRPERSON DENMAN: Thank you, Mike.

COMMISSIONER BANKS: Second.

CHAIRPERSON DENMAN: Thank you, commissioner.

MR. MANFREDI: Roll call.

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

CHAIRPERSON DENMAN: Resolutions. So something that's not in our packet involves Mary Booze. Your stipend, you had requested that your stipend stay at $200, and the previous commission had raised that to $250, and I understand that you would like it back at $200.

MS. BOOZE: Yes, ma'am. I'd like it back all the $200.

CHAIRPERSON DENMAN: So this board is going to pass that resolution reducing Ms. Booze's stipend to $200, please, for the record.

MR. MANFREDI: Madam Chair, that will be resolution 2017-01A. And if there's a first on that.

CHAIRPERSON DENMAN: I'm going to make a motion on that.
MR. MANFREDI: There's a motion. Is there a second?

COMMISSIONER VEGA: Second.

MR. MANFREDI: Thank you, vice chairman.

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

CHAIRPERSON DENMAN: The first resolution, 2017-01, ratifying the award of the contract to AJM Contractors in the amount of $165,200 for parking lot upgrades at 31 Early, 39 Early and 29 Ann Street. This had been previously approved by HUD, just because of the turnover and lack of commission at the time, so in order not to lose HUD came in and authorized it. But we have to ratify it after the fact.

MR. MANFREDI: Madam Chair, if I may just add to your statement. As the chairwoman just indicated, we had a date, the agency had a date of April 12th, which is an annual date we face every year, whereby the agency must allocate its capital funds or lose them. In this instance, these were 2015 capital funds. And because there was no board at the time HUD authorized the expenditure. What these capital
funds are designated for from HUD, they're a separate line item, and they're designated specifically for improvements to our grounds and our buildings. What HUD has asked, even though they approved it, is that the board ratify the award. And the reason is, it was vetted, there was a bid on this, we oversaw every aspect of the bid, it was overseen by an engineer who was also properly procured, and parking lot upgrades have been mostly undertaken at this time, just to give you a fuller background as to why this is coming to you now after the fact.

COMMISSIONER SCHMIDT: Just one question, is that a fixed amount that we're usually able to apply for, and this would be part of those funds?

MR. MANFREDI: Yes. What HUD does is every year we apply for and receive capital funding, and then we have a period of roughly two years to determine how we want to use those funds. That's a management decision. Sometimes those funds can be combined with other years. In this case, though, since this was carried forward from 2015, remaining amounts had to be allocated. So what will happen in the future,
commissioner, is the director will provide you with a report on the available capital funds, and then identify what as a board, as an agency, you want to include in consideration to use those for, and then you'll get input from the engineers as to what the approximate cost is and feasibility. It's a long-term decision because HUD gives us two years to decide.

COMMISSIONER SCHMIDT: To complete the project or to decide?

MR. MANFREDI: That's a very good question. No, what they require us to do is properly show them that we've done an RFP and procured the engineer, prepared a public bid. We have to have the bid outstanding, qualified to the lowest responsible and responsive bidder, then we actually have to have the contract signed. So we actually give to HUD all of the procurement, all of the resolutions and the signed contracts. So it's not the completion of the project, it's the execution of the contract.

COMMISSIONER SCHMIDT: Have we left any dollars on the table in recent years?

MR. MANFREDI: No. There was a big effort, we actually met with HUD here to ensure
that everything was expended. It actually was
expended in accordance with the plan previously
put into effect. That's how these items were
identified.

COMMISSIONER SCHMIDT: Good.

COMMISSIONER BANKS: I have a question.

CHAIRPERSON DENMAN: In the interest of
transparency, wasn't there a CD purchased.

MR. MANFREDI: Not with capital funds.

CHAIRPERSON DENMAN: It wasn't with
capital funds. Okay.

MR. MANFREDI: No. Good question.

CHAIRPERSON DENMAN: I saw it in the
accounting. That's why I was asking.

MR. MANFREDI: It's a good point, and
you can think of capital funds are only used for
this purpose, and that's why HUD is so strict
about it.

Yes, commissioner?

COMMISSIONER BANKS: You said these
funds were going to be used for buildings and
grounds?

MR. MANFREDI: They're called capital
funds, they're used for capital improvements and
upgrades as the parking lot deteriorated.
COMMISSIONER BANKS: Does this include the new roof for the resident center or is that a different --

MR. MANFREDI: No, these are funds that if we want to get our estimates and look into using those, absolutely.

COMMISSIONER BANKS: Because that was approved prior, right, to get a new roof, or to get bids or something for the resident --

MR. PRIESTER: Bids.

COMMISSIONER BANKS: Do you know when we are going to start that?

MR. MANFREDI: I believe, and I'm going back on my own memory now, I believe what Mr. Rogers did was secure an engineering cost estimate, because we had found that the air conditioning had been broken for quite sometime. I don't know if that's -- it was not in this year's plan, we know that.

COMMISSIONER BANKS: It was not?

MR. MANFREDI: I believe that engineering is dated. It's dated I think two years ago. So it's something that needs to be updated as the chairwoman has requested that it be updated. The timing is very good, because we
want to start thinking now about our next round of capital funds, because April 12th next year will be here faster than you realize.

COMMISSIONER SCHMIDT: Can we put that on the house and grounds committee to prioritize where our capital funds should be used for and discuss as a board?

CHAIRPERSON DENMAN: Actually the finance committee will work hand in hand with, and honestly all committees, because the -- I think your relationship with the residents, it's unfortunate I have made, I can't even count anymore, how many attempts to get a response from Director Rogers related to the roof, related to the air conditioning. It was one of my first statements on the record at the first meeting that that air conditioner be working at the resident center and here we are in June, it's going to be July at the end of the week. So I promise we aren't going to be in this position much longer, and I can tell you that with much confidence. So hopefully, you know, we can proceed with the subcommittees, and making decisions, allocating the capital funds, and get these buildings up to par.
COMMISSIONER SCHMIDT: Yes. Sorry to
derail. You were in the middle of trying to
approve an amendment.

MR. MANFREDI: Very good questions.

Thank you.

Roll call.

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

CHAIRPERSON DENMAN: And 2017-02,
resolution ratifying the award of the contract
to Pro Scaffolding in the amount of $11,800 for
the contractor services in connection with the
sidewalk bridging at 31 Early Street.

MR. MANFREDI: Can I give an
explanation? Members of the board, there was an
emergency that arose back in February when some
of the brick face had begun to fall off the
building, and it created an immediate hazard to
the health, safety and welfare of the residents
and the employees. So the director declared an
emergency and secured the services of Lan
Engineering and Pro Scaffolding, both of which
were under the bid threshold. The engineering
services if I recall correctly were under
$2,000, and the total cost of the contracting
was $11,800. Because this was done on an emergency basis, which by law the director can declare an emergency, he was allowed to just secure quotes and proceed, but we always ask that the board be advised of it and ratify it.

CHAIRPERSON DENMAN: So --

MR. MANFREDI: If there's a motion.

CHAIRPERSON DENMAN: I'll make a motion.

COMMISSIONER BANKS: I'll second.

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

MR. MANFREDI: Madam Chair, I have another resolution. I'd like to hand the commissioners a draft resolution, and I'll give an explanation with this. This involves another HUD deadline that Mr. Priester was working on with Director Rogers. It came to our attention that HUD has instituted a mandate for lead-based paint testing in our units, and HUD imposed a deadline of July 13th of this year to have that work completed and have a report from the contractor to the agency and submit it to HUD. Because of the tight deadlines, what had to occur was we had to first secure, the agency had
to first secure a qualified engineer who prepares the specs and plans, because HUD has strict requirements on how it's to be undertaken, and then they put together the scope of service for the contractor. What you have before you tonight is a resolution to ratify the award of the contract to Lan Engineering in an amount not to exceed $6,000. The reason this is being done this way is so we can work diligently to meet the HUD deadline. Again, all HUD deadlines carry with them a penalty of loss of funds. We don't want the funds to be lost. As everyone probably knows here, New Jersey has a bid threshold. Anything above 17 and a half thousand dollars must be subject to, in the case of professional services, a request for proposal. This is below that, but nevertheless still comes before the board. Right now I can tell you the engineers and the contractor are working very diligently to meet this deadline. And I just want to thank the chair who was available nights and weekends during the process when we didn't -- before we had the board meeting, because we had to initiate this process last week in order to make the July 13th
deadline.

CHAIRPERSON DENMAN: I was just going to thank you because, and Jean, for bringing that to our attention, and Douglas. Because this could have very easily slipped through the cracks. And appreciate everybody, because now we're going to make the deadline and get this lead-based painting, which is -- or paint testing done.

COMMISSIONER BANKS: Question. Is this for all of the housing authority properties?

CHAIRPERSON DENMAN: Yes.

MR. MANFREDI: Yes. Is there a motion?

CHAIRPERSON DENMAN: I'll make a motion.

COMMISSIONER VEGA: Second.

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

MR. MANFREDI: That's all I have, chairwoman.

CHAIRPERSON DENMAN: Okay. Thank you. Now I'm going to open it up to the second public comment portion of the evening.

MS. COTTON: Hello. I'm Tawana Cotton from the -- I live in Manahan Village. I have a
few concerns. And I just want some clarity on, the first thing, the signs on the building. It says no loitering, no trespassing, however, when I have contacted the police and they come and I said you see that sign on our building, it doesn't seem as if they can enforce it. So I'm just curious to know, what good are the signs if they can't enforce it? Each summer it gets worse, because people realize they can just come down into the village, sit along the wall, especially at building 30 where I live, and smoke all kinds of illegal substances, which come in the windows. Because I unfortunately can't afford to put three air conditioners in my apartment to drown out either their sidewalk parties or the smoke coming in the window. And a couple of times I have gone out to say, excuse me, but I can smell the smoke in my apartment. I have a small child. But I know another tenant did that and her car got keyed, which was before the cameras were up. And in the past I actually contacted the executive director regarding the information I saw in the HUD website, which mentioned that HUD was actually encouraging public housing authorities to go to a smoke-free
environment for the health of the tenants. And it was nice that there was a letter that was sent out to the tenants, but it kind of asked who -- if they wanted something like that. So other residents immediately assumed people complained on them and it became an issue. It was divisive. Instead of saying, this is what's recommended, I feel like sometimes the housing authority kind of puts the -- puts almost a division between the tenants because it makes it look like we're going and saying, number this number that, they're doing this, instead of taking accountability like, this is something we want to improve for the health of our residents. So I'm really concerned about that.

And this parking situation has escalated to the point where people are physically putting their hands on tenants. And in the beginning I thought this was going to be a problem, because if I call and my car is in that spot once you get towed, they know it's me. They can take my license plate down and come after me. And so it is something that I don't know why this burden was put on the residents to do that, because now it's being physical, and
that is very scary, because people are scared to
call the police for a park that actually belongs
to them. And we're in a position where the --
instead of our village becoming more unified,
it's really being divided. So it would be nice
if we could -- if the board collaborates with
the executive director to come up with a
solution for our safety.

But I want us to revisit this smoking
thing because I know residents feel, well, I pay
rent, I should be able to smoke in my unit, but
they don't understand, smoke comes up through
the walls, and this is a family environment with
children. It's not fair that my daughter should
she get emphysema or asthma or whatever medical
problems she could get because people don't
care. So I asked Mr. Rogers, I've seen signs
that ask no smoking, or smoke 25 feet from
the -- you know, if they could do something like
that. I didn't get a response yet, but that was
awhile ago. So I just -- I'm really hoping for
a resolution. I mean, it's not just my
daughter, but all the children who live there,
our seniors who live there. Some of them have
signs on the door that says oxygen in use,
please don't smoke. Yet don't care. I would
like to see something happen so that, A, we
aren't getting beat up, and we're not silently
being killed just to live in Manahan Village.
So I got that down.

And that's all I can think of right
now.

CHAIRPERSON DENMAN: Thanks, Tawana.

I'm going to let Commissioner Banks --

MR. MANFREDI: I apologize. There's a
little bit of information I might be able to
share for the public. We had previously spoken
to the police department and Chief Demnitz
whether or not the Morristown Police Department
would enforce our no trespassing policy.
Unfortunately at that time they left it to us to
enforce, it's a private matter. I don't know if
we can try again to make inroads with them,
because this is a need that's been ongoing. If
not we can enforce it personally.

CHAIRPERSON DENMAN: Before the meeting
Mary actually approached me about this as well.
We've got 200 residents and 150 spaces. Is that
what the number is?

MS. BOOZE: 200 residents and 154
parking spaces.

CHAIRPERSON DENMAN: I was off by four. So there's -- again, I'm going to let you speak to this because this is resident outreach, but Tawana, Commissioner Banks is heading up the community resident outreach subcommittee. It's got to be a partnership. This commission has to be living in the solution and working with the residents. That this -- this is reality that impacts your life every day, whether it's the grass being up to your knees or -- I've got friends that live in Manahan Village. My truck was towed two weeks ago because I was in somebody else's spot, and I was just running in, and the same exact thing, the no smoking sign in the hallway, and you walk in there and it was like being in a large bong. I don't know whether the solution is something they did in Madison, they have smoking and they have non-smoking facilities for their housing on John Street. It might be something this commission would consider. It's beyond time for there to be serious upgrades, if not complete renovations of all of the facilities. And my hope is that this commission goes after the grants that have
been missed for years on end, and that the money
and resources are allocated for the residents as
it should have been.

COMMISSIONER BANKS: My thoughts on the
parking, we did try it, and I think it's a good
idea, but I do think it needs to be tweaked,
because personally I do not want to have to
stand outside my car, call the tow company on
somebody and give -- because that's a whole
'nother ball game right there. I don't think
the residents should be responsible to call the
tow company, and I also don't think they should
be responsible for signing. You never know what
may happen, the tenants may wind up getting
billed. I don't think they should be
responsible for signing the invoice for towing.
And definitely they should not have to stand
outside their vehicle and feel threatened. I
don't think they should have to do that either.

And as far as the loitering, what
happens to that film with the cameras? You
spent all that money with the cameras. So
what's being done with that information that the
cameras are picking up? Can somebody --

CHAIRPERSON DENMAN: Do we know? Are
those owned by the housing authority?

MR. PRIESTER: They're owned by the housing authority, and they're archived.

CHAIRPERSON DENMAN: Are they monitored routinely?

MR. PRIESTER: Do we monitor them? Mr. Rogers.

COMMISSIONER SCHMIDT: Or used for incident-based?

MS. TAVERAS: They're used for incident-based, and the Morristown Police Department, we agreed to give them access to, and I myself spoke to -- I don't remember his name, a sergeant, and he was supposed to get back to the housing authority with the name of the person there who would be in charge to have the remote access to the cameras.

CHAIRPERSON DENMAN: But they're owned by us.

MS. TAVERAS: Yes.

CHAIRPERSON DENMAN: And it's Mr. Rogers' responsibility to maintain them, review them? And what's the point of having them if they're not being reviewed, if they're only being reviewed when there's an incident
reported? How many residents might not report an incident? You know what I mean?

COMMISSIONER BANKS: The other -- a couple of weeks ago I was looking out my bedroom window, it was eleven, twelve o'clock at night, and over where that laundry room is there was four or five people out there, and I noticed that none of them lived here. And they were clearly doing drugs or whatever. And there was three guys and one girl. And so like, what's the point of the cameras? I mean, what's going to be --

COMMISSIONER SCHMIDT: We have to figure out what we're interested in having these cameras for. Most cameras out there I'm pretty sure are if something happens you have it on tape, you can prove it. It's an inexpensive way to prove it. If you're talking about having someone monitor cameras 24/7, that's a different story.

CHAIRPERSON DENMAN: So who would be interested? I'll call Pete Demnitz and set up a meeting and we can have a liaison with the housing authority board and the police department and establish a plan of action. I
mean, you know, the first words out of your mouth were I don't want to get my tires slashed or have to police my own vehicle, and nobody needs to live in fear for being threatened. It's certainly not going to be tolerated in this town and not in the housing authority while I sit on this board. So I'll reach out to Pete and try and see if we can get some kind of ad hoc subcommittee, whether it's -- and use these cameras, because I'm sure they weren't cheap to put them up.

COMMISSIONER BANKS: And one more thing, the subcommittee that I'm heading is the resident alliance group. Is there a way that if I want to set up a meeting that notices can be put up so that whoever wants to attend can attend?

CHAIRPERSON DENMAN: Sure.

COMMISSIONER BANKS: Can we do that?

That's all I have.

MS. COTTON: Can I piggyback off a comment about the cameras? There was a hit and run I guess down in Manahan Village. And when the police officer went to go review the tape they could not see anything because of the
overgrown bushes that -- because of the season changed.

CHAIRPERSON DENMAN: We addressed that.

They're being hired tomorrow to come back.

MS. COTTON: Perfect. Also --

CHAIRPERSON DENMAN: Mary beat you to it.

MS. COTTON: Is the resident alliance the same as the resident advisory board?

COMMISSIONER BANKS: Yes.

MS. COTTON: Does that mean there isn't a resident advisory board? I want to get that straight, because when I used to ask about that, is it a separate thing, because I remember asking about that --

CHAIRPERSON DENMAN: That's a separate resident-governed body. We have nothing to do with it.

MS. COTTON: They meet with the executive director though. Right?

CHAIRPERSON DENMAN: You can meet with whoever you want. That's your choice. We have no governance over that.

COMMISSIONER BANKS: She wants to know is there --
MS. COTTON: I was told in the past there was a resident advisory board, but we don't know how to join it. We were told that seniors were on the board, never given a name. We were always asking who are these seniors, and because they were told that -- we were told according to HUD when you have -- before the director sends in his -- for I guess for grants or the fiscal something for the year, or for the five year plan, I didn't write it down, I don't know what to technically call it, but they have residents sign off. Some will actually give ideas depending on who is on this board, and even if the ideas aren't accepted they usually write it down and include it with the packet that goes to HUD.

CHAIRPERSON DENMAN: That's something totally different.

MR. MANFREDI: Yes. It's a good point you make.

MS. COTTON: I was curious, because residents have always asked, how do I get on this board, how do I get on this board, and it seemed it was closed and exclusive.

CHAIRPERSON DENMAN: An advisory board
is typically an appointed position, like I'm on the advisory board of the Salvation Army of Morristown. I was appointed to that by another member. And then everybody has to vote on that. An advisory board of the residents, that is something that's self-sustaining. That would be viewed as like a 403BC, a non-profit. You set your own rules, your own governance, however many members, whether you want a secretary and a treasurer, that's up to you.

COMMISSIONER BANKS: Her question though is, no, there is not a resident advisory board.

MS. COTTON: I was told there was one, and the executive director inherited the board from -- inherited this group from the previous board, so that there was an existing board, and they would meet with him before they sent this five-year plan in.

COMMISSIONER SCHMIDT: Is that a normal thing for --

MS. COTTON: Do you know what I'm talking about?

MR. MANFREDI: I understand. And I'll --
MR. PRIESTER: I think you're getting it confused. There's a resident advisory board, and it's -- maybe Lizeth can give more detail on it. But there's a resident council, which isn't formed yet, but we do have a resident advisory board. And some of the members out here sits on that, and they review the five-year plan.

COMMISSIONER BANKS: Really?

MS. COTTON: And we never were privileged to know who those people were.

MR. PRIESTER: Mr. Dorch (ph) is one.

COMMISSIONER BANKS: Who started this resident advisory --

MR. PRIESTER: It changes every year.

CHAIRPERSON DENMAN: Do you have the list, Lizeth, of who's on this?

MS. TAVERAS: It's on the annual plan that's public, that's in the offices, it's in the library, yes.

CHAIRPERSON DENMAN: We are a relatively new commission, so whatever information you can share with us, so we are aware of this type of thing, would be helpful.

MR. MANFREDI: I have a question, do they just meet for the annual plan or do they
meet independent?

MS. TAVERAS: They just meet for the annual plan to discuss the five-year plan.

MR. MANFREDI: Maybe I can correspond with Ms. Cotton off line, because there is a group that just does that purpose because you're required by HUD to have that. But a true advisory board would meet as you said, Ms. Cotton, independently month by month, and then you can have something called a resident council, which is actually HUD-sponsored, and there's some rules on that.

Madam Chair, if it's okay maybe I can provide Ms. Cotton with the information.

MS. COTTON: I actually have it. I downloaded it from the HUD's website, and I presented that to the board to ask, because before they had this annual planned meeting, these residents are actually supposed to talk to other residents. Because how else would they get input? So to meet with the executive director once before the plan, they have no information from their residents to meet, what's the point. It's almost like they're just there to sign off. And according to HUD, that's not
what the purpose is. So we are trying to figure
out how do you get invited to the board.

    MR. MANFREDI: You have the
information, let's meet afterwards and talk
about how to get it going, because it has to
start at the level Ms. Cotton is at, and I'll --
with your authorization.

    COMMISSIONER BANKS: Can we get the
names of the people who are currently on it?

    CHAIRPERSON DENMAN: Yes. You'll send
that out to us, Lizeth, so we're aware?

    MS. TAVERAS: Yes.

    MS. BOOZE: I'm back again. Back to
the resident center. I'm very disappointed when
I look at the building, and I got to talk about
what Ms. Cotton was talking about about the
advisory board. We always had an advisory
board. They did a five-year plan every year.
The residents in Manahan Village don't seem to
get nothing done. I know we need floors, we
need cabinets, and I see them doing three
parking lots outside that didn't need to be done
with that capital money that you all spent, you
didn't even see what the residents in Manahan
Village needed. We need something to be done
inside our apartments. It's not all about putting blacktop out there on three different parking lots. We always had a five-year plan with the advisory board. The residents was able to come sit at the table with the director, and whoever is on the advisory board, and discuss what they wanted in their building. The only thing that's been done is the senior building. We need to stop that. We need to treat all the buildings the same. The buildings down in Manahan Village is falling down. And I come over and see three parking lots, blacktop. Spent all that capital money. Never even told the residents you had the capital money to spend. Last time we was at a meeting you had about ten resolutions. I think you all closed the meeting early or left it there or whatever. Never went over the resolutions with the residents. So I'd like to see something done in Manahan Village, not only the trees being cut down. I wouldn't say they're bushes because they're trees now. I would like to see an advisory board start back. And when you get some more capital money I think you should involve me anyway, because I like to see how
some money spent too. You can't sit at the

table and decide what we need. I see you keep
talking about these subcommittees and whatever
you need to get, you need to get some residents'
input on some of the things you plan on doing.
Every time I look up Mr. Cherello is always on
the buildings and grounds and do nothing but be
on buildings and grounds. So it's time we put
everybody to work.

CHAIRPERSON DENMAN: Thank you, Mary.

MS. BOOZE: Wait, the handicapped
parking. Last time I was at a meeting you said
we would get handicapped parking. I am
handicapped. I can hardly walk now. And the
handicapped building on Flagler Street, 34,
where the handicapped building at, where the
seniors live, they went there and took the
handicapped parking spaces down. These people
have to have aides to come in and see them and
whatever, but they have nowhere to park. When I
came home the other day somebody was in my
parking space. I'm not going to call a tow
truck and get beat down too, but I think -- when
I spoke to Mr. Priester he said maybe put some
blue lines there, put the handicapped plaque
there, whatever needs to be there. I'd like to see some of that done. I don't like a lot of talking, no value. Thank you.

CHAIRPERSON DENMAN: Thank you, Mary.

So I know you have been at every meeting, I know you know that this commission is two months old, three months, this is our third meeting. We're going to move forward. Unfortunately we have not had an acting director or director leading the housing authority. Mr. Priester has stepped in, filled some mighty big shoes, and is managing both his job and Roy's job to the best of his ability. He certainly is not -- and that being said, I don't think there's any member on this commission that signed on because we were happy with the way things were with the housing authority in Morristown. I have a friend that moved into John Street. 29 years ago those buildings were built, they're beautiful. Our newest building is a year older than me, was built in '61, and that's Manahan Village. That's sad. But going forward with these subcommittees, the objective is to identify what's the first order of business, what buildings -- what issue first needs to be
addressed. You can only do one thing at a time. Right? Baby steps and you build a mountain. But that's the way you get stuff done. Meeting once a month you don't get things done. But when you have subcommittees and ad hoc committees, that's when you get things done.

As I shared, Mr. Manfredi and I met with Acting Director Priester before the meeting to address a couple of the issues that you raised. If we don't know about it, if we're not informed, this lead paint issue, literally Thursday was that, I mean, he and I spoke at quarter to midnight Friday night, that was our last call. Not what I want to be doing for especially the big salary we commissioners get, but it needed to be done. It's unfortunate with Mr. Rogers out we don't get the correspondence, but now the HUD authorities know that he's on an extended leave and they're going to communicate either directly with Douglas, myself and Mr. Manfredi and update us on any issues that are around the corner or pending regarding the housing authority. You learn a little bit more as each day passes as a new commissioner.

But we will certainly take into
consideration all your recommendations, Mary, and see if we can't get you your own private Idaho in the form of a handicapped space. Okay.

    MS. BOOZE: I would appreciate it.

    CHAIRPERSON DENMAN: Absolutely.

    MS. INESTROZA: Lorena Inestroza, 4 Harvey Court, Morristown. I just want to go on the record again. I'm sure you guys are not in any position to entertain the proposal that my agency submitted regarding space down at the resident center for substance abuse and alcohol outpatient services, so I just want to note my commitment to my community that I will keep coming every month. Okay.

    CHAIRPERSON DENMAN: Happy to have you.

    Thank you.

    MS. INESTROZA: Thank you.

    MS. COTTON: I forgot to ask if we were going to have a meeting at Manahan Village ever, because they always get canceled.

    CHAIRPERSON DENMAN: They're rotational. And this commission, this new commission has not missed one meeting. We actually had a special additional meeting. I believe either the July or August. July is at
29 Ann Street, August is 31. Let me go to September. Manahan Village, Clyde Potts Drive, September 25th. I expect you to have coffee and donuts for us.

Maybe for the record for 2018 we can have a real rotation, you know, once here, once at Manahan Village, once at Ann, once here, one at Manahan Village, instead of being at Early all the time. I think it would be nice to see some more of the residents from Ann Street and Manahan Village in all fairness. Right?

COMMISSIONER BANKS: We discussed all this a few meetings back.

CHAIRPERSON DENMAN: I know. But put that on the record again.

Okay. If there's no other comments from the public, and --

COMMISSIONER SCHMIDT: I wonder if we can close out the one comment about the smoke-free. We didn't really touch on that at all. Mr. Manfredi, can we look into what other areas have done? I mean, again with the times a little bit, it might be something we want to explore, at least strategically in terms of a smoke-free location -- a smoking location or a
smoke-free environment.

MR. MANFREDI: Actually I was going to speak to Mr. Priester, because we can do that, and HUD does have a mechanism now to amend the least and actually enforce it.

COMMISSIONER SCHMIDT: It's something we should really consider. I mean, granted, we should consider the tenants' feelings on it, it's going to be pretty split I'm sure, but for the health of the residents there's a real concern there. It's no secret anymore that it's damaging.

CHAIRPERSON DENMAN: The signs are clearly not cutting it.

COMMISSIONER VEGA: If I may, HUD has already made requirements for housing to eliminate smoking in public housing. I think there will be some grandfathered or clauses to that effect, but --

COMMISSIONER SCHMIDT: We should be moving toward that.

COMMISSIONER VEGA: -- that should be starting in March.

COMMISSIONER BANKS: The website said they're being given until February of next year
to have it enforced.

MR. MANFREDI: What we do is we amend everyone's lease to include a provision on this so that if someone is smoking in the unit disturbing a neighbor they're subject to eviction. In addition to that, as you said, we need input and we need areas designated. It's not such a clay cut situation.

CHAIRPERSON DENMAN: Put up what they have outside the hospitals, one of those --

COMMISSIONER SCHMIDT: Away from kids, away from the park, great.

CHAIRPERSON DENMAN: And you're going to have people that don't comply, like people -- like they have in hotels. And you know what, when you get a $500 extra fine, smoking on the beach now, $500. I watched a woman get a fine yesterday.

That was great. Thank you,

Commissioner Schmidt.

No mayor, no council liaison. If there's no other business, we are adjourned.

(Proceedings were adjourned.)