

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

RE: Regular Open Public Meeting

TRANSCRIPT
OF THE
PROCEEDINGS

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

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

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

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

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

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
Certified Court Reporter

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

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

12 Roll call.

13 (Members noted are present.)

14 VICE CHAIRPERSON HOLMAN: Pledge of
15 allegiance.

16 (Flag was saluted.)

17 VICE CHAIRPERSON HOLMAN: Moment of
18 silence, please.

19 (A moment of silence is observed.)

20 MR. MANFREDI: Madam Vice Chairwoman,
21 before we proceed to the public comment and the
22 remainder of the agenda I'd like to ask that the
23 board to address their election of officers. As
24 you know, we had a meeting approximately eight
25 months ago which represented the time to have an

1 election for chairperson, and at that time no
2 one had been elected. So under our bylaws we
3 had our current chair hold over, but since we
4 didn't have an election I'd like to ask if we
5 can have a vote now for election of chairperson.
6 If that's acceptable I can open up the floor to
7 nominations for the position of chairperson.

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

10 MR. MANFREDI: Is there a second?

11 VICE CHAIRPERSON HOLMAN: I second it.

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

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

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

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

24 MR. MANFREDI: Madam Chair, actually at
25 a meeting in May that spot was -- there was an

1 election for vice chair, and Ms. Holman was
2 elected to another term.

3 CHAIRPERSON SALLY: Then that's fine.
4 Thank you. So we will open the floor to public
5 comment at this time.

6 MARY BOOZE: My name is Mary Booze.
7 32-9 Flagler Street. I'm here tonight. I have
8 so many issues to discuss. Our first problem is
9 the air conditioner at 32 Clyde Potts Drive,
10 which is the residents building, I want to know
11 what's happening with that. That's one issue.
12 Number two, I'd like to know who gave the
13 housing authority permission to move into the
14 resident center, and not touching bases with the
15 residents. We still have 200 families in
16 Manahan Village that I think somebody should
17 have touched base with when they came up with
18 the idea. I have no problem with them coming to
19 the resident center, but a little respect. Let
20 us know what's your plans. When I talked to Roy
21 he said he was going to take two rooms at the
22 resident center, and I'm like who gave you two
23 rooms? I didn't give you any. Because that is
24 my building. I am a resident, and the sign on
25 the wall said it is dedicated to the residents

1 of Manahan Village.

2 So I also said to Roy that there was
3 one time when the commissioners was the boss of
4 him. He stepped in, and he decided it was time
5 that he flip the cards. I'm very unhappy with
6 that. Hopefully we can get the board back
7 moving in the right direction. I can't just sit
8 back and be locked out of my building while
9 somebody else is coming in it. Every time they
10 go over I walk in with them. What do you want?
11 What can we do? No, you came to my house and
12 you didn't invite me, and you didn't tell me you
13 was coming. So I want to know who can work on
14 there and who can let Roy know that that
15 building belongs to the residents.

16 My other issue is the parking in
17 Manahan Village. We got signs up there, no
18 parking, but a lot of words but no value. If
19 you going to say I can't park there, I got to
20 wait until three o'clock in the morning and they
21 call Sonny, and Sonny can move the car that's
22 not supposed to be there. That's not feasible.
23 We have very few parks in Manahan Village, and
24 if somebody come in without a red sticker on
25 their car they can park there all night and it's

1 nothing we can do until three o'clock in the
2 morning. I just suggest they change the sticker
3 color because we have too many red stickers on
4 cars. They move out, they hand their sticker to
5 another person. It's all red stickers in
6 Manahan Village. Change the color. Give us a
7 parking space down there. Everybody over here
8 have a parking spot, everybody over there have a
9 parking spot. Give us a parking spot too.

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

20 So hopefully after the meeting tonight
21 we can realize what the residents want in
22 Manahan Village and who the building belong to.
23 Thank you.

24 CHAIRPERSON SALLY: Thank you, Ms.
25 Booze. Are there any other comments from the

1 public?

2 MARIE INESTROZA: My name is Marie
3 Inestroza, 4 Harvey Court, Morristown. I don't
4 even know if this is the proper forum, but this
5 is a letter addressed to you, Mr. Rogers, back
6 in August when I thought there was going to be a
7 commissioners meeting. And I can read it.
8 Essentially it's from my executive director. I
9 work for a substance abuse outpatient provider
10 in East Orange who would be interested in
11 possibly renting space in the resident center.
12 If you want I can read the letter out loud. If
13 you want I can give it to you privately to give
14 to him.

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

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

22 MARIE INESTROZA: Thank you.

23 CHAIRPERSON SALLY: Mr. Rogers, one
24 question, don't we have two other proposals as
25 well?

1 MR. ROGERS: Yes, I have a total of
2 three now.

3 CHAIRPERSON SALLY: Are there any other
4 comments?

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

13 CHAIRPERSON SALLY: I know -- you can
14 respond.

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

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

25 MR. ROGERS: I agree. We're working on

1 that.

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

11 MR. ROGERS: Where is that?

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

16 MR. ROGERS: Okay. Thank you.

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

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

22 MARGARET FORBES: Hello. My name is
23 Margaret Forbes, 39, apartment 501. And the
24 only thing I have to say is I suggest -- I think
25 we really need security in our building.

1 There's so many strange peoples coming in and
2 out. We don't know who live there, who not. So
3 that's the only thing I ask.

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

6 SHARITHA DAWKINS: Sharitha Dawkins,
7 31-02 Clyde Potts Drive. We have a problem with
8 mice in building 31. I've had about three
9 special inspections. This is the time of year
10 they come out. They look for holes. They're
11 all plugged in. I need somebody to come in
12 about these mice. My neighbors all got cats
13 except for me, so they're coming to my house. I
14 thought we can't have cats. Are we allowed?
15 Because I will get a cat.

16 CHAIRPERSON SALLY: Uh-uh. No.

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

19 COMMISSIONER SALLY: Not in Manahan
20 Village.

21 COMMISSIONER WHITE: I didn't think so.

22 SHARITHA DAWKINS: Thank you.

23 MR. ROGERS: Thank you.

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

1 If not, we are going to move on, but
2 before I proceed any further I'd like to welcome
3 our new commissioner, Ms. Donna Howard, to our
4 board.

5 COMMISSIONER HOWARD: Thank you.

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

8 COMMISSIONER WHITE: I'll move it.

9 COMMISSIONER HOLMAN: I'll second.

10 CHAIRPERSON SALLY: Roll call.

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

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

15 MR. ROGERS: Okay. I sent you the
16 report, and I just wanted to go over a couple of
17 items. The REAC inspection by HUD started
18 today, the official REAC inspection. And at the
19 end of the day two inspectors, one is for
20 quality assurance, to make sure that the
21 inspector does a good job, so therefore we are
22 going to get a very thorough REAC inspection
23 this year, but at the end of the day we only, I
24 shouldn't say only, we had four findings that
25 have to be corrected within 24 hours. And I've

1 reviewed those, discussed it with Mr. Pounder.
2 It's not going to be that difficult to correct
3 those. We have a problem here at 31 with the
4 brick mortar falling off of the building, the
5 facade of the building. And we had to hire an
6 emergency mason contractor to repair some of it
7 in the front of the building. And I've got a
8 resolution to hire an architect firm to study
9 the rest of the building. And in fact, I'm
10 sorry, I don't have a resolution. Because it
11 was an emergency I retained our architect, I
12 think it was \$2400, and they took pictures, and
13 they were on the property most of the day Friday
14 and up on the roof and stuff. But all
15 indications are, and this is -- we had one of
16 our maintenance people up there, I think it was
17 Glen Jefferson, or Levi, I'm sorry. But all the
18 indications are that there's -- the brick at the
19 top of the building is splitting apart. And we
20 really have to get that repaired before winter,
21 because if water gets in there and freezes it's
22 going to push the facade, do a lot more damage.
23 But in the interim we have to repair that. And
24 I've got the A&E firm coming up with all that
25 needs to be done, and then they're going to give

1 us a price for their services. Which if you
2 want to advertise for A&E, it's going to take a
3 lot more time, but we definitely have to
4 advertise for a contractor. And I'm
5 recommending this be done before winter, because
6 it's a very dangerous situation for our
7 residents. We had to have it taped off for a
8 couple of weeks until it got repaired. But
9 right now, and I think Mr. Pounder will agree,
10 I'm still very concerned that something could
11 pop off. It's just the age and everything.

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

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

19 And HUD personnel would like to do
20 some, only about an hour and a half, but they'd
21 like to provide some board training for the
22 commissioners, and they only can have three
23 commissioners at one setting, they can't have a
24 quorum, unless we had a different place and all
25 day and stuff like that. So I will be giving

1 something out on that. I'm waiting to hear back
2 more from HUD.

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

6 MS. SARGENT: I sent a smoke survey out
7 for the buildings for tenants for them to fill
8 out if they wanted a non-smoking building, and
9 over at 31 Early Street we received a total of
10 38 surveys back. Basically 27 of those 38 want
11 a smoke-free building. Over at 39 we received
12 27, and out of those 27, 20 of them said they
13 want to a smoke-free building. Over at 29 Ann
14 Street we received a total of 34, and 25 of
15 those want a smoke-free building. And down in
16 Manahan Village we received a total of 41, and
17 32 of those 41 want a smoke-free building. So
18 pretty much everyone does.

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

22 I'd like to take the time real quick if
23 I may to introduce two of our maintenance
24 people, because we will be talking about them
25 later, in good terms gentlemen, but I'd like to

1 have Glen Jefferson and Rakeim Spotwood. And I
2 want the board to know who they are. They're on
3 our maintenance. You guys, if the board doesn't
4 have any questions about them, you're excused
5 for the evening. I appreciate you coming by.
6 Thank you.

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

15 MR. MANFREDI: Yes.

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

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

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

1 cameras installed?

2 MR. ROGERS: Right now?

3 VICE CHAIRPERSON HOLMAN: Yes.

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

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

23 MR. ROGERS: Well, what the license
24 plate reader is is for every vehicle that comes
25 into Clyde Potts Drive it would record the

1 license plate number, and for every vehicle
2 going down Flagler Street it would record, and
3 then if you needed that information later, the
4 police department would be able to bring that up
5 to you.

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

20 MR. ROGERS: The big difference is the
21 cameras I'm talking about this evening are
22 license plate readers, they read the license
23 plate and record it forever. Where the cameras
24 we're installing under the present contract,
25 they only pick up if there's an incident, like

1 for example if somebody complains tonight
2 somebody was in somebody's parking spot, we can
3 go back tomorrow and look back and find out who
4 that was.

5 MR. MANFREDI: Madam Vice Chair, I
6 asked similar questions you did before this
7 evening's meeting, and it was explained to me,
8 and if this is helpful, and we can ask I believe
9 the gentleman from LAN that you referred to,
10 license plate readers are separate cameras as I
11 understand it. And what they do, as per the
12 police, is if a car were to let's say go at a
13 high rate of speed down Clyde Potts Drive or one
14 of those streets, it captures it by taking
15 pictures at an extremely high rate of speed.
16 They showed an experiment where they actually
17 spun the plate this way, and even at a distance
18 it takes a picture at such a high rate of speed
19 it gives a clear indication of the plate.
20 That's what I was told. I don't know if that
21 answers your question. I asked a similar one to
22 what you're asking. And that came from the
23 desire of the police department to have that
24 ability. That's what I just want to tell you
25 what I know about it. That's what I know.

1 COMMISSIONER WHITE: Did they offer any
2 money? I mean, it sounds like a good thing, but
3 if we could have gotten those cameras in
4 addition to what we already put in, or maybe not
5 put in 200 and got two license plates with the
6 funding that we got, you know, I would really be
7 in favor of it. But I don't know how much
8 that's going to cost. And there's a lot of
9 other things to be done in Manahan Village in
10 terms of the resident center, in terms of the
11 family units. So I'd like to see that money
12 spent a little bit more towards those things.
13 But, you know, whatever. I mean, I'm only one
14 vote. I can appreciate it, but again, we -- you
15 had a big grant, and we put in cameras. And I
16 don't know if we put in 200 cameras.

17 MR. ROGERS: We didn't.

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

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

24 COMMISSIONER WHITE: How many do we
25 have?

1 MR. ROGERS: I think there's around 50.
2 And the concern I've got is really it's just for
3 the safety of the residents. And I recommend
4 that the cameras -- the way I look at it is
5 every year for the next five years we should
6 probably try to commit some of the money from
7 the capital fund program to keep enhancing the
8 security program. I think that the cameras, and
9 especially the license plate readers, are
10 recommended by the police department, the
11 architect.

12 COMMISSIONER WHITE: I understand what
13 you're saying, but Flagler Street is not our
14 street. It belongs to the town. So does Clyde
15 Potts. Can they chip in and give us some money
16 towards these cameras? Flagler Street belongs
17 to the Town of Morristown, and so does Clyde
18 Potts. We are putting in 50 cameras to protect
19 our residents. Maybe we won't see license
20 plates, but we will see a lot of other things.
21 And again, right now we had a resident come up
22 before us tonight talking about the air
23 conditioner, which we've been talking about for
24 almost two years or more. There's other things
25 that need to be done. So let's start with

1 putting the 50 cameras in that we have, and then
2 like you said, maybe later on down the line, and
3 this is my opinion, maybe we can get the license
4 plate readers. But we haven't even gotten
5 anything in yet. And then I'd like to talk --
6 I'd like to have this conversation with the
7 town, because perhaps they can apply for some
8 funding and help us with this, because Flagler
9 Street again belongs to the Town of Morristown,
10 and so does Clyde Potts Drive. So I'm just --
11 that's just my opinion.

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

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

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

23 CHAIRPERSON SALLY: Is it, Mr. Rogers?

24 COMMISSIONER WHITE: You want to
25 explain the resident center?

1 CHAIRPERSON SALLY: Two questions I
2 have on your report. You have on your report
3 that the hallway carpets at Manahan Village are
4 scheduled to be cleaned.

5 MR. ROGERS: I meant 29.

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

8 MR. ROGERS: That's a mistake. I meant
9 29.

10 CHAIRPERSON SALLY: Oh, 29. Okay.

11 MR. ROGERS: Yes.

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

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

25 CHAIRPERSON SALLY: Yes.

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

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

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

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

13 MR. MANFREDI: Yes, Madam Chair.

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

17 Moving along, committee reports. I
18 know that the personnel committee met with you
19 Mr. Rogers, and we talked about the changes that
20 you were recommending and the things that you
21 wanted to do. And we pretty much agreed to it.
22 And I see you have a resolution here. But
23 before, even though I agree to it, before we do
24 this resolution could we talk about it again in
25 closed session?

1 MR. MANFREDI: Yes.

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

4 MR. ROGERS: Sure.

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

7 Schedule of bills. Can I get a motion?

8 COMMISSIONER WHITE: I'll move it.

9 CHAIRPERSON SALLY: Can I get a second?

10 VICE CHAIRPERSON HOLMAN: Second.

11 CHAIRPERSON SALLY: Roll call, please.

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

14 CHAIRPERSON SALLY: Now we are at
15 resolutions. Joe?

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

19 CHAIRPERSON SALLY: Yes.

20 MR. MANFREDI: That would be 2016-24.

21 CHAIRPERSON SALLY: Oh, not that one.

22 MR. MANFREDI: That one is okay?

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

25 MR. MANFREDI: Okay.

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

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

10 MR. ROGERS: 31 Early.

11 COMMISSIONER WHITE: 31 Early? Okay.
12 I'll move it.

13 CHAIRPERSON SALLY: Do I have a second?

14 VICE CHAIRPERSON HOLMAN: I'll second.

15 CHAIRPERSON SALLY: Roll call, please.

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

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

22 MR. MANFREDI: Have a first and second,
23 so then we can have a discussion. We need to
24 put it before the board. Is there a first? If
25 there's no first or second it will fail, or if

1 you wish to have a discussion there could be --

2 COMMISSIONER WHITE: We're too scared
3 to say.

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

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

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

13 COMMISSIONER WHITE: Move on.

14 CHAIRPERSON SALLY: Okay. Resolution
15 2016-26, scheduled dates for board of
16 commissioners meetings for fiscal year 2017.

17 COMMISSIONER WHITE: I'll move it.

18 CHAIRPERSON SALLY: Can I get a second?

19 VICE CHAIRPERSON HOLMAN: Second.

20 CHAIRPERSON SALLY: Roll call, please.

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

23 CHAIRPERSON SALLY: Resolution 2016-27,
24 resolution to award contract to LAN Associates
25 to review the roof leak at the Marion Sally

1 Resident Center, and the amount not to exceed
2 \$1,000 as per quotation dated August 18, 2016.

3 Can I get a motion?

4 COMMISSIONER WHITE: I'm going to move
5 it.

6 CHAIRPERSON SALLY: Second? Is there a
7 second?

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

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

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

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

19 COMMISSIONER HOWARD: I'll second it.

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

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

25 (Roll call was taken with Commissioner

1 Holman voting against, and Commissioners Sally,
2 White, Rodriguez and Howard voting in favor.)

3 CHAIRPERSON SALLY: Resolution 2016-28.

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

6 CHAIRPERSON SALLY: I think we need to
7 table it.

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

10 COMMISSIONER WHITE: I'll move it.

11 VICE CHAIRPERSON HOLMAN: I'll second
12 it.

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

15 (All commissioners say yes.)

16 MR. MANFREDI: So the record should
17 reflect the board unanimously agrees to table
18 resolution 2016-28. And then Madam Chair,
19 2016-29 will be discussed after closed session.

20 CHAIRPERSON SALLY: Yes.

21 MR. ROGERS: Madam Chair, I have one
22 more item for my report that I forgot to bring
23 up, and I just want to get it on the record. We
24 got another proposal that a firm wants to lease
25 parking spots, and I put it in the package.

1 CHAIRPERSON SALLY: On Ann Street?

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

7 CHAIRPERSON SALLY: Do we need a
8 resolution for that?

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

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

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

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

22 CHAIRPERSON SALLY: Correct.

23 MR. MANFREDI: Okay.

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

1 business?

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

5 TAWANA COTTON: First I want to -- my
6 name is Tawana Cotton, and I'm a resident in
7 Manahan Village. My address is 30 Flagler
8 Street. The first thing I want to discuss would
9 be the organizing of the temporary resident
10 council, and to provide the names of the three
11 individuals who have agreed to be temporary
12 members until an official election can be done
13 to actually elect permanent members on the
14 council. So myself, which is Tawana Cotton, Ms.
15 Janice Harris, and Crystal Cobbs, she could not
16 be here due to a family emergency. And I do
17 apologize, I did not have an opportunity to
18 retype up the original draft that Mr. Roy Rogers
19 had given to us. But I was able to speak with
20 the temporary members of the council, and I
21 would like to just say some of the things that
22 we discussed. So we do not believe that
23 anything should be removed from the kitchen in
24 the resident center, rather they be repaired.
25 And we don't want restrictions on what we can

1 use upstairs. The upstairs rooms should not be
2 closed to us. Because while we are in the
3 process of finding organizations that want to
4 come in, we don't want it closed off. And if
5 there's anything that needs to be removed, there
6 needs to be the desk in the resident council
7 room. There's a big desk in there that's
8 broken, and two copy machines that have been
9 broken I guess. So that would clear up space in
10 that room for us.

11 And I went on the HUD website, and
12 there's something called Neighborhood Networks
13 program. And this funding program provides
14 grants to public housing authorities to
15 establish, expand or update community technology
16 centers. I was told that in the past they had
17 computers at that resident center, they had
18 classes. And this Neighborhood Networks center
19 provides access to computers, computer training
20 and the Internet. Also provides a wide range of
21 services to help residents achieve long-term
22 economic self-sufficiency. The public housing
23 authorities may use grant funds for such things
24 as hiring of a project coordinator to manage and
25 oversee the center's activities, purchase of

1 computer equipment, Internet connection,
2 physical improvements, computer training,
3 college preparatory classes, job training and
4 literacy training. And that's what we would
5 like, since the grants are available from HUD,
6 we would like that, to be able to use that
7 funding for that. So because a lot of the
8 residents already receive a community service
9 and self-sufficiency letter. And I think this
10 right here, it's funding available to residents
11 to improve our chances of getting a better job,
12 college education. That is what we should focus
13 on rather than community service with really
14 telling the tenants you have to go find your own
15 community service, there was a list of things
16 there however, or find your own training. This
17 is saying this grant provides it, brings it to
18 the resident center, so I would like to see that
19 put in place for us.

20 And I just want to say that I was very
21 happy that Douglas Priester sent a letter out to
22 tenants. We've had some issues with a lot of
23 trespassing in our building, and a little bit of
24 vandalism in the building as well. And it seems
25 that the sign on the second floor, which on the

1 first floor always gets removed, so I'm very
2 excited and happy to see that this letter went
3 in the mail to individuals so that they can't
4 say we didn't know. So thank you, Mr. Priester,
5 for that.

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

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

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

1 resident council. A resolution needs to be
2 made.

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

15 MS. DAWKINS: To cover the residents.

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

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

25 COMMISSIONER WHITE: Is it recommended

1 by HUD, or is it just being recognized by us
2 until it gets off the floor?

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

15 CHAIRPERSON SALLY: That is true.

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

20 MR. MANFREDI: The difficulty is, just
21 to say it, Mr. Rogers, we would be acknowledging
22 the temporary council, but it's really the
23 residents that have to acknowledge, that there
24 has to be an election. Am I hearing there was
25 no election so far?

1 COMMISSIONER WHITE: They did have the
2 election. They do have three people. Not a
3 formal election.

4 MR. ROGERS: They need a formal
5 election though.

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

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

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

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

22 COMMISSIONER WHITE: So they have six
23 months to do that. Right now we're letting them
24 be a temporary resident council. They will have
25 a key, they will access to the building, because

1 they're going to need that in order to set up an
2 election. It's a process. I think ten days
3 they have to wait for people to come through.
4 They need to have some leeway in that building
5 in terms of a key. And, you know, I guess they
6 can go on and do what they need to do to set up
7 an official election.

8 MR. ROGERS: That was my intent.

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

14 COMMISSIONER WHITE: In your account.

15 MS. DAWKINS: So it's still there?

16 COMMISSIONER WHITE: Should be there.

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

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

21 MS. DAWKINS: Okay.

22 CHAIRPERSON SALLY: Anyone else?

23 MARY BOOZE: I note she was
24 discussing -- this is Mary Booze. Was
25 discussing the parking in 39, 31 and 30 -- 29

1 Ann Street. I was wondering about the parking
2 on Flagler Street. I just had to move my car
3 because I'm in somebody's parking space at ten
4 minutes to seven. So if I come home from church
5 or somewhere at 7:30, I can't get -- and
6 somebody parked in my parking space, I can't get
7 in there until after three in the morning when
8 the housing authority decide the man can come
9 tow the car. So my purpose here again is about
10 the parking. The people in Manahan Village
11 would like the same privilege that 31, 39 and 29
12 got. I would like to have a parking space too.
13 And I know the residents in Manahan Village
14 would like to have one too. So maybe still are
15 we spending money fixing parking spaces that's
16 already there, maybe we can spend some money to
17 create a parking space. I spoke to Douglas,
18 spoke to Roy that the China Hut is up there on
19 Flagler Street, tear that property up and build
20 a parking spot there. I'm sick of coming home,
21 I have to be picked up to go to church or
22 wherever. When I get home tonight I probably
23 won't have anywhere to park, but this woman come
24 in here and she gets -- move my car, because she
25 needs her parking spot. Well, I need the same

1 privilege, because I pay my rent the same place
2 she pay hers, so I want the same privilege that
3 that young lady got for a parking space. And
4 hopefully we can start working on that. I
5 talked to Mr. Priester, and he said he was going
6 to do a proposal for that. I didn't hear
7 nothing about Manahan Village on those
8 resolution or proposals.

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

18 MARY BOOZE: I'd like to see different
19 colored parking stickers in those cars too.
20 Because those red stickers, everybody when they
21 move out of Manahan Village they hand the
22 parking sticker to the next one. And to say we
23 don't have enough parking spaces for the
24 residents, we got the garbage dumps down there,
25 that big green one, it took up three or four

1 parking spaces. We didn't have enough from the
2 beginning. We got to look for another way to
3 build some parking spaces, still running around
4 working on the parking lot, repairing the
5 parking lot. Give us a parking space and then
6 think about repairing the parking lot on Early
7 Street, Ann Street whatever. Give us a parking
8 spot. That I would like to see. Because you go
9 dig the snow out of your parking space, you come
10 back, somebody is in it. You leave home to go
11 to the store, you come back, a car in it from
12 New York. You can't do nothing about that car
13 from New York because we don't tow. And you got
14 all those signs up there, took a year to put
15 those signs up there, a lot of words with no
16 meaning. A lot of words, no value. So I'm
17 looking forward to getting a parking space soon
18 on Flagler Street. I told Priester, I was just
19 jiving, I want a parking space that say parking
20 for Mary Booze only, because Roy got one saying
21 that, Douglas got one saying that, and Teresa
22 have one saying that. Now I want something
23 saying parking for Mary Booze only. Thank you
24 and hopefully we can address that issue tonight.

25 COMMISSIONER WHITE: Bring that

1 resolution back again.

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

7 VICE CHAIRPERSON HOLMAN: It never came
8 to the board.

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

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

13 VICE CHAIRPERSON HOLMAN: How we going
14 to pass it?

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

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

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

23 COMMISSIONER WHITE: I would like to
24 see a study done to see if we have -- how many
25 parking spaces we have.

1 MR. ROGERS: We have 160.

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

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

15 AUDIENCE MEMBER: What about visitors?

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

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

21 MR. ROGERS: Approximately, yes.

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

25 MR. ROGERS: We can do that easily.

1 CHAIRPERSON SALLY: And we're going to
2 assign a parking space, one car per unit?

3 MR. ROGERS: Yes.

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

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

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

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

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

18 CHAIRPERSON SALLY: It is.

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

21 COMMISSIONER WHITE: First come, first
22 serve.

23 MR. ROGERS: What's happened in this
24 day and age, you have a lot of children that go
25 to college, and they come back and live with

1 their parents, and you have a lot of children --
2 it's more common today for the children when
3 they reach driver's age to have a vehicle, and
4 so you've got some apartments down there with
5 several vehicles.

6 AUDIENCE MEMBER: I know one with four.

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

9 Any other comments from the public?

10 WILLIAM DAVIS: My name is William
11 Davis. I'm a resident here. And my issue, I
12 don't know if it's going to be a real issue, but
13 the elevators. The elevators here are kind of
14 like inadvertently working. Sometimes they
15 work, sometimes they don't. Like last night,
16 for instance, the emergency people were here,
17 they got stuck in the elevator. I got stuck in
18 the elevator last night. And it bounces up and
19 down, the doors refuse to open. And there are
20 some people in there that their -- their nervous
21 condition can totally take them out of here,
22 because they don't know what's going on with
23 this. And I know from the past you guys have
24 had people come in and look at them, put a
25 Band-aid on the situation, but not really fixing

1 them. If you need new people or new parts, it's
2 just a suggestion, get it, because --

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

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

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

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

25 CHAIRPERSON SALLY: Does that mean you

1 didn't?

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

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

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

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

13 CHAIRPERSON SALLY: Thank you, Mr.
14 Davis.

15 COMMISSIONER WHITE: Thank you so much.

16 WILLIAM DAVIS: You're welcome.

17 CHAIRPERSON SALLY: Any other comments?

18 JANICE HARRIS: Hello everyone. My
19 name is Janice Harris, I live at 3205 Flagler
20 Street. I'm actually just coming up in support
21 of Ms. Tawana Cotton to revamp the resident
22 council. We do need a resident council, and we
23 do have people willing to step up. We need a
24 voice for ourselves. A lot goes on in Manahan
25 Village. Again, I'm not going to repeat

1 everything. But as a resident, we know. So no
2 one here can tell us what goes on there, because
3 you don't live there. So I'm backing her.

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

14 CHAIRPERSON SALLY: Thank you Ms.
15 Harris.

16 TAWANA COTTON: I have one more thing.
17 Tawana Cotton. Manahan Village, 30 Flagler. So
18 I don't know if anybody brought this up, I think
19 it would be helpful if the residents knew who
20 the members of this resident advisory board
21 were, because there are seniors that I spoke to
22 who don't even know who the seniors that Mr.
23 Rogers said is on this board. So they don't
24 know them, so they can't go to them when they
25 have issues they would like brought to the

1 board, or they discover about the parking lots.
2 Maybe they had some other plans they would like
3 to see happen for them. So it would be nice if
4 these names were not secret, and people knew
5 about it so that some of the senior residents
6 could find those people. We already know we
7 don't have any representation from Manahan
8 Village, a slight oversight, but we are invited
9 for next year I believe, but we need to know
10 still.

11 COMMISSIONER WHITE: What board are you
12 talking about?

13 TAWANA COTTON: I was told there is a
14 resident advisory board and there's seniors that
15 sit on that board, but when I talk to the
16 seniors they said they don't know who sits on
17 it. Usually before there's a meeting, whoever
18 is on the board gets 45 day notification so that
19 they can speak to the people that they
20 represent, so whether it be building 39, 31, Ann
21 Street or Manahan Village, they then go and have
22 a meeting and ask about some issues or whatever
23 they'd like. And even if the director does not
24 accept or say, okay, we're going to go with
25 that, they usually have it in writing and it's

1 attached to whatever they send to HUD. And
2 that's what I've read. Usually it's still with
3 the residents have recommended, whether they go
4 with it or not, there's a form attached when
5 they send in their plan for the five years or
6 year. So we were told that there are current
7 members on this resident advisory board, yet no
8 one seems to know. Like do you know anyone on
9 the board?

10 COMMISSIONER HOWARD: No.

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

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

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

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

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

25 CHAIRPERSON SALLY: Who did you ask in

1 the office, who did you ask for that
2 information? Did you ask anybody in the office?

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

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

15 TAWANA COTTON: Yes.

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

21 TAWANA COTTON: We do plan to do that.
22 We've already said that.

23 MR. ROGERS: May I respond?

24 CHAIRPERSON SALLY: Yes.

25 MR. ROGERS: The resident advisory

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

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

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

24 TAWANA COTTON: So this is why I work
25 from here, where it says "resident advisory

1 board page A plans." Now, you still, in order
2 for someone to make the meeting and get the
3 resident involvement, you still have to give
4 notice so that the person knows, oh, November
5 14th we're going to have a meeting, and
6 therefore I can say, all right, residents,
7 there's supposed to be a meeting, what should I
8 bring, what are we interested in having, that
9 needs to be done that we saw on the HUD website,
10 a grant we can get, and then I can come back and
11 say, oh, we saw this grant, like the one I just
12 presented before about the Neighborhood
13 Networks, and hopefully we can get that. But if
14 we get a spontaneous phone call two days before
15 a meeting, we don't have time to do that. So
16 whether I was -- you reached out to me two days
17 before the meeting, it still was not ample
18 enough time, and that still -- I don't remember,
19 it could have happened, I'm not saying you did
20 not, I know I didn't get it in writing, I know
21 it wasn't enough time to actually prepare to go
22 to a meeting. So spontaneous meetings don't
23 really work for all residents.

24 MR. ROGERS: The resident advisory
25 board, the primary intent is to review the

1 construction for the next year and five years.
2 It doesn't have -- it doesn't relate to anything
3 else.

4 TAWANA COTTON: Actually, according to
5 what I've read, and when I spoke to our
6 representative, who told me that when you do not
7 have a resident council your resident advisory
8 board can ask for grants to help with training
9 for things like that. It says that in the paper
10 that she submitted to me. I know I spoke about
11 it in September of last year. I even read the
12 article it was under and everything like that.
13 So indeed, the resident advisory board, the
14 residents do serve more than just the purpose of
15 signing off, whether you use their
16 recommendation or their request, it still has to
17 be attached when you send it to HUD. That is
18 what our representative told me and it's what I
19 read in the paperwork. So I don't know where
20 the discrepancy is, but again, I'm not saying
21 that just because we came to you with it that
22 you might use it, but it's still attached,
23 therefore they know the residents have input and
24 things like that. So I just wanted to ask the
25 question basically. Because it's not just me,

1 there's other residents who are curious to know
2 who represented them.

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

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

24 TAWANA COTTON: Thank you.

25 CHAIRPERSON SALLY: Anymore comments

1 from the public?

2 Okay. The mayor is not here, so we're
3 going to move on to the council liaison's
4 comments.

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

10 The first thing I wanted to address, I
11 mean, in echoing the sentiments of the residents
12 is the issue of parking. The last time we were
13 able to meet, Mr. Manfredi and I discussed a
14 plan of action for reducing the number of people
15 that randomly park in Manahan Village, and we
16 all agreed that in an effort to reduce that that
17 we would have some of your staff come out and
18 put those stickers on cars or be a little more
19 proactive in how they address the issue. Quite
20 honestly I think it's negligent, it's really
21 negligent on your part. Every time we have one
22 of these meetings somebody is talking to you
23 about the parking, and there's no explanation
24 for nothing being done. I mean, I have seen the
25 tow guys come out from time to time, but on a

1 daily basis Manahan Village is a hangout for
2 people who don't even live there. Too often,
3 like Ms. Booze said, you come home, and there's
4 no place to park, and there's no one to call.
5 The police can't deal with it. The tow -- you
6 can't call the tow people. It's too sticky a
7 situation for you to be so lax about it. So I'm
8 hoping that we can figure out something to do
9 with regards to that.

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

1 issue.

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

14 CHAIRPERSON SALLY: Thank you,
15 councilwoman Davis.

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

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

20 VICE CHAIRPERSON HOLMAN: I'll motion
21 it.

22 COMMISSIONER WHITE: I'll second it.

23 CHAIRPERSON SALLY: Roll call.

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

1 (Closed session commences.)

2 (Open session recommences.)

3 MR. MANFREDI: We're back on the record
4 in open session. We have one resolution before
5 the board, resolution 2016-29. I'd like to
6 indicate that this resolution will be subject to
7 the cost of living increase chart prepared by
8 the executive director dated September 26, 2016,
9 and that that chart, copy of that chart will be
10 provided to the entire board, and upon the
11 board's review and satisfaction it will be
12 appended to the final copy of resolution
13 2016-29. Is there a motion?

14 COMMISSIONER WHITE: I'll move it.

15 VICE CHAIRPERSON HOLMAN: I'll second.

16 CHAIRPERSON SALLY: Roll call, please.

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

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

21 MR. ROGERS: I have one piece, please.
22 Chairwoman Sally, I would like to, at your
23 convenience, schedule a meeting with you in the
24 next two or three days so I can bring you up to
25 speed on the HUD investigation and give you all

1 the details, and other things that are going on
2 here.

3 CHAIRPERSON SALLY: Okay.

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

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

8 MR. MANFREDI: Thank you everyone.

9 (Meeting was adjourned.)

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