MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
29 Ann Street
Monday, September 26, 2016
Commencing at 6:00 P.M.

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TRANSCRIPT
RE: Regular Open Public Meeting
OF THE
PROCEEDINGS

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MEMBERS PRESENT:
ROY ROGERS, Executive Director
MARION E. SALLY, Chairperson
DOROTHY HOLMAN, Vice-Chairperson
VERA WHITE, Commissioner
TERESA RODRIGUEZ, Commissioner
DONNA HOWARD, Commissioner

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

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

REPORTED BY BETH A. BENSON
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VICE CHAIR HOLMAN: Good afternoon everyone. I, Dorothy Holman, vice chair of the Board of Commissioners of the Housing Authority of the Town of Morristown and presiding officer at this meeting do hereby state it is now six o'clock in the evening on September 26, and we are convening at 31 Early Street, Morristown, New Jersey, and I do hereby announce that the proper notice of this regularly scheduled meeting has been provided in accordance with the New Jersey Open Public Meetings Act.

Roll call.

(Members noted are present.)

VICE CHAIRPERSON HOLMAN: Pledge of allegiance.

(Flag was saluted.)

VICE CHAIRPERSON HOLMAN: Moment of silence, please.

(A moment of silence is observed.)

MR. MANFREDI: Madam Vice Chairwoman, before we proceed to the public comment and the remainder of the agenda I'd like to ask that the board to address their election of officers. As you know, we had a meeting approximately eight months ago which represented the time to have an
election for chairperson, and at that time no
one had been elected. So under our bylaws we
had our current chair hold over, but since we
didn't have an election I'd like to ask if we
can have a vote now for election of chairperson.
If that's acceptable I can open up the floor to
nominations for the position of chairperson.

COMMISSIONER WHITE: I'd like to
nominate Marion Sally for chair.

MR. MANFREDI: Is there a second?

VICE CHAIRPERSON HOLMAN: I second it.

MR. MANFREDI: Having heard no other
nominations, we will close the floor for
nominations for the position of chair. And if
we can have a roll call vote for Ms. Sally as
chair.

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

MR. MANFREDI: Congratulations, Ms.
Sally. If you would take over the meeting.

CHAIRPERSON SALLY: At this time I'd
like to open the floor for nominations for vice
chair.

MR. MANFREDI: Madam Chair, actually at
a meeting in May that spot was -- there was an
election for vice chair, and Ms. Holman was
elected to another term.

CHAIRPERSON SALLY: Then that's fine.

Thank you. So we will open the floor to public
comment at this time.

MARY BOOZE: My name is Mary Booze.

32-9 Flagler Street. I'm here tonight. I have
so many issues to discuss. Our first problem is
the air conditioner at 32 Clyde Potts Drive,
which is the residents building, I want to know
what's happening with that. That's one issue.

Number two, I'd like to know who gave the
housing authority permission to move into the
resident center, and not touching bases with the
residents. We still have 200 families in
Manahan Village that I think somebody should
have touched base with when they came up with
the idea. I have no problem with them coming to
the resident center, but a little respect. Let
us know what's your plans. When I talked to Roy
he said he was going to take two rooms at the
resident center, and I'm like who gave you two
rooms? I didn't give you any. Because that is
my building. I am a resident, and the sign on
the wall said it is dedicated to the residents
So I also said to Roy that there was one time when the commissioners was the boss of him. He stepped in, and he decided it was time that he flip the cards. I'm very unhappy with that. Hopefully we can get the board back moving in the right direction. I can't just sit back and be locked out of my building while somebody else is coming in it. Every time they go over I walk in with them. What do you want? What can we do? No, you came to my house and you didn't invite me, and you didn't tell me you was coming. So I want to know who can work on there and who can let Roy know that that building belongs to the residents.

My other issue is the parking in Manahan Village. We got signs up there, no parking, but a lot of words but no value. If you going to say I can't park there, I got to wait until three o'clock in the morning and they call Sonny, and Sonny can move the car that's not supposed to be there. That's not feasible. We have very few parks in Manahan Village, and if somebody come in without a red sticker on their car they can park there all night and it's
nothing we can do until three o'clock in the morning. I just suggest they change the sticker color because we have too many red stickers on cars. They move out, they hand their sticker to another person. It's all red stickers in Manahan Village. Change the color. Give us a parking space down there. Everybody over here have a parking spot, everybody over there have a parking spot. Give us a parking spot too.

Our new commissioner Mrs. Teresa, they took her to every building but the resident center. Thank God I got a chance to see her tonight because I'm close up. But she never came to meet the residents of Manahan Village, and she is the resident commissioner. I have a problem with that. I don't know why we never got a chance to meet her, and she be here for awhile, and she never came to visit me in my building, so I have a problem with that.

So hopefully after the meeting tonight we can realize what the residents want in Manahan Village and who the building belong to.

Thank you.

CHAIRPERSON SALLY: Thank you, Ms. Booze. Are there any other comments from the
MARIE INESTROZA: My name is Marie Inestroza, 4 Harvey Court, Morristown. I don't even know if this is the proper forum, but this is a letter addressed to you, Mr. Rogers, back in August when I thought there was going to be a commissioners meeting. And I can read it. Essentially it's from my executive director. I work for a substance abuse outpatient provider in East Orange who would be interested in possibly renting space in the resident center. If you want I can read the letter out loud. If you want I can give it to you privately to give to him.

CHAIRPERSON SALLY: Give it to him. You can give Mr. Rogers a copy of that.

MR. ROGERS: Okay. Good. I will discuss this with the board. Maybe not tonight, because I've got two other, but I'll discuss it with the building and grounds committee and I'll get back to you.

MARIE INESTROZA: Thank you.

CHAIRPERSON SALLY: Mr. Rogers, one question, don't we have two other proposals as well?
MR. ROGERS: Yes, I have a total of three now.

CHAIRPERSON SALLY: Are there any other comments?

VICTOR ALEXANDER: Victor Alexander, I'm a tenant of 39 Early Street, apartment 517. In our building there was -- the corridors were -- in February new floors painted, on the walls, it was very nice. The furniture was thrown away, and they told us the furniture is being put in new furniture. Six months passed and nothing is there.

CHAIRPERSON SALLY: I know -- you can respond.

MR. ROGERS: Sir, we have been researching to obtain furniture, and I just put in my executive director's report for September that we're going out for prices. I talked to Mr. Priester, Mr. Pounder. We're going out for prices for new furniture for 39. And I appreciate your concern, but we have been researching it.

VICTOR ALEXANDER: It's very inconvenient. No chairs, anything.

MR. ROGERS: I agree. We're working on
COMMISSIONER WHITE: To the director, just a suggestion, I don't know where you're looking, but I was at, what is it, Bob's, and they have an outlet, and they have a lot of little stuff that's a little mix matched, but they have couches that are brand new for probably a hundred dollars. You have to carry them right out of the store, they don't deliver, but since we have a truck --

MR. ROGERS: Where is that?

COMMISSIONER WHITE: The one I know is down on 46, way down 46. But there's some beautiful things there, and that might be a place they might want to look.

MR. ROGERS: Okay. Thank you.

COMMISSIONER WHITE: Since we couldn't get a donation, I know you were trying to look for donations.

CHAIRPERSON SALLY: Are there any other comments at this time from the public?

MARGARET FORBES: Hello. My name is Margaret Forbes, 39, apartment 501. And the only thing I have to say is I suggest -- I think we really need security in our building.
There's so many strange peoples coming in and out. We don't know who live there, who not. So that's the only thing I ask.

CHAIRPERSON SALLY: Any other comments from the public at this time?

SHARITHA DAWKINS: Sharitha Dawkins, 31-02 Clyde Potts Drive. We have a problem with mice in building 31. I've had about three special inspections. This is the time of year they come out. They look for holes. They're all plugged in. I need somebody to come in about these mice. My neighbors all got cats except for me, so they're coming to my house. I thought we can't have cats. Are we allowed? Because I will get a cat.

CHAIRPERSON SALLY: Uh-uh. No.

COMMISSIONER WHITE: Can they have cats? I know they can have animals over here.

COMMISSIONER SALLY: Not in Manahan Village.

COMMISSIONER WHITE: I didn't think so.

SHARITHA DAWKINS: Thank you.

MR. ROGERS: Thank you.

CHAIRPERSON SALLY: Any other comments at this time from the public?
If not, we are going to move on, but before I proceed any further I'd like to welcome our new commissioner, Ms. Donna Howard, to our board.

COMMISSIONER HOWARD: Thank you.

CHAIRPERSON SALLY: At this time we need to do our approval of minutes.

COMMISSIONER WHITE: I'll move it.

COMMISSIONER HOLMAN: I'll second.

CHAIRPERSON SALLY: Roll call.

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

CHAIRPERSON SALLY: At this time we will have the executive director's report.

MR. ROGERS: Okay. I sent you the report, and I just wanted to go over a couple of items. The REAC inspection by HUD started today, the official REAC inspection. And at the end of the day two inspectors, one is for quality assurance, to make sure that the inspector does a good job, so therefore we are going to get a very thorough REAC inspection this year, but at the end of the day we only, I shouldn't say only, we had four findings that have to be corrected within 24 hours. And I've
reviewed those, discussed it with Mr. Pounder. It's not going to be that difficult to correct those. We have a problem here at 31 with the brick mortar falling off of the building, the facade of the building. And we had to hire an emergency mason contractor to repair some of it in the front of the building. And I've got a resolution to hire an architect firm to study the rest of the building. And in fact, I'm sorry, I don't have a resolution. Because it was an emergency I retained our architect, I think it was $2400, and they took pictures, and they were on the property most of the day Friday and up on the roof and stuff. But all indications are, and this is -- we had one of our maintenance people up there, I think it was Glen Jefferson, or Levi, I'm sorry. But all the indications are that there's -- the brick at the top of the building is splitting apart. And we really have to get that repaired before winter, because if water gets in there and freezes it's going to push the facade, do a lot more damage. But in the interim we have to repair that. And I've got the A&E firm coming up with all that needs to be done, and then they're going to give
us a price for their services. Which if you
want to advertise for A&E, it's going to take a
lot more time, but we definitely have to
advertise for a contractor. And I'm
recommending this be done before winter, because
it's a very dangerous situation for our
residents. We had to have it taped off for a
couple of weeks until it got repaired. But
right now, and I think Mr. Pounder will agree,
I'm still very concerned that something could
pop off. It's just the age and everything.

We reviewed the police reports for 29
Ann on the noise complaints, and we received 19,
and it showed that there was not any noise
violations.

We also had the town inspector inspect
one of our apartments for an overcrowding
complaint, and there was no violation findings.

And HUD personnel would like to do
some, only about an hour and a half, but they'd
like to provide some board training for the
commissioners, and they only can have three
commissioners at one setting, they can't have a
quorum, unless we had a different place and all
day and stuff like that. So I will be giving
something out on that. I'm waiting to hear back
more from HUD.

And I'd like to have Cynthia give us a
quick report on her survey for the no smoking
rule.

MS. SARGENT: I sent a smoke survey out
for the buildings for tenants for them to fill
out if they wanted a non-smoking building, and
over at 31 Early Street we received a total of
38 surveys back. Basically 27 of those 38 want
a smoke-free building. Over at 39 we received
27, and out of those 27, 20 of them said they
want to a smoke-free building. Over at 29 Ann
Street we received a total of 34, and 25 of
those want a smoke-free building. And down in
Manahan Village we received a total of 41, and
32 of those 41 want a smoke-free building. So
pretty much everyone does.

MR. ROGERS: Based on that
approximately 75 percent of the people at
Manahan Village want a no smoking development.

I'd like to take the time real quick if
I may to introduce two of our maintenance
people, because we will be talking about them
later, in good terms gentlemen, but I'd like to
have Glen Jefferson and Rakeim Spotwood. And I want the board to know who they are. They're on our maintenance. You guys, if the board doesn't have any questions about them, you're excused for the evening. I appreciate you coming by. Thank you.

I also am requesting a change order for our cameras. Captain Daryl Richardson from the police department, I've met with him several times, and our A&E firm and collectively all of us recommend we purchase two license plate readers as part of our security system at Manahan Village. And I will be presenting the change order I guess under resolution.

MR. MANFREDI: Yes.

COMMISSIONER WHITE: Let me ask you something on that one. Is that from the monies that we did get from -- we are not using any of our monies, that's all coming from the grant monies for the cameras?

MR. ROGERS: No, the grant money we've already obligated all that. This would have to come from the capital fund.

VICE CHAIRPERSON HOLMAN: May I ask you a question about those cameras? Are those
cameras installed?

MR. ROGERS: Right now?

VICE CHAIRPERSON HOLMAN: Yes.

MR. ROGERS: No, they're on order, and I think the installation -- they got the electrical and everything ran. I think installation will start in the next week or so.

VICE CHAIRPERSON HOLMAN: I remember meeting with you, Jeanine Crippen was present at the meeting, and I think the gentleman's name was Chris when we met, and I asked about the cameras facing what you call the townhouses. Couldn't those cameras that were on the high-rise buildings reflect and pick up from across the street? Because you were installing I think it was like 250 cameras. And at that particular time you said that those cameras would not work focusing on the buildings across the street because it would inhibit them from being able to get a good vision of the license plates. So now you're asking to have cameras put in to read the license plates?

MR. ROGERS: Well, what the license plate reader is is for every vehicle that comes into Clyde Potts Drive it would record the
license plate number, and for every vehicle
going down Flagler Street it would record, and
then if you needed that information later, the
police department would be able to bring that up
to you.

VICE CHAIRPERSON HOLMAN: I don't
understand why the cameras that are going to be
installed cannot pick that up. Because as you
said, if you put the focus -- if we try to focus
the cameras off of the high-rise buildings,
facing -- that would actually be facing the
buildings right directly across from them, that
it would not pick up. So to me that's telling
me that -- I took it that you were saying that,
and that you still would have to install on the
townhouses, because those across the street
would not have a clear vision of the traffic,
the cars coming in and out. So now you're
saying you need a license plate reader.

MR. ROGERS: The big difference is the
cameras I'm talking about this evening are
license plate readers, they read the license
plate and record it forever. Where the cameras
we're installing under the present contract,
they only pick up if there's an incident, like
for example if somebody complains tonight
somebody was in somebody's parking spot, we can
go back tomorrow and look back and find out who
that was.

MR. MANFREDI: Madam Vice Chair, I
asked similar questions you did before this
evening's meeting, and it was explained to me,
and if this is helpful, and we can ask I believe
the gentleman from LAN that you referred to,
license plate readers are separate cameras as I
understand it. And what they do, as per the
police, is if a car were to let's say go at a
high rate of speed down Clyde Potts Drive or one
of those streets, it captures it by taking
pictures at an extremely high rate of speed.
They showed an experiment where they actually
spun the plate this way, and even at a distance
it takes a picture at such a high rate of speed
it gives a clear indication of the plate.
That's what I was told. I don't know if that
answers your question. I asked a similar one to
what you're asking. And that came from the
desire of the police department to have that
ability. That's what I just want to tell you
what I know about it. That's what I know.
COMMISSIONER WHITE: Did they offer any money? I mean, it sounds like a good thing, but if we could have gotten those cameras in addition to what we already put in, or maybe not put in 200 and got two license plates with the funding that we got, you know, I would really be in favor of it. But I don't know how much that's going to cost. And there's a lot of other things to be done in Manahan Village in terms of the resident center, in terms of the family units. So I'd like to see that money spent a little bit more towards those things. But, you know, whatever. I mean, I'm only one vote. I can appreciate it, but again, we -- you had a big grant, and we put in cameras. And I don't know if we put in 200 cameras.

MR. ROGERS: We didn't.

COMMISSIONER WHITE: I didn't think it was 200. However many it was, maybe we might want to cut -- can we cut back and get two of those and not have --

MR. ROGERS: I looked at that, and we have to cut back about 25 to 30 cameras.

COMMISSIONER WHITE: How many do we have?
MR. ROGERS: I think there's around 50. And the concern I've got is really it's just for the safety of the residents. And I recommend that the cameras -- the way I look at it is every year for the next five years we should probably try to commit some of the money from the capital fund program to keep enhancing the security program. I think that the cameras, and especially the license plate readers, are recommended by the police department, the architect.

COMMISSIONER WHITE: I understand what you're saying, but Flagler Street is not our street. It belongs to the town. So does Clyde Potts. Can they chip in and give us some money towards these cameras? Flagler Street belongs to the Town of Morristown, and so does Clyde Potts. We are putting in 50 cameras to protect our residents. Maybe we won't see license plates, but we will see a lot of other things. And again, right now we had a resident come up before us tonight talking about the air conditioner, which we've been talking about for almost two years or more. There's other things that need to be done. So let's start with
putting the 50 cameras in that we have, and then
like you said, maybe later on down the line, and
this is my opinion, maybe we can get the license
plate readers. But we haven't even gotten
anything in yet. And then I'd like to talk --
I'd like to have this conversation with the
town, because perhaps they can apply for some
funding and help us with this, because Flagler
Street again belongs to the Town of Morristown,
and so does Clyde Potts Drive. So I'm just --
that's just my opinion.

MR. ROGERS: I'm happy to announce that
my administrative assistant applied for a $250
mini grant for books, and we got the grant, and
the books have arrived for the children at
Manahan Village, children's books, and we will
be making a plan to distribute those.

COMMISSIONER WHITE: That sounds very
nice, very good, very good.

MR. ROGERS: I think, and I believe --
I guess you guys hope that's all I have right
now.

CHAIRPERSON SALLY: Is it, Mr. Rogers?

COMMISSIONER WHITE: You want to
explain the resident center?
CHAIRPERSON SALLY: Two questions I have on your report. You have on your report that the hallway carpets at Manahan Village are scheduled to be cleaned.

MR. ROGERS: I meant 29.

CHAIRPERSON SALLY: Because I don't know where there's carpet in the hallways.

MR. ROGERS: That's a mistake. I meant 29.

CHAIRPERSON SALLY: Oh, 29. Okay.

MR. ROGERS: Yes.

CHAIRPERSON SALLY: All right. And my second question, I don't know, we might have to discuss this in closed session, but I was just a little taken aback, it says in your report it's planned to provide offices at the Marion Sally Resident Center for three management personnel to provide more timely and improved services to the residents at Manahan Village.

MR. ROGERS: Yes, I was going to discuss that with the building and grounds committee. When I met with the personnel committee they agreed we could put one office down there.

CHAIRPERSON SALLY: Yes.
MR. ROGERS: And then I thought it would be better if we just temporarily put Mr. Priester down there so we can better serve the residents, and I was also going to have Mr. Pounder have two offices, one here and one down there. But again, that's up to the board.

CHAIRPERSON SALLY: Well, I don't know if we need, since it is personnel --

MR. ROGERS: That's why the word planned, I didn't commit to it.

CHAIRPERSON SALLY: Joe, should we discuss this further in closed session?

MR. MANFREDI: Yes, Madam Chair.

CHAIRPERSON SALLY: All right. Because I know we had discussed one. I don't have anymore questions on the report.

Moving along, committee reports. I know that the personnel committee met with you Mr. Rogers, and we talked about the changes that you were recommending and the things that you wanted to do. And we pretty much agreed to it. And I see you have a resolution here. But before, even though I agree to it, before we do this resolution could we talk about it again in closed session?
MR. MANFREDI: Yes.

CHAIRPERSON SALLY: Because there are one or two items I need clarification on.

MR. ROGERS: Sure.

CHAIRPERSON SALLY: On to old business, any old business?

Schedule of bills. Can I get a motion?

COMMISSIONER WHITE: I'll move it.

CHAIRPERSON SALLY: Can I get a second?

VICE CHAIRPERSON HOLMAN: Second.

CHAIRPERSON SALLY: Roll call, please.

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

CHAIRPERSON SALLY: Now we are at resolutions. Joe?

MR. MANFREDI: Madam Chair, do you want to hold personnel resolutions until after closed session?

CHAIRPERSON SALLY: Yes.

MR. MANFREDI: That would be 2016-24.

CHAIRPERSON SALLY: Oh, not that one.

MR. MANFREDI: That one is okay?

CHAIRPERSON SALLY: Yes. 16-29 is the one I'm referring to.

MR. MANFREDI: Okay.
CHAIRPERSON SALLY: Resolution 2016-24, resolution approving and authorizing the appointment of Glen Jefferson to be the live-in maintenance mechanic for senior emergency calls. Can I get a motion?

COMMISSIONER WHITE: I'm going to put it on the floor, then I want to know where he's going to be living, because it doesn't say what building or --

MR. ROGERS: 31 Early.

COMMISSIONER WHITE: 31 Early? Okay.

I'll move it.

CHAIRPERSON SALLY: Do I have a second?

VICE CHAIRPERSON HOLMAN: I'll second.

CHAIRPERSON SALLY: Roll call, please.

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

CHAIRPERSON SALLY: Resolution 2016-25, resolution approving and authorizing the implementation of a limited time public comments at board of commissioners meeting. Discussion?

MR. MANFREDI: Have a first and second, so then we can have a discussion. We need to put it before the board. Is there a first? If there's no first or second it will fail, or if
you wish to have a discussion there could be --

COMMISSIONER WHITE: We're too scared
to say.

MR. MANFREDI: If there's no first and
second then the motion is not on the floor for
consideration and it's removed from the agenda.

CHAIRPERSON SALLY: Could we please
have a little quiet so we can hear?

MR. MANFREDI: If there's no first or
second for resolution 2016-25, then the motion
is not before the board for consideration and
the resolution is deleted from the agenda.

COMMISSIONER WHITE: Move on.

CHAIRPERSON SALLY: Okay. Resolution
2016-26, scheduled dates for board of
commissioners meetings for fiscal year 2017.

COMMISSIONER WHITE: I'll move it.

CHAIRPERSON SALLY: Can I get a second?

VICE CHAIRPERSON HOLMAN: Second.

CHAIRPERSON SALLY: Roll call, please.

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

CHAIRPERSON SALLY: Resolution 2016-27,
resolution to award contract to LAN Associates
to review the roof leak at the Marion Sally
Resident Center, and the amount not to exceed $1,000 as per quotation dated August 18, 2016.

Can I get a motion?

COMMISSIONER WHITE: I'm going to move it.

CHAIRPERSON SALLY: Second? Is there a second?

COMMISSIONER WHITE: He's only going to be looking at the roof? I know it's not -- just to see where the leaks are?

MR. ROGERS: Going to try to determine the location of the leak. Personally we think it might be under the air conditioning unit. And he'll make his recommendations from there as far as what corrective action we have to take.

COMMISSIONER HOWARD: But he's not going to be fixing it?

MR. ROGERS: No. Not for $1,000.

COMMISSIONER HOWARD: I'll second it.

VICE CHAIRPERSON HOLMAN: I'm not satisfied with LAN, with the way they did 39, so --

COMMISSIONER WHITE: Donna seconded it so put it on the floor.

(Roll call was taken with Commissioner
Holman voting against, and Commissioners Sally, White, Rodriguez and Howard voting in favor.)


MR. MANFREDI: Madam Chair, do you want to table that?

CHAIRPERSON SALLY: I think we need to table it.

MR. MANFREDI: Then if we can have a motion to table.

COMMISSIONER WHITE: I'll move it.

VICE CHAIRPERSON HOLMAN: I'll second it.

MR. MANFREDI: Is everyone in favor of tabling that resolution?

(All commissioners say yes.)

MR. MANFREDI: So the record should reflect the board unanimously agrees to table resolution 2016-28. And then Madam Chair, 2016-29 will be discussed after closed session.

CHAIRPERSON SALLY: Yes.

MR. ROGERS: Madam Chair, I have one more item for my report that I forgot to bring up, and I just want to get it on the record. We got another proposal that a firm wants to lease parking spots, and I put it in the package.
CHAIRPERSON SALLY: On Ann Street?

MR. ROGERS: Yes. This is a second proposal we've received from two different firms. As executive director I'm recommending we do not do it, but I need to have the board's approval.

CHAIRPERSON SALLY: Do we need a resolution for that?

MR. MANFREDI: Only if you're going to consider granting it. If you just wish not to consider it, we can advise them the board is not going to consider it at this time.

CHAIRPERSON SALLY: No, we are never going to consider it.

MR. ROGERS: I just am obligated to bring it to the board.

MR. MANFREDI: Madam Chair, the executive director will advise the person that sent the communication that the board is not interested in discussing leasing the parking spaces at Ann Street at this time.

CHAIRPERSON SALLY: Correct.

MR. MANFREDI: Okay.

CHAIRPERSON SALLY: I see you have that here under new business. Any other new
business?

We've come to our second public comment portion. Is there anyone who would like to say anything?

TAWANA COTTON: First I want to -- my name is Tawana Cotton, and I'm a resident in Manahan Village. My address is 30 Flagler Street. The first thing I want to discuss would be the organizing of the temporary resident council, and to provide the names of the three individuals who have agreed to be temporary members until an official election can be done to actually elect permanent members on the counsel. So myself, which is Tawana Cotton, Ms. Janice Harris, and Crystal Cobbs, she could not be here due to a family emergency. And I do apologize, I did not have an opportunity to retype up the original draft that Mr. Roy Rogers had given to us. But I was able to speak with the temporary members of the council, and I would like to just say some of the things that we discussed. So we do not believe that anything should be removed from the kitchen in the resident center, rather they be repaired. And we don't want restrictions on what we can
use upstairs. The upstairs rooms should not be closed to us. Because while we are in the process of finding organizations that want to come in, we don't want it closed off. And if there's anything that needs to be removed, there needs to be the desk in the resident council room. There's a big desk in there that's broken, and two copy machines that have been broken I guess. So that would clear up space in that room for us.

And I went on the HUD website, and there's something called Neighborhood Networks program. And this funding program provides grants to public housing authorities to establish, expand or update community technology centers. I was told that in the past they had computers at that resident center, they had classes. And this Neighborhood Networks center provides access to computers, computer training and the Internet. Also provides a wide range of services to help residents achieve long-term economic self-sufficiency. The public housing authorities may use grant funds for such things as hiring of a project coordinator to manage and oversee the center's activities, purchase of
computer equipment, Internet connection,
physical improvements, computer training,
college preparatory classes, job training and
literacy training. And that's what we would
like, since the grants are available from HUD,
we would like that, to be able to use that
funding for that. So because a lot of the
residents already receive a community service
and self-sufficiency letter. And I think this
right here, it's funding available to residents
to improve our chances of getting a better job,
college education. That is what we should focus
on rather than community service with really
telling the tenants you have to go find your own
community service, there was a list of things
there however, or find your own training. This
is saying this grant provides it, brings it to
the resident center, so I would like to see that
put in place for us.

And I just want to say that I was very
happy that Douglas Priester sent a letter out to
tenants. We've had some issues with a lot of
trespassing in our building, and a little bit of
vandalism in the building as well. And it seems
that the sign on the second floor, which on the
first floor always gets removed, so I'm very
excited and happy to see that this letter went
in the mail to individuals so that they can't
say we didn't know. So thank you, Mr. Priester,
for that.

I would like to also say thank you for
the letters that went out about the smoking,
because we have a lot of tenants living in
Manahan Village that have signs on their doors
that says oxygen in use, no smoking, and we have
a lot of tenants that have asthma and other
health issues, so I'm happy to see that letter
went out saying that -- asking the residents how
they feel about it, if they'd like to go to a
smoke-free environment. So thank you for that.

CHAIRPERSON SALLY: Thank you Ms.
Cotton. Is there anyone else who would like to
speak at this time?

MS. DAWKINS: Sharitha Dawkins, 31-02
Clyde Potts Drive. I wanted to know if there's
a resolution that's going to be passed
recognizing this resident council. Because
we've been through this before and they came
back and told us we're not a resident council.
So they need some kind of proof this is a
resident council. A resolution needs to be made.

COMMISSIONER WHITE: Mr. Rogers, I met with the newly established resident council, and they said that you informed them they can set up the temporary resident council, and they had six months to come back and do a -- I wasn't really familiar with it, but I'm so glad that that is in existence. And if he has approved that, and we do have the three people here tonight, or at least two of them, and they have established it, then Joe, do you think we ought to take a vote that we do have this temporary resident council? I don't know what, you know --

MS. DAWKINS: To cover the residents.

COMMISSIONER WHITE: I do want to recognize them, because they did take time to do what they were told by Mr. Rogers.

MR. ROGERS: Yes. I referred to the temporary resident council in the draft contract of the resident center. I know that to get it started I recommended that temporary resident council for six months. Mr. Manfredi, you can address whether or not that needs a resolution.

COMMISSIONER WHITE: Is it recommended
by HUD, or is it just being recognized by us until it gets off the floor?

MR. MANFREDI: There is a body of regulation, commissioner, on this, and I think Chairwoman Sally and I dealt with this before when she was the executive director. To establish a resident council there does need to be an actual vote, and we need to show it to HUD. I don't think we've ever dealt with the recognition as a board of a temporary council, so I'd have to check that. Because typically, and I invite the chairwoman to speak on this, we have to show HUD there's actually been an election.

CHAIRPERSON SALLY: That is true.

MR. ROGERS: An election that's monitored by a third party, but the board can agree that they can have a temporary resident council.

MR. MANFREDI: The difficulty is, just to say it, Mr. Rogers, we would be acknowledging the temporary council, but it's really the residents that have to acknowledge, that there has to be an election. Am I hearing there was no election so far?
COMMISSIONER WHITE: They did have the election. They do have three people. Not a formal election.

MR. ROGERS: They need a formal election though.

COMMISSIONER WHITE: What were they told then? Because they were told they could set up a temporary --

MR. ROGERS: I said they could set up a temporary, and they have done that, but now they're asking the board, which I don't think is legal, they can have the temporary resident council --

COMMISSIONER WHITE: What kind of authority are we giving them as this temporary? What can they do? That's what they want to know.

MR. ROGERS: They can represent the residents, and they can set up the election. And as soon as they set up the election and have an election, then that's official.

COMMISSIONER WHITE: So they have six months to do that. Right now we're letting them be a temporary resident council. They will have a key, they will access to the building, because
they're going to need that in order to set up an election. It's a process. I think ten days they have to wait for people to come through. They need to have some leeway in that building in terms of a key. And, you know, I guess they can go on and do what they need to do to set up an official election.

MR. ROGERS: That was my intent.

MS. DAWKINS: My other question is when Aquanetta came, she gave me all the paperwork for the financials for the council. We had $12,000 in our account. Do we still have that money, and where is it at?

COMMISSIONER WHITE: In your account.

MS. DAWKINS: So it's still there?

COMMISSIONER WHITE: Should be there.

MS. DAWKINS: So they will have access to that?

COMMISSIONER WHITE: Not yet. Not until you're legal.

MS. DAWKINS: Okay.

CHAIRPERSON SALLY: Anyone else?

MARY BOOZE: I note she was discussing -- this is Mary Booze. Was discussing the parking in 39, 31 and 30 --
Ann Street. I was wondering about the parking
on Flagler Street. I just had to move my car
because I'm in somebody's parking space at ten
minutes to seven. So if I come home from church
or somewhere at 7:30, I can't get -- and
somebody parked in my parking space, I can't get
in there until after three in the morning when
the housing authority decide the man can come
tow the car. So my purpose here again is about
the parking. The people in Manahan Village
would like the same privilege that 31, 39 and 29
got. I would like to have a parking space too.
And I know the residents in Manahan Village
would like to have one too. So maybe still are
we spending money fixing parking spaces that's
already there, maybe we can spend some money to
create a parking space. I spoke to Douglas,
spoke to Roy that the China Hut is up there on
Flagler Street, tear that property up and build
a parking spot there. I'm sick of coming home,
I have to be picked up to go to church or
wherever. When I get home tonight I probably
won't have anywhere to park, but this woman come
in here and she gets -- move my car, because she
needs her parking spot. Well, I need the same
privilege, because I pay my rent the same place
she pay hers, so I want the same privilege that
that young lady got for a parking space. And
hopefully we can start working on that. I
talked to Mr. Priester, and he said he was going
to do a proposal for that. I didn't hear
nothing about Manahan Village on those
resolution or proposals.

COMMISSIONER WHITE: There's something
in the packet here talking about the residents
having spaces. You're going to be assigned. I
think they're trying to look into you having one
car per space. Because as we know, it's very
limited down there. I don't even know if he's
going to make it doing that. There is a
discussion, Mr. Rogers, going on about the
parking down there?

MARY BOOZE: I'd like to see different
colored parking stickers in those cars too.
Because those red stickers, everybody when they
move out of Manahan Village they hand the
parking sticker to the next one. And to say we
don't have enough parking spaces for the
residents, we got the garbage dumps down there,
that big green one, it took up three or four
parking spaces. We didn't have enough from the beginning. We got to look for another way to build some parking spaces, still running around working on the parking lot, repairing the parking lot. Give us a parking space and then think about repairing the parking lot on Early Street, Ann Street whatever. Give us a parking spot. That I would like to see. Because you go dig the snow out of your parking space, you come back, somebody is in it. You leave home to go to the store, you come back, a car in it from New York. You can't do nothing about that car from New York because we don't tow. And you got all those signs up there, took a year to put those signs up there, a lot of words with no meaning. A lot of words, no value. So I'm looking forward to getting a parking space soon on Flagler Street. I told Priester, I was just jiving, I want a parking space that say parking for Mary Booze only, because Roy got one saying that, Douglas got one saying that, and Teresa have one saying that. Now I want something saying parking for Mary Booze only. Thank you and hopefully we can address that issue tonight.

COMMISSIONER WHITE: Bring that
resolution back again.

MR. ROGERS: Mr. Priester and I
developed a parking plan that we presented to
the board, and it was for assigned parking, one
vehicle per apartment. But it was never passed
by the board.

VICE CHAIRPERSON HOLMAN: It never came
to the board.

MR. ROGERS: It didn't come to the
board in the form of a resolution, it came --

COMMISSIONER WHITE: How we going to
pass it if it's not in the resolution?

VICE CHAIRPERSON HOLMAN: How we going
to pass it?

MR. ROGERS: It's in the current
package.

VICE CHAIRPERSON HOLMAN: There's no
resolution in the package for that. We can't
pass anything without a resolution.

MR. ROGERS: The board has to decide
whether or not they want to pass that particular
parking plan or if they got another one.

COMMISSIONER WHITE: I would like to
see a study done to see if we have -- how many
parking spaces we have.
MR. ROGERS: We have 160.

COMMISSIONER WHITE: How many residents do we have with cars? One car per -- I'm not talking about two per apartment, I'm talking about one per apartment.

MR. ROGERS: We can determine that early tomorrow morning, but I believe if we assign one vehicle per apartment that has vehicles, that you'll probably use up all 160 parking spots. If there's any left over then we were saying that first in, first out. In other words, if somebody at an apartment has two vehicles, then if they're at the top of the list they would get the second.

AUDIENCE MEMBER: What about visitors?

COMMISSIONER WHITE: They can park on the side of the resident center, the visitors.

CHAIRPERSON SALLY: My concern with what you're saying, Mr. Rogers, is you said we have 160 parking spaces.

MR. ROGERS: Approximately, yes.

CHAIRPERSON SALLY: Now, we have 200 units, apartments down there. So we need to find out who owns cars that live there.

MR. ROGERS: We can do that easily.
CHAIRPERSON SALLY: And we're going to assign a parking space, one car per unit?

MR. ROGERS: Yes.

CHAIRPERSON SALLY: So how long will it take you to determine who legitimately has a car that lives in those apartments?

MR. ROGERS: I think I can do that in a couple days. Can't we, Mr. Priester?

CHAIRPERSON SALLY: Can you do that for us, try to move forward on this?

COMMISSIONER WHITE: You're basing that on the ones that have registered their cars with the housing authority.

MR. ROGERS: Right. And if they have they get the sticker. And I believe we did make the recommendation to one per apartment, but I really believe that's the fair way to do it.

CHAIRPERSON SALLY: It is.

MR. ROGERS: And if we have any left over --

COMMISSIONER WHITE: First come, first serve.

MR. ROGERS: What's happened in this day and age, you have a lot of children that go to college, and they come back and live with
their parents, and you have a lot of children --
it's more common today for the children when
they reach driver's age to have a vehicle, and
so you've got some apartments down there with
several vehicles.

AUDIENCE MEMBER: I know one with four.

CHAIRPERSON SALLY: You'll research
that for us and get back to us. Thank you.

Any other comments from the public?

WILLIAM DAVIS: My name is William
Davis. I'm a resident here. And my issue, I
don't know if it's going to be a real issue, but
the elevators. The elevators here are kind of
like inadvertently working. Sometimes they
work, sometimes they don't. Like last night,
for instance, the emergency people were here,
they got stuck in the elevator. I got stuck in
the elevator last night. And it bounces up and
down, the doors refuse to open. And there are
some people in there that their -- their nervous
condition can totally take them out of here,
because they don't know what's going on with
this. And I know from the past you guys have
had people come in and look at them, put a
Band-aid on the situation, but not really fixing
them. If you need new people or new parts, it's just a suggestion, get it, because --

COMMISSIONER WHITE: We just replaced those, didn't we? Those are new elevators, fairly new.

WILLIAM DAVIS: Well, for a new elevator, you know -- if you bought a car and it was new, and it didn't work, they call it a lemon. What you do with lemons, get out and get some new stuff or get new contractors, because somebody is getting with their money, you know. And it's like stuff flows downhill. And if somebody really got hurt, I don't really think that the system here can handle a lawsuit. I mean, there's people's daughters, people's grandchildren, you know. This is just a suggestion that you guys should maybe talk to the people that are looking at your equipment here, whoever they are.

COMMISSIONER WHITE: Let me ask you something, did you report it to the office about getting stuck in there last night?

WILLIAM DAVIS: There's a lot of things went on last night.

CHAIRPERSON SALLY: Does that mean you
didn't?

WILLIAM DAVIS: No, I didn't. This has happened in the past too.

CHAIRPERSON SALLY: You have to report it when it happens.

WILLIAM DAVIS: I think somewhere along the line there's a report in your basket.

COMMISSIONER WHITE: Don't worry about that. You make sure you let them know so they can call the proper people to come in and service that elevator. They don't know unless you tell them. They're not here at night.

CHAIRPERSON SALLY: Thank you, Mr. Davis.

COMMISSIONER WHITE: Thank you so much.

WILLIAM DAVIS: You're welcome.

CHAIRPERSON SALLY: Any other comments?

JANICE HARRIS: Hello everyone. My name is Janice Harris, I live at 3205 Flagler Street. I'm actually just coming up in support of Ms. Tawana Cotton to revamp the resident council. We do need a resident council, and we do have people willing to step up. We need a voice for ourselves. A lot goes on in Manahan Village. Again, I'm not going to repeat
everything. But as a resident, we know. So no
one here can tell us what goes on there, because
you don't live there. So I'm backing her.

And I'm going along with Ms. Booze for
the parking. I get off work at four o'clock, if
I'm not there by 4:10 I'm parking up the hill
because there's no parking spaces. And I walk
and I look, some of them have stickers, some
don't. Again, you got to wait until three
o'clock in the morning. I get up at six o'clock
in the morning to go to work. So we can do
something about that. And please consider again
with the resident council.

CHAIRPERSON SALLY: Thank you Ms.
Harris.

TAWANA COTTON: I have one more thing.

Tawana Cotton. Manahan Village, 30 Flagler. So
I don't know if anybody brought this up, I think
it would be helpful if the residents knew who
the members of this resident advisory board
were, because there are seniors that I spoke to
who don't even know who the seniors that Mr.
Rogers said is on this board. So they don't
know them, so they can't go to them when they
have issues they would like brought to the
board, or they discover about the parking lots. Maybe they had some other plans they would like to see happen for them. So it would be nice if these names were not secret, and people knew about it so that some of the senior residents could find those people. We already know we don't have any representation from Manahan Village, a slight oversight, but we are invited for next year I believe, but we need to know still.

COMMISSIONER WHITE: What board are you talking about?

TAWANA COTTON: I was told there is a resident advisory board and there's seniors that sit on that board, but when I talk to the seniors they said they don't know who sits on it. Usually before there's a meeting, whoever is on the board gets 45 day notification so that they can speak to the people that they represent, so whether it be building 39, 31, Ann Street or Manahan Village, they then go and have a meeting and ask about some issues or whatever they'd like. And even if the director does not accept or say, okay, we're going to go with that, they usually have it in writing and it's
attached to whatever they send to HUD. And that's what I've read. Usually it's still with the residents have recommended, whether they go with it or not, there's a form attached when they send in their plan for the five years or year. So we were told that there are current members on this resident advisory board, yet no one seems to know. Like do you know anyone on the board?

COMMISSIONER HOWARD: No.

TAWANA COTTON: SO I mean, and she's a senior. I don't know if you know someone on the board. So people would like to know. Is it supposed to be a secret or --

COMMISSIONER WHITE: You can have your own resident advisory board down in Manahan Village. Do you guys still have one?

MS. COTTON: No, we don't. But we know they usually still select two members to go in to speak on their behalf with the director.

CHAIRPERSON SALLY: Ms. Cotton, who did you ask for this information?

MS. COTTON: I've -- well, in September when I stood up --

CHAIRPERSON SALLY: Who did you ask in
the office, who did you ask for that
information? Did you ask anybody in the office?

MS. COTTON: I asked here who was on
the board initially in September.

CHAIRPERSON SALLY: The commissioners
might not know that information. But you should
be able to get that from the office. The
executive director, he should know who's on the
senior advisory board. There's two people from,
it should be, from each building. Manahan
Village should have two representatives as well.
But he would certainly know who these people
are, because he has to call them in and meet
with them 45 days before, as you said.

TAWANA COTTON: Yes.

CHAIRPERSON SALLY: But as
commissioners, we might not be privy to who
these people are. So you need to get that
information from Mr. Rogers. And get two from
down there.

TAWANA COTTON: We do plan to do that.

We've already said that.

MR. ROGERS: May I respond?

CHAIRPERSON SALLY: Yes.

MR. ROGERS: The resident advisory
board is the same resident advisory board that was formed years ago. When I came here there wasn't anyone from Manahan Village, and we reached out to Manahan Village, and we didn't get anyone this year. The plan, and the resident advisory board members and everything by HUD regulation, we have the annual and five-year plan report bound, and it's in the town hall, it's in the library, and it's in our office for review. And it lists everything, everybody, all the members of the resident advisory board.

TAWANA COTTON: So I know I didn't receive anything 45 days in advance to ask me to join the board. Now, I know that you said you called me and Lizeth said you called me, and I know it wasn't 45 days before. I usually get phone calls a couple of days before there's a meeting.

MR. ROGERS: I think the mixup is we have to have the plan on display for 45 days before it's approved by this board so to get comments.

TAWANA COTTON: So this is why I work from here, where it says "resident advisory
board page A plans." Now, you still, in order
for someone to make the meeting and get the
resident involvement, you still have to give
notice so that the person knows, oh, November
14th we're going to have a meeting, and
therefore I can say, all right, residents,
there's supposed to be a meeting, what should I
bring, what are we interested in having, that
needs to be done that we saw on the HUD website,
a grant we can get, and then I can come back and
say, oh, we saw this grant, like the one I just
presented before about the Neighborhood
Networks, and hopefully we can get that. But if
we get a spontaneous phone call two days before
a meeting, we don't have time to do that. So
whether I was -- you reached out to me two days
before the meeting, it still was not ample
enough time, and that still -- I don't remember,
it could have happened, I'm not saying you did
not, I know I didn't get it in writing, I know
it wasn't enough time to actually prepare to go
to a meeting. So spontaneous meetings don't
really work for all residents.

MR. ROGERS: The resident advisory
board, the primary intent is to review the
construction for the next year and five years. It doesn't have -- it doesn't relate to anything else.

TAWANA COTTON: Actually, according to what I've read, and when I spoke to our representative, who told me that when you do not have a resident council your resident advisory board can ask for grants to help with training for things like that. It says that in the paper that she submitted to me. I know I spoke about it in September of last year. I even read the article it was under and everything like that. So indeed, the resident advisory board, the residents do serve more than just the purpose of signing off, whether you use their recommendation or their request, it still has to be attached when you send it to HUD. That is what our representative told me and it's what I read in the paperwork. So I don't know where the discrepancy is, but again, I'm not saying that just because we came to you with it that you might use it, but it's still attached, therefore they know the residents have input and things like that. So I just wanted to ask the question basically. Because it's not just me,
there's other residents who are curious to know who represented them.

I also had a question, are these people, do they die in the position, or do you at some point send out another letter asking new residents if they would like to join this board, you know, just like the letter the town sent to us late, but they still sent it to the residents, regarding joining this board of commissioners after we had gone up there to say we needed a commissioner on the board. So we get a letter. So do you do something formal at some point after five years to ask other residents to join. It's my understanding that some of the residents that are supposed to be on it now don't really comment much. Maybe we need residents who actually comment on things so it's not just that they're there signing. That's just my opinion. I just need to ask that question. Thank you.

CHAIRPERSON SALLY: Thank you. Please check with Mr. Rogers though, Ms. Cotton, to get the information that you need.

TAWANA COTTON: Thank you.

CHAIRPERSON SALLY: Anymore comments
Okay. The mayor is not here, so we're going to move on to the council liaison's comments.

MS. DAVIS: First I want to say congratulations to Ms. Donna Howard. I'm really happy you were able to secure this space. And I know that you'll work well with the other ladies and gentlemen who make up this board.

The first thing I wanted to address, I mean, in echoing the sentiments of the residents is the issue of parking. The last time we were able to meet, Mr. Manfredi and I discussed a plan of action for reducing the number of people that randomly park in Manahan Village, and we all agreed that in an effort to reduce that that we would have some of your staff come out and put those stickers on cars or be a little more proactive in how they address the issue. Quite honestly I think it's negligent, it's really negligent on your part. Every time we have one of these meetings somebody is talking to you about the parking, and there's no explanation for nothing being done. I mean, I have seen the tow guys come out from time to time, but on a
daily basis Manahan Village is a hangout for people who don't even live there. Too often, like Ms. Booze said, you come home, and there's no place to park, and there's no one to call. The police can't deal with it. The tow -- you can't call the tow people. It's too sticky a situation for you to be so lax about it. So I'm hoping that we can figure out something to do with regards to that.

I spoke with you, you and I shared emails just with regards to talking to the chief of police about we're going to address the security issue, which is another very serious issue. There's been some crazy stuff going on in Manahan Village recently, and I know you don't live there so it doesn't affect your life, but as representatives of this board, and as administrators of this organization, their wellbeing should absolutely be paramount on your list of important things. Children play, there's lots of elderly people in the community, and they're not feeling safe with the community they live in. So we know you're not the police, but you should absolutely make an effort to work with the police to address this very serious
issue.

Some kids went to the hospital the other night, last month someone was shooting, a couple of months before that there was some gunshots. This is not Newark. We can't have this in a town where the average rental apartment is $1700. It's ridiculous. So from the town's end we're willing to work with you in any way to rectify this issue, but you have to also be proactive in getting it done. I mean, otherwise it says to the residents and people that pay you that you really don't care. That's pretty much all I have.

CHAIRPERSON SALLY: Thank you, councilwoman Davis.

At this time, Mr. Manfredi, we're going to go into closed session. I need a resolution.

MR. MANFREDI: If we can have a motion to enter into closed and a second.

VICE CHAIRPERSON HOLMAN: I'll motion it.

COMMISSIONER WHITE: I'll second it.

CHAIRPERSON SALLY: Roll call.

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

(Open session recommences.)

MR. MANFREDI: We're back on the record in open session. We have one resolution before the board, resolution 2016-29. I'd like to indicate that this resolution will be subject to the cost of living increase chart prepared by the executive director dated September 26, 2016, and that that chart, copy of that chart will be provided to the entire board, and upon the board's review and satisfaction it will be appended to the final copy of resolution 2016-29. Is there a motion?

COMMISSIONER WHITE: I'll move it.

VICE CHAIRPERSON HOLMAN: I'll second.

CHAIRPERSON SALLY: Roll call, please.

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

CHAIRPERSON SALLY: If there's no other business --

MR. ROGERS: I have one piece, please.

Chairwoman Sally, I would like to, at your convenience, schedule a meeting with you in the next two or three days so I can bring you up to speed on the HUD investigation and give you all
the details, and other things that are going on here.

CHAIRPERSON SALLY: Okay.

MR. ROGERS: So I will give you a call to schedule that at your convenience.

CHAIRPERSON SALLY: Sounds good. All right. If there's no other, we can adjourn.

MR. MANFREDI: Thank you everyone.

(Meeting was adjourned.)