MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
29 Ann Street
Morristown, NJ  07960
Monday, May 22, 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 (On Phone)
MICHAEL SCHMIDT, Commissioner

ALSO PRESENT:

LIZETH TAVERAS, Administrative Specialist
JEAN WASHINGTON, Accounts Manager
DOUGLAS PRIESTER, Operations Manager
DARLINGTON POUNDER, Senior Mechanic
HILIARI B. DAVIS, Council Liaison

APPEARANCES:

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

REPORTED BY BETH A. BENSON, Certified Court Reporter

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CHAIRPERSON DENMAN: We're going to call the meeting to order. I Maureen Denman, chair 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 6:07 in the evening on May 22nd, and we are convening at 29 Ann 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 Meeting Act.

MR. MANFREDI: Roll call.

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

MR. MANFREDI: Pledge of allegiance.

(Flag was saluted.)

CHAIRPERSON DENMAN: Moment of silence, please.

(A moment of silence is observed.)

CHAIRPERSON DENMAN: Public comment.

MS. STORGION: Shirley Storgion, 29 Ann Street, apartment 107. I'm sorry, I have a soft voice. I have been living here for eight years. This seems to be a new board and I don't recognize anybody. I had a very serious concern
about what was going on here regarding construction. This is a hill, it's a big hill. Above that construction people are -- is an apartment house. Then we have the construction people, and then we have our building. So looking around I saw big earth-moving equipment on the hill, and from where I stood a very precarious position. So I told people, don't park near there, park on the other side where there is no construction. We're talking about huge trucks and whatever. Anyway, I decided to call Doug Priester, and I did. And he responded to me, going to look into it, and he did look into it. I found out the next day from Cynthia that he did look into it. I told him this is not a job for a maintenance person, this is a job for a person who knows what they're doing, because we could have a flood. And if we do, we're the third building from the top, we are going to go sailing along right down to Madison Avenue or someplace. So that was my concern.

The other concern is I never see any maintenance people looking around, just looking around in general. And the only time is if you have a concern about something, which I did, so
I finally met him. But my concern is also there's nobody around. We're all alone. And nobody checks on anything anywhere, the basement, the washing machine, everything, nobody looks around, nobody knows anything. And I told Cynthia I'm looking, because that's what I usually do. I like to look around and see if we are safe. And I determined that we were not safe.

Also the last thing, I'm curious why nobody ever wants to have a meeting at 29 Ann Street. Everything is on Early Street. In other words, we are forgotten. And it would be nice if we could know the people, talk to the people, and just know that we're being looked after. Okay. That's it.

MR. MANFREDI: Thank you.

CHAIRPERSON DENMAN: Thank you, Shirley.

MS. DAWKINS: Sharitha Dawkins, 3102 Clyde Potts Drive. On Saturday, May 20th, 2017, there was a baby shower given by a resident at the resident center. Residents attended, Section Eight residents attended, the outside public attended. Why were they able to give a
shower and I wasn't able to get my events for
the residents. Was there insurance on the
building, or was there not? And why wasn't I
given -- why wasn't I able to get insurance?
Why didn't you all give that option to me?

CHAIRPERSON DENMAN: So we're going to
be addressing the contract issue tonight. In
Director Rogers' absence I had asked Mr.
Priester to rewrite the original contract which
included proof of liability insurance.

MS. DAWKINS: Well, we had that before.
We've had that for years.

CHAIRPERSON DENMAN: Correct. And when
Mr. Rogers came on he removed that language,
which we have now reinserted back into the
contract.

MS. DAWKINS: But it still doesn't make
it right. My events were still canceled. And
Manfredi, we've known each other for years when
it comes to Morristown Housing Authority. You
know I do my research. So you know, you will be
hearing from my lawyer. You have a good night,
because I have to attend my kid's banquet.

MR. MANFREDI: Thank you, Ms. Dawkins.

MS. BOOZE: Hi. I guess I need to talk
loud because I won't be heard. My name is Mary Booze, 3209 Flagler Street, Morristown, New Jersey. In reference to the baby shower we had on Saturday night, I am in charge of the building. I do my work. I do my job good. So I know what the contract said. I called Mr. Manfredi up to see what was going on before then, because I heard so many different things about you can't go in the building, you can't do this with the building, and I want to make sure so I could hold my ground. So I don't know what Ms. Dawkins is talking about, but the contract that I had did allow residents to go in the building to have baby showers and everything. So if Roy Rogers didn't do his job then he needs to go where the rest of them is going to be. So that's the only thing I have to say about that.

The resident center at 23 Clyde Potts Drive have not been entered in maybe four years since the other people left. The air condition and the heating has been broken down for four years. We have no air conditioning in there, we have no heat in there. We were still renting the building. On Friday I put in a work order to have an air conditioner brought in the
building, so even though it was cool that night, but if it had been hot we wouldn't have been able to stay in the building. But when I called today to find out why we didn't have the air conditioner brought in the building, they said Ajorie didn't give the right information. I called Ajorie today to find out whether she tell the maintenance man, which is Sonny, and she said she told him that he needed to bring the air conditioner and the fans in the building. When I spoke with Sonny, Mr. Pounder, whatever, he said, well, we don't need air conditioners. If the building -- you know it's summertime, right now I have air conditioning for my house, so if we don't need air conditioning why we paying $23 a month to have air conditioning in the home. May, it was really cool the month of May. I don't know why we paying, and I'm hoping we can get our money back and don't have to pay in June. That's what I'm looking forward to, not paying in June.

I'd just like to say that for over a year we haven't had a meeting at 23 Clyde Potts Drive. I don't feel like it's fair to the residents that we got to run all over town to
get to a meeting. We have them at 31, 39, 29, we never have them at 23. I'm talking about me. We don't have any at 23 Clyde Potts Drive. Says something about we don't have enough parking there.

CHAIRPERSON DENMAN: September.

MS. BOOZE: September? That was when they was trying to give the building to Cornerstone.

CHAIRPERSON DENMAN: I don't know why they rotate all the other ones. The next one at Clyde Potts is September.

MS. BOOZE: September? Okay. I don't know.

CHAIRPERSON DENMAN: When we do the 2018 agenda I'll make sure we rotate and get to Clyde Potts as often as we get to Early and here.

MS. BOOZE: Usually when you leave 29 it goes to 23, so hopefully June's we can have the board of commissioners to meet at 23. Because it used to be 31, 39, 29, and then 23. So hopefully we can get a meeting there. But I like to say too, we just need the building fixed. It leaks in the building for four years,
the ceiling is broke down, it's raining in the building, and the only thing I can hear is we don't have any funds to do the building. We have a capital fund. Roy wrote a grant for lighting down there, he should have been writing a grant to get the building taken care of. That's a 1.2 million dollar building that the federal government paid for the residents. And to see it sitting there, I mean, it breaks my heart to see it looking like it look. So hopefully, since Mr. Rogers has been sick, and he haven't been able to attend many meetings, hopefully we can move on and get somebody that can do meetings, so hopefully maybe the commissioners can look forward to looking for a new director, because that one is not working. Because when I have a voice that want to be heard, I want to get it right, and right now we not moving forward.

I will be back on the second portion. Thank you.

CHAIRPERSON DENMAN: Do you want me to bring the microphone to you sitting down?

MS. STORGION: Thank you. The first thing on my mind was we are between two
construction places, and it's been very
difficult for the residents breathing in all
that air. And also the main point is I would
like to be able to open my window and have my
windows clean. I can't see through them.
That's it.

CHAIRPERSON DENMAN: Thank you.

MS. HOLMAN: Dorothy Holman, Morristown
resident. Number one, I thought the air
conditioning unit was supposed to have been
repaired at the resident center. I'd like to
know why it has not. Number two is I'm a little
confused as to Ms. Dawkins and her complaint and
wanting to call in an attorney. The building
had a contract where you could rent for parties,
events like that. But what she's speaking of is
doing events, opening up -- and that's the
rentals is making money to have the building.
What she's speaking of is having an event that
she had planned that hasn't been approved, first
of all, through the board to my knowledge,
because I was at the meeting, and it's not the
same as a rental. What she is looking to do,
from what we were told as commissioners by Mr.
Rogers, that you had to have a resident council
in order to perform these duties, and because
you didn't have a resident council, you could
get at least five people, and that would be --
HUD would consider you as a resident council,
other than that you would not be recognized. So
I'm a bit confused. Maybe, Joe, you can explain
that.

MR. MANFREDI: You're correct, Ms. Holman. We had a contract that provided that
residents would have to sign it in order to use
it, and particularly we had a separate contract
for non-residents, as you said, which required
them to secure insurance if they're going to use
it. And the reason is, our insurance doesn't
cover the public coming into that building,
because then you're using it as a banquet hall
or an open event. And in that case if someone
heaven forbid were to be hurt, we wouldn't have
coverage. And that's why over a year ago when
you were on the board, Ms. Holman, we indicated
that a contract was required, and that that
contract would have a provision, especially for
the case where non-residents are there, that the
person running the event would have to produce
insurance. And that's what should have happened
but did not happen.

MS. HOLMAN: I was a little bit confused as to whether it had changed or --

MR. MANFREDI: No, you're correct, Ms. Holman.

MS. HOLMAN: You can still rent it to host parties, baby showers or whatever, but you still had to provide insurance.

MR. MANFREDI: Yes, that is correct.

MS. HOLMAN: Thank you.

MS. AUSTIN: Melinda Austin, 29 Ann Street, apartment four, Morristown, New Jersey. I have a complaint, because ever since I have been here it's noisy at night all night long. It's a senior citizen building. You can play your TV, play it to yourself, don't play it to other people so they stay woke. I stay woke two three, four o'clock in the morning because the TV be running. And then when a meeting come, the noise you hear, they cut it down. But after the meeting go, boom, boom, boom after the meeting. And that been since I been here. And I have been telling them, telling them, telling them, I don't think I need to move if somebody keeping a noise and I'm not doing nothing.
CHAIRPERSON DENMAN: Who did you speak to in the office, do you know?

MS. AUSTIN: Mr. Doug.

MR. PRIESTER: We addressed it last year, the police were called on several occasions, and during their investigation there was no noise. Several times I came up here myself at eleven o'clock at night and was not able to find any noise. Ms. Austin has recorded some of the incidents on her own personal recorder, but it doesn't sound like a TV to me.

MS. AUSTIN: Nobody don't be here two, three, four o'clock in the morning when I stay woke all night long.

CHAIRPERSON DENMAN: Have you called the Morristown Police Department?

MS. AUSTIN: Yes, but they lie when they come here. They scared to knock on people's doors.

MR. PRIESTER: We have eight reports from the police.

MS. AUSTIN: They scared to knock on the door. One police came here and he say, oh, it's the refrigerator. Refrigerator there. My refrigerator don't run like that. Now it quiet
upstairs, but because the meeting here. But when after that bing, bing, bing, they run it all night long, you can't sleep. So that's it for me.

CHAIRPERSON DENMAN: We will look into it. Thank you.

MS. AUSTIN: Thank you very much. Because I don't think I have to move because nobody keep noise. You come here three, four o'clock in the morning when he did all that banging up there, bang, bang, sometimes put stuff like a bass on, I don't know that's what they do or not. Thank you very much.

CHAIRPERSON DENMAN: Thank you.

COUNCILWOMAN DAVIS: Chairwoman, I believe they also had maintenance people come out last year, I remember when that happened, and they had maintenance guys come out in the middle of the night to try to keep track of it.

CHAIRPERSON DENMAN: They got eight police reports and Doug himself came out at 11.

COMMISSIONER VEGA: The building is a secure building. Correct?

MR. PRIESTER: Yes.

CHAIRPERSON DENMAN: Approval of the
minutes, can I get a motion to approve the minutes?

COMMISSIONER SCHMIDT: The minutes are just the executive director report?

CHAIRPERSON DENMAN: Yes. Correct.

COMMISSIONER SCHMIDT: Sure. I'll make that motion to approve the minutes from April.

COMMISSIONER VEGA: Second.

MR. MANFREDI: Roll call.

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

CHAIRPERSON DENMAN: I'm going to let Vice Chair Vega make a statement at this time.

COMMISSIONER VEGA: Good evening all. I wrote it down because I could get to stammering and you won't understand me, and by my reading is a little difficult, but I just want to be able to get it out. Good evening to all. I'd like to start off by saying what an honor and privilege it is to serve on this board. I look forward to knowing and working with each one of you. Most of all I look forward to helping all the seniors and residents that reside on Early Street, Ann Street and Manahan Village. We have a lot of
work to do. I would love to get past all of the old business so we may start on newer projects that will quickly be noticed and help the quality of life for all involved. I understand the funds are limited and things take time, but as a new commissioner I would like to ask we all stay informed and up to date on certain things, supernova. I know funding is limited now, it's not anywhere near it used to be, so you got to go other places, like when the well is dry you go find yourself another well. There's a lot of wells out there, and if this staff isn't doing what it has to do to go get the water that we need to live, then something has got to change. So I tried to put something together so I can get this out. So some of my information might be -- I'm going off with a handbook, the commissioners handbook that's helping me understand what's going on, so that's my only guide. I have no real communication with this board and I want that to change. I need more. I'm not into politics. I'm just here to do my job, and I want to do it. My heart and soul is in Manahan Village, trust me and believe that. But that's just for starters. Let me just say
what I have to say.

As a new commissioner I'd like to know what avenues are being taken to secure potential grants that Morristown Housing could be taking advantage of, especially when we're using funds in housing that may be covered under those grants.

Today I would like to take the opportunity to reestablish communications between Morristown Housing Authority and PROCEED, Inc. Joe Sardina of PROCEED, Inc. has been intricate in securing grants through energy conservation programs. I took a walk in this building, it's a little dark. This guy had free lights for us. I'm just trying to figure it out. Trust me, things are about to come out. Joseph Sardina of PROCEED, Inc. has been intricate in securing grants through energy conservation programs. I said it again because I'm a county employee. I see what these guys are doing. As a county employee I've seen with my own eyes what PROCEED, Inc. has been able to do. If the County of Morris Housing, Madison Housing and others can benefit, we need to do more of the same. Right now he has a program to
help us get the windows that we're talking about at our last meeting at Manahan Village. That's right there for the taking. I don't get it right now. Two and a half years ago Joe came here with similar grants of energy conservation, and I would like to know why we did not take advantage in improving those conditions in the areas we are looking to pay for to date. Moving forward, I ask that our relationship with PROCEED, Inc. get expedited so we may give the residents the better quality of life they deserve. And it will be programs like this and many more to come that will do so.

Lastly, I have been born and raised here in Morristown, as a child I ran and played through Manahan Village. Sometimes I ran my bike through Early Street as a kid and seniors be yelling at me, get out of here. That was almost 40 years ago. There's been a lot of changes since then, some good, some bad, but all to try to make things better. So today here I am trying to make things better, walking through the properties and talking to the people. There seems to be truly a long list of things that need to be addressed. With the background of
building, maintenance and construction theory, I would like to volunteer right now and be part of the building and grounds subcommittee to help determine what can be done.

In conclusion, the residents center needs immediate attention. Whatever it is we need to do I suggest we do it, professional attention inside and out. The situation that we are having here is intolerable. Needs to be addressed as soon as possible. I want to say thank you, but I just want you to understand it's very emotional for me. A lot of things are going on in my life, and trust and believe God put me here for a reason. I'm not into politics. I'm apolitical. So trust and believe you all picked the right one.

MR. MANFREDI: Can I respond, commissioner? First let me say thank you. And I think we're all here for a reason, which is to benefit the residents. If you're not here for that purpose you don't belong here at all, everybody.

The board had a history with Proceed, and I realize it sounds like you've spoken to Mr. Sardina from PROCEED, Inc. And I'm glad
that Dorothy Holman is here tonight, because she was on the board when he came before us. The State of New Jersey has something called Weatherization Grant Program, which was formed after Hurricane Sandy, and it helps housing, particularly affordable housing, upgrade their systems. The state appoints a non-profit for every county in the state to be the administrator of those funds. And our current administrator is Hispanic Affairs. Mr. Sardina came to the housing authority back in 2014. He was from Union County, not from Morris County. And he said he had some money left over. And as you can see we have a court reporter here, so everything we say is taken down. And he came before this board and told us that he had a contractor that could put windows in for us. And he told us several times on the record that he didn't even have to bid it out. And I remember saying to him, that's great, you don't have to bid it? I'm used to federal dollars having to be bid, always bid. And he said on that transcript, no, I don't have to. And sometimes if something sounds too good to be true, you really do have to be careful. So I
called the State of New Jersey, and I went on their website. And they said not only does it have to be bid out, but we instruct every one of our groups that we authorize to administer this fund to come to class, to sign a certification that they will bid it out, and the bid must be placed on the state's website. And yet he told us it didn't. So we confronted him. And the state called him up, and they reprimanded him. Then he agreed to bid it out. Which is interesting. So we asked him to issue a bid, and I looked at the bid, and it was not compliant with any of the laws. So we had to redo the bid and go back to the state. Then he wanted to keep the bid out for ten days. That's the minimum allowed by law. You'll never get a good bidder for ten days, you should do it for 30, so we insisted on 30. And I spoke to Angela Armand, who is the state director of the program, and she had to call him back and say you've got to do this right. And so we went through the bid process, and we asked who would be the engineer for the project, because you need an engineer. The engineer unfortunately never practiced in New Jersey. He had worked
for the New York Department of Sanitation and
was retired in Jersey City and had no insurance.
You can't hire an engineer who doesn't have
insurance. They need to be insured. They need
to be in active practice, not retired. Because
you get what pay for. If these windows don't
work, it doesn't do the residents any good if
they fall out. And when the bid came back it
was a coincidence I suppose that the same
preferred contractor that Mr. Sardina told us he
had won that bid. But when we looked at the
bid, he didn't win the bid. It was filled with
material defects, filled with them. So we came
before the board because only the board can make
a decision. And Ms. Holman was there, and Ms.
White was there. And at that time it wasn't Mr.
Rogers that was here, it was Lee Gross that was
here. And the board deliberated on it, and the
board made the decision to not accept the funds
because none of the laws were being followed.
And I have the transcripts of those meetings
which I can send. It was my understanding that
based on that the state no longer allowed him to
run the program, and they shifted it from Morris
County to the Hispanic Affairs office, which we
rent space to here. And Mr. Rogers, and I can't
speak for Mr. Rogers, but the plan was to
reapply once Hispanic Affairs received the
designation, because the board at that time was
so concerned with the misrepresentations made by
Mr. Sardina and PROCEED they would not go
forward with them. And maybe other housing
authorities have done it, that doesn't mean you
should do it. Because when you get windows from
somebody, they better last for us, they better
last and not fall out because the caulking is
not there or because a preferred contractor got
the contract. You want the best contractor, not
the preferred contractor.

So I just want you to know,
commissioner, nothing against Mr. Sardina or
PROCEED, the program is fantastic, I just want
you to be informed whoever told you that is
completely inaccurate, and you should know the
truth, and I'll send you the transcripts.

COMMISSIONER VEGA: I appreciate that.

And I look forward to looking at those
transcripts.

MR. MANFREDI: And please call me,
because I can share this with you if I know
about it. And I think the housing authority
should absolutely apply to Hispanic Affairs for
that money, it's there for us.

COMMISSIONER VEGA: It's still there
for us.

MR. MANFREDI: There's a new round of
grant coming up in June, and that's up to your
executive director to do, and I've worked with
Hispanic Affairs before, and it's a world of
difference.

COMMISSIONER VEGA: I appreciate that.
We're lucky to have you. You tend to find
anything and everything, and I know that our
best interests are protected by having
representation from you.

MR. MANFREDI: Thank you.

COMMISSIONER VEGA: But at the end of
the day, I've seen the gentleman's work, the
contractor's work you're talking about, and
interior is not -- this is state of the art. I
have a black seal, and I didn't understand what
was going on in this building until I was made
abreast. So as far as material, I'm not going
to go back and forth about it, what I'm getting
at is there's a well there we need to go after,
and we should go after that well with -- we can't wait. We need to get stuff, whether it be through the weatherization grant, but we need to get it. If we keep waiting two years, three years, that's not there no more. You don't give state money back. What I'm saying is --

CHAIRPERSON DENMAN: So for the record, can we direct Mr. Rogers to forwith go after this money?

COMMISSIONER VEGA: Yes, I'll make a motion.

CHAIRPERSON DENMAN: Mr. Rogers has to do it.

COMMISSIONER VEGA: To be honest with you, it needs to be done, and it's overdue.

MS. HOLMAN: Dorothy Holman, Morristown resident. I agree with you that this work does need to be done. But at the time that Mr. Sardina came I was sitting in the same position that you are in. And yes, we thought it was a fantastic opportunity. We really did. We were going for it. Until as Mr. Manfredi said, he did the research, and when he came back, and he can provide you with all this information, when he came back we backed out of the deal with him
because it was just not what he had presented to us. So it may have improved now, I'm not saying it didn't, but at the time that he presented it to us when he said that, no, it did not have to go out for bid, it was kind of like, we bid on pretty much everything.

COMMISSIONER VEGA: And I believe 1000 percent what you're saying, all I ask is that we do today and moving forward --

MS. HOLMAN: The mayor himself has offered his grant writers to the board. He offered his grant writers to go out. So talk with him, and maybe you can get some --

COMMISSIONER VEGA: And I'm sure we can get our own grant writers as well. We don't have to go to the mayor's office.

MS. HOLMAN: It's not the mayor's office, he offered grant writers.

COMMISSIONER VEGA: I understand that. But at the end of the day, we can get our own writers to write grants as well.

MS. HOLMAN: When we hired Roy Rogers, Roy Rogers was hired and he was supposed to be a grant writer for us. He wrote how many grants, how many grants did he write for us?
COMMISSIONER VEGA: I don't see anything from Manahan Village to support grants.

MS. HOLMAN: He didn't do it.

COMMISSIONER VEGA: I only got here two months ago, and I'm trying to figure it out.

CHAIRPERSON DENMAN: Can I just get a little order here? I want to make a statement, because the only one that can take action on this is Roy Rogers. So I would like it on the record for Roy Rogers to look into pursuing this grant money.

COMMISSIONER VEGA: One more thing I'd like to see is the differences in the quality of work that was provided in those bids, because I really feel that after seeing the type of materials that PROCEED, Inc. used for us was superior, was used of -- someone with great expertise.

MR. MANFREDI: But by law if that bid is not responsive, by law we can't go with it.

COMMISSIONER VEGA: Understood. I understand that part.

COMMISSIONER SCHMIDT: And couldn't we secure that same contractor through anyone?

MR. MANFREDI: If that contractor is
great, he'll bid on it again, if not --

COMMISSIONER SCHMIDT: In reality, we should be pursuing any and all grant monies available by any means possible. We should be having multiple grant writers simultaneously to still achieve any dollars available. As long as we're approaching transparently and the best contractor wins out. Right? And we can all be happy with that.

MS. HOLMAN: Exactly. But at the time when he threw that out there, like we said, we were all for it because it was great. We thought, okay, free money, why not. But then once Joe looked into it, it was not what he presented to the board.

COMMISSIONER SCHMIDT: And you don't know what you don't know. You need people out there --

MS. HOLMAN: That's why we had the attorney look into it.

COMMISSIONER SCHMIDT: And you said Mr. Rogers is the one who has to do what part of that? Does he also have to search for --

CHAIRPERSON DENMAN: He's got to pursue the grant money through --
MR. MANFREDI: We can call Hispanic Affairs, who actually rents space in one of our buildings, who has been designated as the administrator for Morris County, to make the application, and there's a new round of funding coming out in June.

COMMISSIONER SCHMIDT: How about pursuing other grant writers in general? Is there an opportunity to do that? Is that on us as the board to decide, or still direct Mr. Rogers to pursue it?

MR. MANFREDI: I would direct -- the chair has to speak, but I would direct Mr. Rogers to report to the board immediately.

CHAIRPERSON DENMAN: Exactly. So I -- he's been out all but six days.

COMMISSIONER SCHMIDT: Give him a month.

CHAIRPERSON DENMAN: So the resolutions will be tabled this evening. Because Director Rogers did not provide this commission with his responsibility. It is the obligation of the executive director to carry out all policies of the board. I directed him at the last meeting, which was the first meeting of this new
commission, to provide three bids so that we got
the air conditioning fixed in this building in
the hallways and at the resident center. I
had -- Mr. Manfredi and myself both sent him
followup subsequent emails, to which he has not
responded to any of them. Without his
explanation on each of these resolutions, we are
walking in blind to this. Mr. Manfredi always
fulfills his obligation and provides the legal
substantiation, but without the history, we are
all a new commission, not just you, Mr. Vega,
all of us are new. And the one commissioner
who's not new is not here this evening. It is
my promise to the residents that we are going to
turn this housing authority around and have it
work for you.

And what we can do tonight, and what we
plan on doing, is electing or asking for
volunteers for subcommittees, because that's
where the real work gets done. Commissioner
Vega mentioned the one subcommittee. I spoke at
length with Commissioner Banks, who's calling in
from her hospital bed she's so good this
afternoon, so I'm going to start with the
grounds and maintenance subcommittee.
COMMISSIONER VEGA: I'd like to be part of that.

CHAIRPERSON DENMAN: We have Mr. Vega.

MS. BOOZE: Ms. Banks.

CHAIRPERSON DENMAN: She wants to be on a different committee. We have a separate building and grounds, or we got a separate building. We got grounds and maintenance and then we're going to have a separate building committee.

MS. HOLMAN: I thought buildings and grounds were together.

CHAIRPERSON DENMAN: You want to put them together? I just think -- you know what, honestly, it's two things, because we have to look at the upcoming changes with this RAD, with this Section Eight. And we thought that if we put -- made buildings its own category -- look, the buildings are old as crap, all of them, and we're going to have to address that. One way or another, we have to address it. I realize yesterday that Manahan Village is a year older than me. That's pretty old. And to that note, it's going to impact the residents, you know, whether we decide to build a brand new structure
or invest the money in refurbishing them, your
lives are going to be impacted, and nobody likes
that. So I think some special attention needs
to go to this. And I think if we loop them all
together you're not going to get the treatment
that you deserve for those people that are going
to be impacted. I welcome any comments on this
whether we --

MR. NORVIS: I have a question.

Francis Norvis, room 501, this building. I have
a couple of -- first of all, when was this
meeting posted?

MS. TAVERAS: May 18th.

MR. NORVIS: When was it posted out
here?

MS. TAVERAS: On Thursday, May 18th.

MR. NORVIS: Who put it there?

MS. TAVERAS: Maintenance personnel.

MR. NORVIS: That's number one. I want
to know from Mr. Priester, and he ought to have
the answer to this question, are they going to
give up the contract with HUD?

MR. PRIESTER: What contract with HUD?

MR. NORVIS: Don't you have a contract
with HUD for this building?
CHAIRPERSON DENMAN: Sir, this is not the public session. You can speak at the end of the meeting.

MR. NORVIS: You didn't conduct it right. When Melinda got done talking you should have said is there any other questions, because I came in late.

MR. MANFREDI: Sir, we have a second public comment. You'll have ample opportunity to address the board. We just want to move the orderly business forward tonight.

MR. NORVIS: But that's what I want to know, if they canceled a contract with HUD. And you had Verizon come in and wired this whole building, and why did they do it, because I'll bet there isn't seven computers in this whole damn building. And what I'm thinking is with this new building going up over here, and over here, that the town is ending the contract with HUD for this building and going to convert it to condos.

CHAIRPERSON DENMAN: No, not going to happen. Can't do it.

MR. MANFREDI: No.

MR. NORVIS: I hope you're all on
record for saying that.

CHAIRPERSON DENMAN: You know what, in all due respect, we are one month old, this commission, one month old, all of us. And when I tell you the passion you heard in Vice Chair Vega's voice, in my voice, our commitment is to you, the residents. Okay? You've been shanked for a couple of years now and that day is over. It's time to give it back to the residents, and we're going to hear you, and we're going to try and address every issue, but you know what, we can only do what we can do.

MR. NORVIS: Who appointed you, Mayor Dougherty?

CHAIRPERSON DENMAN: We were not appointed, I was elected by the council, unanimously by the town council. The mayor only appointed one person, the rest were all elected. Commissioner Vega was elected, Commissioner Banks, who also lives in Manahan Village, we were all elected by the town council. So that's eight people.

MR. NORVIS: That's all I want to know. Because I didn't see anything out here for this meeting being posted, or I would have been here
earlier.

CHAIRPERSON DENMAN: So I'd like to go back to the subcommittee. So maybe I'll just --

COMMISSIONER SCHMIDT: What was the purpose again of splitting out buildings?

CHAIRPERSON DENMAN: Here's the subcommittees. Grounds and maintenance, buildings being separate, because we got to look at the impact of RAD. MHA advisory committee, and a resident outreach committee, and then obviously personnel. So here's the thought process behind the MHA advisory committee. That what I foresee is somebody like a Ms. Banks showed a particular interest, and she's got the acumen for it, somebody that can work with the residents, that can listen to the residents, and understand what the concerns, what the issues are. I'm going to tell you, I had four calls in the last week, and the last one was at midnight Friday night, about the dumpsters at Manahan Village, how unsightly they are, about the rodents. And you know what, that's something I want addressed, and I -- you know what, I answered the phone at midnight, and I let her know that we were going to be choosing the
subcommittees tonight, and that the grounds and
maintenance crew, committee, would walk through
and identify, and hopefully we'd have solutions
to address all the issues. But I think an
advisory committee that liaises with the
residents, I see you Ms. Cotton shaking your
head, is a good idea. Right?

COMMISSIONER BANKS: I want to be put
on that one.

CHAIRPERSON DENMAN: I'll put you on
that, Ms. Banks, the advisory committee. Is
there any other committee you want to be on, Ms.
Banks? Buildings?

COMMISSIONER BANKS: Yes, I want to be
on buildings.

COMMISSIONER VEGA: I'd like to be on
both of those committees as well, for the
buildings and grounds and maintenance.

CHAIRPERSON DENMAN: Commissioner Vega
wants to be on grounds and maintenance and
buildings.

COMMISSIONER SCHMIDT: There was a
finance committee in the minutes, but you didn't
mention that one, or in the agenda. I'd be
interested in being on that.
CHAIRPERSON DENMAN: I didn't get to that one. I expected that. Thank you.

COMMISSIONER VEGA: I'm glad you volunteered for that.

CHAIRPERSON DENMAN: I'll join you on that one, Mike. And I'm also going to take personnel.

COMMISSIONER BANKS: I'd like to be on personnel also.

CHAIRPERSON DENMAN: You can only be on three, Miriam.

COMMISSIONER BANKS: What's my third one?

CHAIRPERSON DENMAN: You said resident outreach, buildings and maintenance.

COMMISSIONER BANKS: I didn't say maintenance, because I thought Vega was going to be on maintenance. I'm cool being on maintenance.

CHAIRPERSON DENMAN: Whatever you want to do. This is not rocket science.

COMMISSIONER BANKS: Give me buildings, give me advisory, and give me personnel.

CHAIRPERSON DENMAN: Okay.

COMMISSIONER VEGA: We can be on three?
So put me on for the outreach as well.

COMMISSIONER SCHMIDT: I can help out on buildings as well if you want.

CHAIRPERSON DENMAN: Great. I guess we can defer to the absent commissioners at a later date for their choice. We will follow up with an email.

So we need a vote for tabling the resolutions.

COMMISSIONER SCHMIDT: I had one comment first. I did note that there -- looks like Mr. Rogers put a note on the first resolution, 2017-01, necessary to obligate funds by HUD deadline or send the construction money back to HUD, so I want to make sure we're not missing any deadline by --

CHAIRPERSON DENMAN: So you want to know basically what happened with that, that's the ramps. So there was some HUD money from 2015. When the commissioners resigned HUD stepped in and approved, contingent on the ratification brought before this board at a later date. They proceeded -- they came in last week and put the ramps up at 31, 39 Early Street. I had eight phone calls, and then a
text from the mayor last night at midnight. The pitch of the ramps is off, and they took the excess concrete and dumped it on the rose garden that our council president and his wife actually donated. So I've got to address that issue. This should have been -- I know Director Rogers wanted to push it through, and with, you know, the money running up against the timeline, it still required our full approval. I don't know at this juncture without Director Rogers here what action we can take, because he's not here to give us the background unfortunately.

COMMISSIONER SCHMIDT: Was that 165 for three ramps, or were there much more improvements that are supposed to take place as well? I hope there's a lot more.

MR. MANFREDI: You're correct. And to the best of my knowledge and as the chairwoman indicated, when we had no board Mr. Rogers had to allocate the capital fund money or it would be recaptured by HUD by April 12th. So he secured HUD approval for those projects. However, I thought it would be best if it also came back to the board for ratification so you could be both informed about what's going on,
understand what the allocations were and what
the work was, and HUD also does require the
board to approve it. There's no danger at this
point of the money being lost, because HUD
approved it to go forward by the 12th. So I
would suggest, as what the chairwoman indicated,
is Mr. Rogers, if he's here at the next meeting,
can present the memorandum to you, you can have
the benefit of the design specs, look into the
matter so you're satisfied you have all the
information you need to consider ratifying.

COMMISSIONER SCHMIDT: Good. The only
other one was this concrete mortar items, as
long as it's not an immediate need that can wait
until the next meeting then.

MR. MANFREDI: Yes.

COMMISSIONER SCHMIDT: Thanks for the
background.

MR. MANFREDI: Thank you, commissioner.

CHAIRPERSON DENMAN: The last thing is
the revision, Mr. Priester, I had asked if you
would redo the contracts. Did you get a chance
to do them?

MR. PRIESTER: I did. The contract for
the non-resident, it already included an
insurance clause. The one with the residents did not. So Lizeth and I were going to redo it.
Okay. So it will be done.

CHAIRPERSON DENMAN: For the record, both resident and non-resident use of the resident center will require proof of liability insurance. Now, in the event there is an issue, like somebody doesn't have the money to buy the insurance, Director Rogers can direct you towards a low-cost renters insurance through HUD. I don't think it's $20. So there should be no reason that somebody can't afford because of this insurance. It sounds like a big ugly monster, but it's really miniscule in the scheme of things. That's so if somebody gets hurt at your party you don't get sued and everybody is covered.

AUDIENCE MEMBER: Is there a minimum amount?

CHAIRPERSON DENMAN: A million dollar liability.

AUDIENCE MEMBER: And the housing authority is a certificate holder on it?

MR. MANFREDI: The housing authority will be named as an additional insured, and
instructions will be in the agreement, and if you have questions you can call.

CHAIRPERSON DENMAN: I have a sample agreement if you want to see it.

MS. BOOZE: Now you're saying the residents need insurance in order to have -- if the residents want to have a party they need insurance in order to have it?

CHAIRPERSON DENMAN: If the room is being rented out for an event, for example, a baby shower --

MS. HOLMAN: You're going to have more than just Manahan Village residents, if other people are going to attend your --

COMMISSIONER BANKS: (Inaudible) take insurance information together so that anybody that has questions or concerns can be directed to me or Mr. Priester?

CHAIRPERSON DENMAN: Absolutely. So that's exactly what I mean about the liaison, that's a perfect example for use of the liaison subcommittee.

We're going to move right down to the schedule of bills, because I know Jean is waiting patiently over there.
COMMISSIONER SCHMIDT: We need to make a motion to table the resolution? I'll make that motion that we table the resolutions until next week.

COMMISSIONER VEGA: And I'll second.

CHAIRPERSON DENMAN: Thank you.

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

CHAIRPERSON DENMAN: Schedule of bills. Can I have a motion to approve the schedule of bills?

I'll make a motion to approve the schedule of bills.

COMMISSIONER VEGA: Second.

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

CHAIRPERSON DENMAN: Now, second public comment.

MR. NORVIS: Francis Norvis, room 501, this building. The elevators were just fixed, this elevator on the right. It gets up to the fifth floor, it goes boom. The door keeps binding. It was just fixed.

Now you say that the contract with HUD is still in effect. Am I correct in
understanding that?

CHAIRPERSON DENMAN: Correct.

MR. NORVIS: And it's still going to be in effect, it's not going to expire soon?

CHAIRPERSON DENMAN: No, not going to happen.

MR. NORVIS: That's all I have.

MS. STORGION: Shirley Storgion. This is truly the last thing. I think this is considered a public meeting.

CHAIRPERSON DENMAN: It is.

MS. STORGION: Which means that minutes should be posted. That's the law, is it not?

MR. MANFREDI: It is.

MS. STORGION: Why is it not posted?

COMMISSIONER SCHMIDT: Maybe made available. Are they posted?

MS. STORGION: They have to be posted.

CHAIRPERSON DENMAN: They're posted on the website.

MS. STORGION: Not on the website. My computer is down, so -- but I think we should all know what's going on in the housing authority. And minutes -- I've worked in boards as well, so I know that, and I was responsible
for minutes, so I know they have to be posted.

CHAIRPERSON DENMAN: And they are.

MS. STORGION: Where?

MS. TAVERAS: They're posted on the website.

CHAIRPERSON DENMAN: They are posted on the website.

MS. STORGION: I guess I'm out of luck.

CHAIRPERSON DENMAN: Well, we can see about getting a set printed. I can't promise you, but maybe our new ad hoc committee can facilitate that for the three senior buildings. Because I understand, my parents did not have a computer either, and that may be something that in particular would be useful to the seniors. Okay?

MS. STORGION: The dates of the meetings are always either last minute or you have to look for them.

CHAIRPERSON DENMAN: So those are also posted on the website. But, you know what, I'm going to tell you, I can tell you, they are the fourth Monday of every month throughout the year. You can go like clockwork from June to July to August, the fourth Monday of every
MS. STORGION: I'm talking about this building, and nobody has met for a year here.

CHAIRPERSON DENMAN: Well, as I said, we are one month old. We're a brand new commission.

MS. STORGION: Lots of luck.

CHAIRPERSON DENMAN: Thank you. I can't do anything about this year, but next year we will be here more often.

MS. STORGION: I will be watching you.

CHAIRPERSON DENMAN: All right. I'm sure you will.

Ms. Cotton, it would not be complete without you.

MS. COTTON: Tawana Cotton, a resident of Manahan Village. So my first question is, when the executive director is out for an extended period of time, and if you received any emails, whether it be my complaint or about possible programs, how long is it before I get a return email from -- do I have to wait until the executive director comes back, or would Mr. Priester handle that? I just need to know how that --
CHAIRPERSON DENMAN: So this is a relatively new obviously situation for all of us. I sent an email this evening to Lizeth and to Roy Rogers that if he's going to be out a half day, a whole day, planned or unplanned, it's got to be reported to me, because I need to make alternate plans. I had no idea he would only be in the office five days in the last month. Mr. Priester stepped up as soon as I asked him to step up and handle these contracts. I was not aware -- Roy Rogers sent me an email five minutes before he went on vacation saying he was going on vacation, and a week later he was at a conference, and then he was in the hospital. I can't -- I don't know any business that can operate this way. And I'm not being a cynic here, I'm just being honest with you. We're here to serve you. He reports to us. And going forward, whether he's out, like I said, a day, or a half a day, that means your emails are not being addressed and I have to make contingency plans. So in the event he's out, I'm going to defer all emails to Mr. Priester, who's doing a fabulous job in his absence.

MS. COTTON: Yes, he is. I absolutely
respect that. Every time I call over, I speak
with Mr. Priester, he takes my call, answers my
questions and says he'll get back to me or look
into it. So I definitely appreciate that. I
definitely feel that someone cares.

CHAIRPERSON DENMAN: And you can call
me, because let me tell you, 30 people have, so
you might as well.

MS. COTTON: I really don't know the
ins and outs of that. I don't want to seem like
I'm stalking. I don't know what proper
procedure is.

That brings me to my next question, if
there was an organization obviously who had
insurance like I know in my email I mentioned
the organization Morris County (inaudible) and
they have programs and provide their own
insurance. The problem is is that we have
meetings once a month, so -- before I could even
start to promote it I would need permission to
even do that. So I guess my question is, the
question is, if there's a program for residents,
for children, and I email, send it out waiting
for a meeting, I need to know how much time that
would take. So if you table something, do you
table it until the end of June, or how does that work? Because I don't really understand.

MR. MANFREDI: So Ms. Cotton, what the board's goal is as a new board is to establish criteria, once it's in place, which we hope is next month, these agreements are already complete, the process should work very quickly. So if you do have a group, they can apply, make the application, the office should be able to turn it around quickly, and then you'll get your date, and it will proceed in that fashion.

MS. COTTON: So they can actually reach out to you.

MR. MANFREDI: It will actually be the application right to the office.

MS. COTTON: Like an application online.

CHAIRPERSON DENMAN: As long as have you have your insurance and paperwork is in place, we can approve it after the fact. You don't have to wait for us to go --

MS. COTTON: The next month, the next meeting.

CHAIRPERSON DENMAN: You don't have to have the formal --
MS. COTTON: That's helpful information.

COMMISSIONER VEGA: You can always text me or call me as well.

MS. HALE: My name is Andora Hale. I'm a resident here at 29 Ann Street. And I have a few complaints. I don't want to sound like I'm habitual complaining, because I take it up to here before I do say something. The issue of mice, and there was one dead in the elevator. One night I sat and watched, I put the traps out, it actually knew it was a sticky trap so it slipped it and walked around it, and then it walked to the other one and walked around it. I'm sitting in the living room watching TV. They just come out with the lights on.

But also the issue with all the dust coming from this construction. I have sarcoidosis, which affects my lungs. There are people like Barbara with chronic asthma. I ended up going to my respiratory therapist and went through extensive tests because of all this dust that's coming in. If you look at the windows, the screens are not -- they don't fit. It's like the building settled and the screens
are separate from the outside wall. And ants
come in, flies come in, spiders come in.
Claudette and I were playing cards last week and
black ants were crawling on us. They're coming
from something. And when you do a repair, I
have been here almost 15 years, and the wall
from I guess something upstairs in the kitchen,
it runs right down, and all they do is put a
Band-aid on it, and it's never -- you need to
take that out, get to the pipe, and see where
the leak is coming from. Not keep putting
plaster sheets, as well as in the bathroom. And
it's leaking again, because now where they
patched it, it's bubbling. You can see around
it.

And also like when they had Glen
outside picking up paper when he could have been
inside vacuuming the halls getting up some of
that dust. Ever since Roy Rogers has come,
everything has gone downhill, everything. He's
absolutely worthless.

CHAIRPERSON DENMAN: Thank you.

MS. HALE: Somebody needs to do
something.

CHAIRPERSON DENMAN: So we will have
maintenance look into it. The subcommittees that we just formed are going to do a walk-through, building and grounds -- or buildings and grounds and maintenance. I lived in an apartment building up until three years ago and know the whole mice infestation, because if your neighbors got it, it's a constant. 

MS. HALE: I just went out last week and bought six of these traps.

CHAIRPERSON DENMAN: No doubt the construction next-door is impacting. So you know what, I'm going to see if Director Rogers can do a little quid pro quo. We got to play the game for a little while here. Because they were looking to leverage some parking spaces, and maybe we can get them to provide with an alternate solution, because now you're the third person to complain about the dust. And you know what, I know you all think you're 29 but you're not, and we got to look out for you. So we will have maintenance look at the repairs. I actually had a call about the mice issue at Manahan Village as well, so that is on the list to address.

MS. HALE: Thank you very much.
CHAIRPERSON DENMAN: Thank you.

MR. MANFREDI: Thank you.

MS. HAMLET: Hello, I'm Marsha Hamlet.

I'm a relatively new tenant here at 29 Ann Street, apartment 110. I want to mention that I have some bugs crawling up my wall which I don't know what they were, and I went and got the Home Defense and sprayed the wall, and got rid of them. I have a problem with the mice and the ants and everything because I'm right on the first floor, and all the dust and all of that, and noise in the morning when they start up. I get all of that. I also want to make it known I don't have hot water in my shower.

CHAIRPERSON DENMAN: At all?

MS. HAMLET: No.

CHAIRPERSON DENMAN: What number?

MS. HAMLET: Apartment 110.

CHAIRPERSON DENMAN: That's a stat issue. So I'm going to followup on that tomorrow for you.

MS. HAMLET: I don't have hot water.

And I want to mention this too, sometimes at night I hear something and I think it's coming -- I don't know if it's in the walls or
not, but I don't know if it's mice or something that's in these walls, but I hear something that's within -- I don't know where it's coming from, and I know it's not in my mind because I'm not that old really. But there's something that's, I don't know, around the base of this place or --

CHAIRPERSON DENMAN: Could be.

MS. HAMLET: There's something coming in the walls, because one night I was watching TV and I looked at the wall and all of a sudden it was like ten bugs coming up the wall. And I have a problem with the mice and ants and all of that too.

CHAIRPERSON DENMAN: We will definitely look into that.

MS. HAMLET: And please look into the hot water. I appreciate that.

CHAIRPERSON DENMAN: I put stat on your name. Thank you.

Anybody else from the public?

MS. INESTROZA: Lorena Inestroza. I came before you guys last week or the week before regarding the proposal or the package we put together, and I wanted to get a chance to
see if you get a minute to look at it or --

CHAIRPERSON DENMAN: So you're one of three proposals. I had asked the director to give me the history on that. Unfortunately we came up empty-handed again. I just ask you to give us another month.

MS. INESTROZA: Okay.

COMMISSIONER VEGA: Looks good.

CHAIRPERSON DENMAN: I am, you know what, I'm going to go on the record, I'm in recovery, 30 years clean and sober this year, so I completely understand, I lost a sister to that disease. I know what an epidemic it is. I see you guys out there on The Green, and we need to be aware and step up in this town. So I will back it up. And can't promise that your program will be the one chosen, but we are going to advocate for our residents.

MS. INESTROZA: I know when we met with him nine months ago I don't think the other two bothered to show up at the request of the interviews. I don't know, Lizeth might be able to clarify that.

MS. TAVERAS: They didn't show up.

MS. INESTROZA: I want to just make a
few comments. I heard some concerns regarding
if there's a program for children in there, how
would recovery addicts, how would they co-exist,
there's a stigma attached. I just want to say
that depending on the level of care that, first
and foremost, if a client is coming to our door
chances are they're already sober. They've been
directed by some type of law enforcement,
government agency, family member to come in and
get some help. Depending on their level of
care, the maximum they're going to be there is
three hours. And our program we have now in
East Orange, been in the same location 20 years,
and we share a building with a women's health
clinic and share a driveway with a day care and
never had any incident. So relatively the
maximum a client would be there would be three
hours a day, from nine to three in the morning.
Depending on how big our clientele got, we would
probably start a night one, six to nine. So the
maximum there would be clients in recovery there
would be a maximum of 18 hours a week. Staff
would probably be there for collaboration and
outsourcing and a staffing a little longer. My
concern being with the agency that I'm with now
is not the clients coming in, my concern is that I have a granddaughter who lives in Manahan Village, and she can't walk from her mom's house to the playground without having to walk past five guys smoking weed and drinking, hanging out. You know, they spent all this money on cameras, I don't even know statistically, if you have any statistics on how effective these new cameras are. From what I've seen personally the police are still there on a daily basis, so -- if not more, twice a day. So that's my concern. The fact that my 12-year-old granddaughter can't walk to the playground without having to pass, and I'm not even saying young kids, all ages. So my biggest concern is not people who are working on a recovery program trying to better themselves and become a productive member of society.

CHAIRPERSON DENMAN: Thank you.

COMMISSIONER VEGA: Thank you for bringing that up. And I think one of the best things they did already is install these cameras. And my tours down there, down in Manahan Village, I believe that they will be able to utilize those better now. I believe
it's in police records now live, if need be.
And they can come out right away and make sure
whatever is going on is dealt with. So don't
hesitate to call the police, because they
already know. Okay.

MS. INESTROZA: Thank you.

CHAIRPERSON DENMAN: To that end, you
are right, I was down in Manahan Village last
night, and Friday night, and they're out there.
All I had to do was nod and they come up to the
car for me. So cameras aren't -- we need more
of a police presence. And you know what, it's
going to take residents calling, and it can't be
the same residents because that's basically what
it is. If we put the pressure on the police to
show up, eventually they're going to show up.
We need people like you to advocate.

All right, Miss Mary, do your thing.

MS. BOOZE: Yes, ma'am. Mary Booze.

And my question is to the board about Ms.
Teresa. She's a resident commissioner, and I
think it's time that she goes. I don't want to
see her on the phone, hearing her conversation
on the phone when she live right upstairs. I
want to ask Mr. Manfredi and the rest of the
board to look into it, because she's been here over a year, she has 18 classes to attend, and right now I don't think she attend them. And if she represents me, she needs to attend the meetings. And right now I haven't gotten a chance to see Ms. Teresa in I don't know. And I'd like to see her if she's going to represent the residents. I was going to the council meeting and find out if, I don't know, I don't know what I found out, but anyway, she's on the commission, but --

CHAIRPERSON DENMAN: Thank you. Her term is up in June, or it ends in June. And there's been a recommendation made, it's up to the town council, they're the ones to consider whether she will be reconsidered or not. Her record has been sent. Mr. Manfredi sent her absences, attendance record to the Morristown Town Council, and they'll vote on it at the June 28th meeting I believe.

MS. BOOZE: If she's going -- she was a resident commissioner, right, so hopefully that's what the town council will do right this time and give us a resident commissioner that knows something about public housing and
whatever.

And also back to the resident center, I hopefully hope we can get the ceiling fixed in the resident center. I know it's wet over there now. I know if I go there now I'm going to catch my breath and say, oh, my God, it's a mess over there. So hopefully when Mr. Rogers can go with Teresa when she go, but just in case you don't want to send him with her when she goes, it's time for him to go too. Because like I said, he missing too many days too. If he's sick, stay home, and don't want to be the director of the Morristown Housing Authority.

Thank you very much.

CHAIRPERSON DENMAN: Thank you, Ms. Booze.

COMMISSIONER VEGA: Thank you, Mary.

CHAIRPERSON DENMAN: Council liaison, do you have anything to add?

COUNCILWOMAN DAVIS: I do. First I want to say to Mr. Norvis, the mayor doesn't have anything to do at all with who gets appointed to this board other than his one selection. I'm also a resident of the housing authority, I'm the liaison for the town to the
housing authority, so it's very personal, and it's important to me that we make good selections. And I'm really excited about this board. I mean, we've got Michael Schmidt, who happens to be our mayor selection, but also he helped me with my finances when I was running for office. He's really good with money. You want that kind of guy on your team. And these people are really, really capable. And the moment I feel like they're not capable, believe me when I tell you I'll do what I have to do to see how we can change it. So trust me when I tell you, this is not a political thing, this is about you and your comfortability. Your inability to pay market rent should in no way reflect the level of comfort you have in your home. And as long as we're here, we're going to see to it that you're cared for properly. That's the one thing I wrote down.

And I wanted to first commend Mr. Pounder and his group for the new thing with the parking. It's incredible. I speak to a lot of residents, and they're very, very happy that they themselves can reach out to Basking Ridge Towing, and it really makes things much easier.
I mean, I'm in a unique situation because I live there, people know what I do, and they constantly approach me, so I'm sort of like the dumping ground for all the issues at Manahan Village. And this is something that people regularly are telling me they're very, very happy about. So I wanted to thank you guys. Mr. Pounder and Cynthia were out, and they got it done as quickly as possible. Everybody has their parking spaces. And a couple of people have been towed, those guys come right out, so I'm happy to report that. And there hadn't been any issue.

I did not receive any packet or any formal notification that this meeting was taking place, even after the chairwoman instructed the director's office to be sure that myself and the mayor get the packet and get the notification. I did not get that. I don't know why, but that has never happened before.

CHAIRPERSON DENMAN: So can I ask why the mayor and Councilwoman Davis didn't get a package?

MS. TAVERAS: The public notice was emailed to them on Thursday, the agenda was
emailed today after you emailed me, but Mr. Rogers instructed me to hold off because there was an email from the council that said there's some issues with the minutes, the minutes are not public until they're approved, and the schedule of bills also are not public unless requested by OPRA or something like that. Mr. Manfredi, I emailed you asking you about it. And the resolutions, so he instructed me to wait.

CHAIRPERSON DENMAN: This could be addressed in closed session. But the mayor specifically asked that at the last meeting that he wasn't getting his packet, he was getting it the day of the meeting, as did Councilwoman Davis.

MS. TAVERAS: That Thursday I sent the public notice, and the agenda was sent out today because I wasn't in on Friday. But they always get --

COUNCILWOMAN DAVIS: I didn't get the public notice. And typically the guy will come in and leave it on my counter, I never received it. And that's the only time I didn't.

MS. TAVERAS: It's emailed now. The
mayor doesn't get it delivered. Because Kristin herself asked it to be emailed and that's what I do.

COUNCILWOMAN DAVIS: Typically they email it and give a physical copy. The last meeting I got a physical copy, and Kristin typically cc's me, I'm cc'd on all correspondence between you and the town. I did not get an email. I can verify that for sure. And I did not get a physical copy, and neither did the mayor. So --

MS. TAVERAS: The mayor doesn't get a physical copy, but I know I emailed it. But I can check on that.

CHAIRPERSON DENMAN: So we're going to have to address this in closed session, but we will. Do you have anything else?

COUNCILWOMAN DAVIS: No. I'm really happy you guys are -- it's not easy. This job is not easy. What you guys are doing is not easy. You're the dumping ground for a lot of troubles for all the residents, and what you guys are doing isn't easy. I'm hoping we can work with this new board and give them the opportunity to represent us well. I have faith
that they can do it. Like you I'm a resident, so certainly it's important to me we have the proper representation, and we just got to give them the opportunity to get it done. That's all.

CHAIRPERSON DENMAN: Thank you.

COMMISSIONER VEGA: Thank you.

MR. MANFREDI: Thank you.

COUNCILWOMAN DAVIS: Oh, one more.

With regard to the -- I will go to our business administrator, maybe not tomorrow, but at least by the following day, to discuss about the police presence, because we always try to beef up police presence during the good weather, because you know that's when they all hang out, so I'll get right on that, and hopefully you'll see -- I'm sure you'll see a difference.

CHAIRPERSON DENMAN: Okay. I want to make one statement for the record. Going forward starting next month, I want Director Rogers to send out the packet. Because you're being made the fall guy in this, Lizeth, and I apologize, because it should not fall on you, it should fall -- the responsibility falls on him. And if he can't do it -- well, for the record, I
expect the packages to be sent out by Director Rogers starting next month.

And with that, adjourned.

(Proceedings were adjourned.)