MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
31 Early Street
Morristown, NJ  07960
Monday, September 28, 2015
Commencing at 6:00 P.M.

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TRANSCRIPT
RE: Regular Open Public Meeting
OF THE
PROCEEDINGS
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MEMBERS PRESENT:
MICHAEL A. CHERELLO, Chairman
DOROTHY HOLMAN, Vice-Chairman
MARION E. SALLY, Commissioner
MARY DOUGHERTY, Commissioner
FRANK VITOLO, Commissioner
JEANINE CRIPPEN, Commissioner

ALSO PRESENT:
ROY ROGERS, Executive Director
LIZETH TAVERAS, Administrative Specialist
MICHELLE HARRIS-KING, Council Liaison

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

REPORTED BY:
BETH A. BENSON,
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CHAIRPERSON CHERELLO: I, Michael Cherello, chairperson of the Board of Commissioners Housing Authority of the Town of Morristown, presiding officer at this meeting hereby state it is now six o'clock in the evening on September 28, 2015, and we are convening at 31 Early Street, Morristown, New Jersey, and do hereby announce publicly that proper notice of this regular meeting has been provided in accordance with the Open Public Meetings Act.

Roll call, please.

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

CHAIRPERSON CHERELLO: Pledge of allegiance.

(Flag was saluted.)

CHAIRPERSON CHERELLO: Moment of silence, please.

(A moment of silence is observed.)

CHAIRPERSON CHERELLO: We'll now have our first public comment. Please come to the microphone, state your name and your address.

MS. DAWKINS: My name is Sharitha Dawkins, 3102 Clyde Potts Drive. On October
24th, when we first had the block party, and I wanted to say the residents appreciate the port-a-potties. And also for next year we requested two grills, you gave us two grills, but we will need two more, if we can put in a request for that, because we need about four for down there. And then we also want to appreciate Trey Wilfon (ph) and Terry Findley for helping out, because they really helped out and we appreciate that. Third, Abdul was supposed to open the resident center the day of the block party, but we ended up scheduling Ms. Booze. But later on that night I guess the town gave us extra time, so we were able to party, but it was like she wanted all the stuff in, so next year we want somebody that's able to be out longer than nine o'clock so that we can bring the stuff back later on, like if you can designate somebody that works for the housing authority.

COMMISSIONER DOUGHERTY: Great idea.

MS. DAWKINS: So October 24th the residents want to have a candy apple decorating at the residents center with their families. You see the time and the date, we have donation coming, and we would like to store it in the
residents center in the resident council office to be locked up. Is that okay?

COMMISSIONER WHITE: Could you repeat that?

MS. DAWKINS: On October 24th we would like to have candy apple decorating at the resident center.

I'll reschedule it so we can have it on the 23rd, that Friday, the day before.

COMMISSIONER HOLMAN: Which date are you changing?

MS. DAWKINS: Let's schedule the week before then, the Saturday the week before. What Saturday is that?

COMMISSIONER DOUGHERTY: Who holds the schedule for the residents center?

MS. DAWKINS: Who holds the schedule?

COMMISSIONER DOUGHERTY: Perhaps you could call Mr. Rogers and work out --

MR. ROGERS: I'm implementing a new procedure for that that I'm going to announce tonight.

MS. DAWKINS: Plans for the residents center?

COMMISSIONER DOUGHERTY: Mr. Rogers,
you'll let Ms. Dawkins know how to book it?

MR. ROGERS: Yes.

COMMISSIONER DOUGHERTY: Sounds like a wonderful event.

MS. COTTON: Good evening. My name is Tawana Cotton, 3001 Flagler Street, and I basically have a few questions. I was able to schedule a meeting with Mr. Roy Rogers, and I was basically trying to discuss a way that the tenants could work in collaboration with management, seeing that there was maybe a little bit of tension between tenants and management. So I was hoping to extend an olive branch to basically find out how we can partner, work together, to bring programs, since we are currently in the process of forming a resident council. And I was fortunate enough to be able to find out who our resident who is over Morristown area, and I spoke with her so she was able to enlighten me about a few things and sent me a link to HUD. So I was able to go on the HUD website to find out in a case where there isn't a resident council, how we can still have programs. And she sent me a link to where it says the resident advisory board. So Mr. Rogers
did say they do have a resident advisory board.
I was very surprised to hear that. Because
according to the information HUD gives you, they
have some things how to encourage participation
of your resident advisory board and public
notice. It goes on to say that usually when you
have a resident advisory board before you do
either your five-year plan or you do your annual
plan, that the tenants are notified, and there's
a forum so that the tenants can be involved in
the process. And it says that helps get tenant
involvement. So if you have a resident advisory
board that no one knows, we don't know who the
members consist of, and when they're having
these meetings, how can they adequately
represent the ideas of tenants when we haven't
even had a forum to sit down and discuss it. It
also gives an amount of time. Like one of these
say that you need to at least advise the
resident advisory board, I believe it says 45
days before you start with your plan, and then
you need to have some time where the tenants are
involved. So it's very curious, I said, I have
never received a survey. And I don't know if
things have changed, but according to what I
read I just was very surprised at the fact that we haven't been notified. And so therefore this board that exists without us even knowing who the members are, again, I'm going to say it can't adequately reflect what our suggestions would be. And according to this, usually, even if you don't go with those recommendations, it is attached when you send your plan to HUD so they see that the tenants are indeed contributing to these plans. I also read that when you don't have a resident council that your advisory board members usually, before you make your plan, they determine how much money they'll need to request from HUD in order to carry out these plans. And so it also on this public -- on this notice, its subject is Promoting Partnerships to Utilize Housing as a Platform for Improving Quality of Life. And down on page 19, let me turn to that, resident participation funds, I just want to turn to that really quickly. So it goes on to say about -- I'm not going to read all the initiatives. There's many initiatives mentioned through this document. In the preceding sections for improving educational, health, economic and safety
outcomes, have recommended significant --

resident participation for maximum
effectiveness. I'm also -- I went on the site
and it mentioned that Morristown Housing
received $20,000 for the security cameras and
things like that just for the safety of the
residents in Manahan Village, which is wonderful
because I know it talks about safety. But it
goes on to say, for example, partnership to
improve typically necessitates involvement from
residents themselves to be effective. So the
Public Housing Authority should note that per
regulation at 24 CFR 964.150 they are provided
through the operating fund with $25 per occupied
unit per year to be used for the resident
participation activity. And then it goes on to
say how to either split that. It goes on to say
that the regulations state ten of the 25 goes to
the Public Housing Authority to go towards costs
incurred involved in carrying out tenant
participation activities, including the expense
for conducting elections. So that would
probably be for the resident council elections.
That will be really helpful for us. And then it
goes on to say how the other $15 must be made
available to the duly elected resident association. Since we don't have, they are so kind to note down here that where it says that even though -- it does state that even if there is not a resident council the funds must still be used for tenant participation activities. So again, I just want to stress that it is important for us to feel like our voice counts, that we matter, that policies aren't being made totally without us, disregarding anything we have to contribute. There are tenants who really want to get involved, and I'm not saying they didn't want to get involved in the past. Maybe they didn't know how to get involved or who to contact. I was curious to know that at what point was there ever a paper that had the list of council's, your email addresses or a separate number other than your home number that tenants could actually reach out to you to email you in a case where they need to. Sometimes there's some really great programs offered and funding for programs, and they may want to come and either contact the council, but without anything like a paper that has your information on it, we have to find someone who knows you to
find that information out. I was hoping in the near future we can get some information from you. Thank you.

COMMISSIONER DOUGHERTY: Thank you.

COMMISSIONER CRIPPEN: Thank you.

CHAIRPERSON CHERELLO: Mr. Rogers, can you --

COMMISSIONER HOLMAN: We are not the council, we are the commissioners.

MS. COTTON: I'm sorry, I meant the commissioners.

CHAIRPERSON CHERELLO: See what you can do to help her out and perhaps have a meeting with her.

MR. ROGERS: Yes.

CHAIRPERSON CHERELLO: So we can get a -- she sounds like she wants to get involved, and wants to do the right thing. So it's just a matter of knowing that the people that are picked are the representatives of the people. But if we can work with her on that, we will give her all the help we can.

MR. ROGERS: Yes. I met with Ms. Cotton last week and I'd be glad to meet again.

COMMISSIONER DOUGHERTY: So we do have
a resident advisory board?

MR. ROGERS: Yes.

COMMISSIONER DOUGHERTY: Are the commissioners not on that?

COMMISSIONER WHITE: The commissioners are not allowed to be on the resident advisory board, the residents are. And Mrs. Booze is part of that board.

COMMISSIONER DOUGHERTY: Do we have a list of those people?

MR. ROGERS: The primary purpose of the resident advisory board, HUD has you -- and I did not pick the resident advisory board, it was before I got here. On the construction program you have to inform the board of what you're doing, and maybe they have some input and say, well, we'd rather you did this project over this project, and things like that. And we have to document we had a meeting with them. But I'm in agreement if you want to get more people involved, that's great, makes it easier for me.

COMMISSIONER DOUGHERTY: Are the members of the resident advisory board on our website so the residents can easily find them if they want to?
MR. ROGERS: What I want to do, in addition to that I'd like to go ahead and reach out and maybe have ten members on the board. But I will look into that.

COMMISSIONER DOUGHERTY: Thank you.

MS. HARRIS: I have a question regarding that. When it comes to selecting the resident advisory board, is there training that's provided for that, or someone from the state level or the county level who works with them, with the residents, to explain to them what it is to help recruit or --

MR. ROGERS: Not to my knowledge. And you have to realize, when we met with the resident advisory board, we had to do that 45 days before the plans approved, and we reached out for the first time this year. We put the plan in the local library, we put it at town hall, and we kept it in our office. We advertised it in the newspaper. And anyone in the community was welcome to come and look at our plan.

MS. BOOZE: When did you do that?

MR. ROGERS: It's probably now been 90 days. We have to give 45 days notice.
MS. BOOZE: I never saw anything you post anywhere.

MS. HARRIS: My question wasn't answered correctly. It wasn't about the plan, it was how you go about choosing an advisory board.

MR. ROGERS: At the Morristown Housing Authority I was not involved in the original selection.

MS. HARRIS: Current, going forward.

Ms. BOOZE: Usually every resident have an advisory board. 39, 31, 29 and 23 has an advisory board.

COMMISSIONER HOLMAN: May the liaison be speaking during our meeting? Because we're not allowed, we're now allowed --

MS. HARRIS: I'm asking a question.

CHAIRPERSON CHERELLO: There's no problem.

MS. HARRIS: You gave me permission to.

CHAIRPERSON CHERELLO: Yes.

MARY BOOZE: Can I speak now?

CHAIRPERSON CHERELLO: Hang on, Mary.

MS. HARRIS: There's a statement, she's stating there's an advisory board for each
building.

COMMISSIONER SALLY: In the past.

MS. HARRIS: Is there a written statement says how many you should have?

COMMISSIONER SALLY: You should have two from 29 Ann Street, two from 39, two from this building and four from Manahan Village, and they all meet and meet with the executive director and talk about any plans that might be going on.

MS. HARRIS: So when it comes to people soliciting to be on the committee, how is that formed? What do they do, do they contact the director? Is there a flyer going out to the residents? What do they do?

COMMISSIONER SALLY: The representatives usually are chosen by the people who live in their building.

COMMISSIONER DOUGHERTY: But do they know that?

COMMISSIONER SALLY: Yes, they know that.

MS. HARRIS: We have new residents and --

COMMISSIONER SALLY: You have what is
called on here a senior advisory board, and it just so happened that the residents of Manahan Village, the people who left, they never reappointed anybody to the board. So you ended up with six seniors that were constantly meeting. And I think this pretty much dissolved over the last couple of years, because during the summer the seniors always wanted to take a break from June to September.

COMMISSIONER DOUGHERTY: Maybe Mr. Rogers, we can find out who's on the advisory board now, where there are empty spots, and perhaps go out to the community and see who might be interested.

MR. ROGERS: I would definitely do that.

CHAIRPERSON CHERELLO: Mr. Manfredi, are we limited legally, like with the resident council, what we can do and what we can't do as far as an advisory board goes?

MR. MANFREDI: As far as our resident advisory board?

CHAIRPERSON CHERELLO: Yes. I mean can we help them along with that, or are we limited?

MR. MANFREDI: No, Mr. Rogers can help
them, but it is self-governing.

CHAIRPERSON CHERELLO: We can help with organizing the election and the time and all that?

MR. MANFREDI: Yes.

MS. HARRIS: Thank you.

CHAIRPERSON CHERELLO: Mary?

MS. BOOZE: My name is Mary Booze, 3209 Flagler Street. I'm here tonight because I'm sitting here looking at the table with seven people sitting up there, and we don't have a resident up there. HUD guidelines says that we must, it's not your choice, it's not the council choice, it's our choice that we have a resident sitting up there with the seven people. We do have guidelines that we try to follow. Mr. Cherello's time expired September 5th. Ms. White's term expired September 5th. She was reappointed by the mayor, the council. We had a meeting with the council, met up there, and they decided that I guess the housing authority was going to run the council. Because September 5th have passed, and we don't have a resident sitting on that table with the seven people sitting up there. Nobody up there represents me
because they don't know what I live with. So we need a resident sitting on the Board of Commissioners. And it's a must. It's not, well, Mr. Rogers write HUD asking to hold off, it's not about that. When your term expires you're supposed to step down and give the residents a chance. So this is why I'm here tonight. Everything else is good as far as the advisory board is concerned, but now we need to work on moving one of them commissioners that sitting at the table that time expired to get a resident in their seat, and that is Mr. Cherello. And I would like to see him in there. I can see everything that's happening, it's not really for the residents. Because we don't get what we need when we have a stagnant board. We have all these people sitting on the board giving us nothing. They don't send us letters telling us about what's going on. We deal with a lot of issues in Manahan Village. And the representative that sits on -- the commissioners that sits on the board, they don't have to be exactly from Manahan Village but from Morristown Housing Authority. When I go back, we used to have two residents sitting on the Board of
Commissioners. That knew what was going on. Now we don't have anybody sitting there to represent us. It's a disgrace. And when you ask somebody about it, Mr. Rogers, he writes HUD saying, hold off, don't appoint a resident. I think that's sad. Because you done serve your time. Just step down, let somebody else sit. Mike been a good commissioner, he been there a good ten years. Let us get a resident to sit on the Board of Commissioners. Thank you.

COMMISSIONER WHITE: Mr. Manfredi, I have a question for you on that note, because I was surprised when I was at the council meeting the other night and I heard the council make their decision based on the fact that Mr. Rogers said that HUD was doing an audit on Section Eight and housing and our housing program. Is that true, did HUD do an audit?

MR. MANFREDI: I would suggest subject to the chairman's input that we discuss that in closed session, because there are a number of legal matters involved in that, commissioner.

COMMISSIONER WHITE: I just want to know did HUD do it or did Mr. Rogers do an audit. That's my question.
MS. BOOZE: I think Mr. Rogers did it.

COMMISSIONER WHITE: I know he did. I just want it on the record.

MR. MANFREDI: Any direction from the board to answer that?

CHAIRPERSON CHERELLO: This has to be discussed in closed session.

MS. BOOZE: I have been here many years and I never saw a director writing HUD and asking them to hold off on appointing a resident to the Board of Commissioners. I have been here many, many years, first time I ever heard that. I think what's happening is the commissioners that's sitting around that table supposed to be in control of the director, but seems like the director is running the board now, because --

MR. ROGERS: I'd like to respond.

MS. BOOZE: Wait until I'm finished. I don't see any residents, nobody sitting up there saying anything. And when we was at the council meeting and the council said, okay, we going to hold off because Roy Rogers wrote HUD, sent a letter to the town asking them to hold off for a waiver for a commissioner. That shouldn't happen. It's time for Mike to step down, let's
put a commissioner in the seat. Thank you. Now I can hear what you want to say.

CHAIRPERSON CHERELLO: Mr. Rogers, you want to respond to that?

MR. ROGERS: Yes. I did in fact request a waiver, and I did that on my own. And I did that because I have been in discussion with HUD for several weeks, if not months, and I had observed some things that I thought that happened that shouldn't be happening, and I didn't get the right answers from my staff, and I contacted HUD, and it has evolved into a federal crime investigation, and I really can't comment on it.

MR. MANFREDI: Mr. Chairman, we have to go in closed session.

CHAIRPERSON CHERELLO: We have to go into closed session and discuss this in public session.

MS. BOOZE: I have something else I need to say. We have a residents center, 23 Clyde Potts Drive, been vacant for a year, nothing going on in there, beautiful building, 1.2 million dollars the federal government paid for that building. It's time -- our heads are
tied, can't do this, can't do that. It's time we took over our building. This center is dedicated to the residents of Manahan Village, and let us enjoy our building without being interfered with. So like I said, as soon as we get a commissioner on the board then we can move forward. We got dead grass out there, we got everything out there, the landscapers, nobody come and check behind what's happening anyway.

I usually call Roy and say come down and look at the garbage sitting in the street. They're still sitting out there. I'm saying, okay, Roy, you need to walk the ladder, you need to climb up, if not get another garbage man to pick up the garbage. It's a disgrace you pay that much money for the those green enclosures for the garbage cans to sit on the outside. So that's a big issue with me. Especially when it's a lot of garbage all over the place. If we had a resident commissioner sitting up there you all would already know this. You got seven commissioners over there, half don't know where Manahan Village is when it's time to come.

Let's see if we can solve some of those issues tonight. Thank you.
COMMISSIONER WHITE: I'm going to say this for the record, because I have to, I have been in touch with HUD for a couple of months also, and they don't know anything about it. I just want to say that for the record.

AUDIENCE MEMBER: I have one more question. If you're saying a resident, you're just saying because our past residents had did something wrong, because we had some good resident commissioners, like Ms. Cursi (ph), she was really good. Not all resident commissioners are bad.

COMMISSIONER HOLMAN: I would like to piggyback on both those comments, because this is concerning, this board. And it does not -- it should not be in closed session. I have been on the board, and I completed my classes in 2013. I brought with me tonight a certificate, and I will bring it so that you guys can see this is a very fresh, it's nothing old, it's dated 2013, there's nothing old, all of my certificates -- as I completed a class, my certificates were mailed directly to my home. September 21, 2015, I was here with a meeting for Roy Rogers. Leonora Gross has been gone
from this housing authority, and Cynthia Sargent has taken over this office since June. I'm told that a brand new, not even in an envelope mind you, was presented to me on September 21, 2013, the date that's on here, fall of 2013, letting it be known I completed my five classes within the 18 months time that HUD required. So why was there a witch hunt to find out if I completed my courses. Mary Dougherty and I went to classes together. Did anyone search her records? Mary Dougherty went back before your council board and asked to be reappointed to this board, not blaming the council for it, but I blame her, because she knew that she did not complete her courses within the 18 months. She completed her course when you guys from the town council reappointed her. Two council members that were on this board, one was a resident. Because she did not complete her courses, and you guys know who she is, I'm not going to call on them as her name was called, was called out at your council meeting, and she was asked to leave the board because she did not complete her courses. Why is it fair that you search my records but you didn't pull up Mary's to let her
know she had not completed her courses. We are not in compliance with HUD at all, because she did not complete her courses in the 18 months. It's not allowed. Joe Manfredi, please pull them up.

MR. ROGERS: Commissioner Holman --

COMMISSIONER HOLMAN: No, no, no, you're not going to stop me. You're not going to stop me. And you're not going to stop me either. Because this is facts. You all want to dig up records, dig up records and show what the hell you all did that was wrong.

COMMISSIONER WHITE: That's right.

COMMISSIONER HOLMAN: I'm letting you residents know why they won't let one of you all come on this board. Mary did not complete her courses until she was reappointed. The lawyer can tell you. I know she didn't because I rode with her. It's so important to them about being on this board. We had a class in Atlantic City, Mary was there with her husband because he was there for another conference. Does she think enough to come to our meeting, no. I was supposed to ride back with her. Leonora Gross had to rearrange her schedule because at the
last minute Mary canceled. She did reimburse the housing authority because she did not come for that class. Leonora Gross stayed until three o'clock until I completed the class that I needed to go to. So the importance of this board to me is a joke. It's a joke. It really is. It's a joke. Why is it she wants to stay on your board where she's not -- she tried to take the resident center from you, and don't want to put Tawana. She's very good. She has an application in for a commissioner. Was she even given a privilege to stand before the town council?

    MS. BOOZE: No, Roy Rogers already told her to hold off on it.

    COMMISSIONER HOLMAN: Because they're waiting for HUD. HUD has had this in existence since 1999 as a requirement that there is at least one resident on this governing body. And where is one? Where is one? Where is one? They're fighting to keep Cherello on. So who's he going to be dedicated to, to you, or is he going to be dedicated to the director? So why are we going to allow them to continue to just overrule, just keep stalling for time to keep a
resident off the board when they know a resident should be on the board. I'd like to know what the witch hunt was for them to search my records when you didn't search Mary's.

MS. BOOZE: Can you tell me what we can do about it?

COMMISSIONER HOLMAN: I'd like to know myself. Because it's known she did not complete her courses until she was reappointed.

MARY BOOZE: And Manfredi, I'm very disappointed, I asked you how many seats was vacant, you told me two. So now we still, Tim Dougherty appointed Bill White, so who you represent, the housing authority or commissioners?

MR. MANFREDI: Commissioners.

MS. BOOZE: You know something wasn't right, you know that because you're an attorney. You know they went by the whole thing the wrong way. Roy Rogers cannot and will not be able to pick who is going to be over him. So writing a letter to HUD and writing a letter to the town council, this show me noting but a sign of guilt anyway, because you didn't get permission from your board. I mean, what's so important about
sitting in a chair to represent me? I don't understand. Like I said, Mike was good for those ten years, I don't know what to do with him, but that's okay too. But Ms. Dougherty, like I said, you should have never been in that seat, you should have never got a chance to be a commissioner. So it's between you and Mike, both of you ought to step down as far as I'm concerned. But somebody sitting at that table tonight needs to resign and step down. Okay? And I get so excited when I see it. I have been here many years and saw nothing like in this in my life. I hope this is the last time we have to go through this, Mr. Manfredi. Tell those commissioners what they supposed to do, make sure they do it. Tell Mike Cherello his time expired September 5th. You're the one that told me this, it's time for him to step down. Thank you.

COMMISSIONER HOLMAN: And you residents need to ask Mary Dougherty to resign from your board. She is not in compliance with HUD. Ask for her resignation.

CHAIRPERSON CHERELLO: Do we have anyone else from the public wishing to speak?
Seeing none we will go to approval of minutes. Do I have a motion to approve minutes?

COMMISSIONER DOUGHERTY: I'll approve it.

CHAIRPERSON CHERELLO: Do I have a second?

COMMISSIONER CRIPPEN: I second.

CHAIRPERSON CHERELLO: Roll call, please.

(Roll call was taken with Commissioners Cherello, Holman, Dougherty, Vitolo, Sally, Crippen voting in favor; Commissioner White abstained.)

CHAIRPERSON CHERELLO: Executive directors report.

MR. ROGERS: I have several items. I'd like to pass out the -- HUD's inspector general's office has started issuing a bulletins here recently, and I want to make sure all the commissioners have a copy. I would also like to talk about the air conditioning at the three senior buildings. We did have the preliminary study completed, and it looks like to put air conditioning in this building would cost approximately $600,000, because there's no
existing duct work. It was not designed for air conditioning. At 29 Ann Street we already got a proposal for approximately $100,000, and it looks like for 39 Early Street it would be about $125,000. And my recommendation right now is to get permission to have fire doors that operate automatically at 39 Early Street. I'll meet with the buildings and grounds committee to make my final recommendations, then we can get back to the board. But regardless, we're going to try to act on our recommendations before the next cooling season.

CHAIRPERSON CHERELLO: Do we have the automatic fire doors in this building?

MR. ROGERS: No. But the year the building was built, I don't believe it was required.

CHAIRPERSON CHERELLO: So we don't have fire doors.

MR. ROGERS: We have open corridors in this building, we have closed corridors in 39.

CHAIRPERSON CHERELLO: We have no fire doors at all?

MR. ROGERS: Correct. And to put fire doors, magnetic fire doors in would be
approximately $10,000. We went out for three bids. But I'll make that recommendation to the building and grounds. I'd like to ask permission from the board tonight. I'd like to do an additional study at the residents center. We have got a proposal to replace the two compressors, but we found that the control panels at the residents center were left exposed up on the roof for the last year or so. And I'd like to get a proposal from Johnson Controls how much it's going to cost to replace those before we replace the compressors. And also the air conditioners themselves are approximately 20 years old. So if we replace the compressors and then replace the control panels, I'd like to know how much it's going to cost if we have to replace the air conditioners. I would be ignoring my responsibility if we didn't get a total cost of that project.

CHAIRPERSON CHERELLO: Does the board have a problem with Mr. Rogers looking into those additional prices so we know what we are going to talk about next month?

COMMISSIONER DOUGHERTY: I don't have a problem.
COMMISSIONER CRIPPEN: Are you going to get multiple input or just from the -- are you going to get prices from multiple vendors?

MR. ROGERS: Well, it's Johnson Controls now. I'll get a price how much to replace that. But if we ever did any replacing we'd get at least three bids. We'd advertise for sealed bids. I just want to get a handle so I can give the board direction, primarily the buildings and grounds.

CHAIRPERSON CHERELLO: Did we by any chance, Mr. Rogers, when they were looking at this, did we come up with any way to increase the ventilation in the hallways at 39 as far as fans or anything of that nature?

MR. ROGERS: We have windows at the end of the corridors that we could open up if we had the fire doors open, and that would give us a lot more ventilation.

COMMISSIONER HOLMAN: You have windows at the ends of the hallways of building 39 behind the double doors?

MR. ROGERS: Not behind the double doors, at the end of the corridors.

COMMISSIONER HOLMAN: I think we're
talking about behind the double doors where it's like a sauna.

MR. ROGERS: Yes.

COMMISSIONER HOLMAN: There's no windows there that you can open for circulation. Those double doors you can't leave open.

COMMISSIONER CRIPPEN: Is that what you're talking about getting magnetized?

MR. ROGERS: Yes, we're going to have a way to have them doors open.

COMMISSIONER HOLMAN: Wasn't that considered a fire code -- a fire hazard.

COMMISSIONER CRIPPEN: You can tie it into the fire alarm system. If the fire alarm goes off the doors will close, otherwise they're magnetized open. There's a legal way to do it.

COMMISSIONER HOLMAN: They were saying it was against the law, a fire hazard, those doors could not be left open.

COMMISSIONER CRIPPEN: You would have to have the fire department's approval. It's the way it's done in many buildings, you tie it into the fire alarm system.

COMMISSIONER HOLMAN: The question I'm asking is now you're able to leave the doors
open?

CHAIRPERSON CHERELLO: No.

COMMISSIONER CRIPPEN: If you get approval.

MR. ROGERS: If we put the right equipment.

COMMISSIONER HOLMAN: Even if you open the window, that's only for one side, which is the side that is on the opposite side of the double doors. Behind the double doors is where the problem lies. And you said there's a window that they can open to get circulation, and I know there's no window on that side.

MR. ROGERS: No, if we get permission, which I think we will, to open up the fire doors, and then open up the corridor windows, there's windows over there.

COMMISSIONER HOLMAN: I know there's windows on either side in the lobby area.

MR. ROGERS: But we have to open up the fire doors. And that could cost about $10,000 to have, they call them magnetic holders, and if they're -- it's tied into the alarm system.

COMMISSIONER HOLMAN: That's the same way it operates in the community room, the doors
you're speaking of. I understand that. But I'm saying you said there were windows to open. I'm confused about where you're saying the windows are, because I know behind those double doors there is no type of ventilation.

MR. ROGERS: You open up the double doors. The windows are by the elevators in that hall. And that would give you more circulation.

CHAIRPERSON CHERELLO: Okay.

MR. ROGERS: I had people inquire about political campaigning in public housing, and my rules are that you cannot do any door to door campaigning in the senior building. At Manahan Village they can go door to door, but not any signs in the yard. I was asked permission to put signs in the yards, and I said no, in case that comes back to the board.

COMMISSIONER WHITE: Excuse me. What is the difference between going door to door in Manahan Village and campaigning and going into senior buildings campaigning door to door? Why can you do it in one facility and not another?

MR. ROGERS: Someone has to let them in the senior building.

COMMISSIONER WHITE: If someone lets
them in can they go door to door? Somebody has
to let them in in the tall buildings in Manahan
Village as well.

MR. ROGERS: Agreed.

CHAIRPERSON CHERELLO: When I ran for
council I was not allowed to come to the senior
building.

COMMISSIONER WHITE: I don't know why
you wasn't, because everybody else did, and do.

CHAIRPERSON CHERELLO: You're not
supposed to.

COMMISSIONER WHITE: If it's against
the law, it against the law everywhere. It's
not just against the law in the senior
buildings. If it's against the law, it's
against the law in Manahan Village as well.

CHAIRPERSON CHERELLO: These buildings
are considered different, and you're not allowed
to politic in here.

COMMISSIONER WHITE: It's all federal
buildings.

CHAIRPERSON CHERELLO: I'm only telling
you what I was told when I was running.

COMMISSIONER WHITE: Joe, do you have
an opinion?
MR. MANFREDI: We did look at this a few years ago, commissioner, and I'll make sure I get that opinion out.

COMMISSIONER WHITE: Thank you.

MR. ROGERS: I was asked to replace a post office, a cluster of post office boxes at Manahan Village, and that has been done. And we got the mailboxes free from across the street. And Sonny Pounder and Cynthia Sargent were instrumental in getting those for us for nothing.

COMMISSIONER DOUGHERTY: What's across the street?

MR. ROGERS: Madera. They replaced the mailboxes over there.

On October 20th, at 39 Early Street, October 29th at Manahan Village, there will be a nurse with the Community Health Department at Morristown Medical Center giving out flu shots.

COMMISSIONER CRIPPEN: Can you repeat those dates and places?

MR. ROGERS: On October the 20th at 39 Early Street, and we are putting out a notice, and October 29th at the residents center. They have been posted in all the bulletin boards.
AUDIENCE MEMBER: Is that free?

MR. ROGERS: Yes, free.

There's been a lot of vandalism going on down at Manahan Village by the brick wall. I have to look it up, but 28 Flagler. And our solution is we are getting prices, that wall, brick were just piled on top of each other, and we're going to get them so they're applied with adhesives and can't be damaged, or take a lot more work to damage.

CHAIRPERSON CHERELLO: Is that it?

MR. ROGERS: Just a second, sir. I'm planning on implementing in order to keep people from having to leave meetings early and make sure the building is secured and everything, I've developed a plan for the Marion Sally Resident Center. I've got a temporary operations policy. I want to implement it, or I'm going to implement it and see how it works out and make it permanent. And I'll work with the buildings and grounds committee on this. But effective October 1st, the management will be responsible for locking and unlocking for all the functions, no matter what time of the day. Our maintenance will be responsible for all the
maintenance and cleaning of the building, and
all functions will be scheduled through the
housing authority office. And no non-residents
can schedule functions. And all functions must
be planned for residents only with -- and
they're allowed to have outside guests. And
effective October the 1st of this year, stipends
for security and/or cleaning the building will
be discontinued.

COMMISSIONER WHITE: Are we going to
vote on this or is this something you could just
implement it on your own?

MR. ROGERS: I was hoping I could
implement it on my own, but it's up to the
board.

COMMISSIONER WHITE: I think we should
vote on this, because I'm definitely not in
agreement with this.

COMMISSIONER DOUGHERTY: Can I ask what
the stipends are for securing and cleaning will
be discontinued. Who's been getting stipends?

MR. ROGERS: We have one resident that
gets a stipend of $200 for a month for opening
and closing the building, and then recently I
had a bill for $175 for a resident to clean the
COMMISSIONER DOUGHERTY: Are they on contract with the authority or anything?

MR. ROGERS: Not to my knowledge.

COMMISSIONER DOUGHERTY: How is it we give money to someone without a contract? How are we paying --

MR. ROGERS: I have in my records --

the only thing I have in my records is an email authorizing us to pay this individual $200 a month stipend.

COMMISSIONER CRIPPEN: Is that shown in our monthly reports?

CHAIRPERSON CHERELLO: No, it's not in this monthly report.

COMMISSIONER WHITE: That's been going on since Dave Gardner. They have paid stipends to the residents as an encouragement to do different things. Mrs. Booze has worked in that building several years. The same woman cleans the building, she buffs it out, and she is a tenant. That's when they were encouraging the housing authority to hire residents. HUD did that, encouraged that. Since Dave Gardner's days that's been going on. I don't understand
what the problem with that was.

COMMISSIONER VITOLO: Has she been hired? If she's been hired that's a different issue. If you can find the paperwork I don't think it's a problem.

COMMISSIONER WHITE: You go back in the history and see where that's been going on forever.

COMMISSIONER VITOLO: Do we have paperwork hiring Mrs. Booze?

COMMISSIONER WHITE: From the time she started, I guess.

COMMISSIONER VITOLO: If we can find it that's a different issue. We have to find the paperwork.

COMMISSIONER WHITE: Just like we have security in building 31, we have a gentleman that gets paid every month a stipend in building 31 to do the security. He been doing it for many, many years. We had a gentleman over there in 29 who did it for many, many years. So I know you're going through records, you need to really look at them, because this is nothing new. This has been going on for years and years, since Dave Gardner this has been going
on, and that's going back a long time. I even worked at that resident center back in 1990 something, and I was hired by the Morristown Housing Authority to do so by Dave Gardner, but that's been going on for many, many, many years.

MR. ROGERS: As executive director and listening to the complaints, I feel it is management's responsibility, and I will take the responsibility to lock and unlock the building, and scheduling any function, and making sure that it's maintained and cleaned in a proper fashion.

COMMISSIONER WHITE: As long as they do it.

COMMISSIONER DOUGHERTY: Do we get a deposit for the function, so if it's not cleaned --

MR. ROGERS: We do, but it's not really -- it's a nominal amount that was changed from 500 to $175.

COMMISSIONER WHITE: $125 for residents and 500 for anybody who's not a resident. And that was voted on. There's records to show. I don't know what records you're going through, but you need to look through them all. If you
MR. ROGERS: So with the board's permission I'd like to implement this, or do we need a vote on it?

CHAIRPERSON CHERELLO: I don't have a problem. A lot of this stuff comes under the director's discretion. Unless the board wants to vote on it, we will vote on it.

MR. MANFREDI: Concerns have been expressed by board members, so a vote would be appropriate.

CHAIRPERSON CHERELLO: That's no problem. We will hold this over until resolutions, and we will vote on it at that time.

COMMISSIONER WHITE: And Joe, I'd like to ask you if you can find resolutions, because I believe we did a resolution when Mrs. Booze was hired, I believe we did vote on that.

MR. MANFREDI: I'll check on that.

COMMISSIONER WHITE: There's a resolution I believe on that. Had to come before the board.

COMMISSIONER HOLMAN: I think that should be tabled until you come up with the
COMMISSIONER VITOLO: You got to make a motion.

COMMISSIONER DOUGHERTY: I'll second it.

COMMISSIONER HOLMAN: I think we should table it until the resolution is found where Mrs. Booze was hired years ago.

COMMISSIONER DOUGHERTY: I'd be more comfortable tabling it until the next meeting.

CHAIRPERSON CHERELLO: It could take forever to find the resolution.

MR. ROGERS: May I suggest, why don't I go ahead and implement it, and if there's a resolution, we can --

COMMISSIONER WHITE: I don't want to see it implemented.

CHAIRPERSON CHERELLO: Let's hold off until we vote on our resolutions, and if we want to discuss this in closed session, or if you want to discuss it in open session we can. But we will bring this back up under resolutions.

MR. ROGERS: Thank you.

CHAIRPERSON CHERELLO: Committee reports. Is that it, Mr. Rogers?
MR. ROGERS: Yes, thank you.

CHAIRPERSON CHERELLO: Committee reports. Do we have any committee reports?

COMMISSIONER WHITE: A lot of meetings going on, should be some kind of committee reports.

COMMISSIONER CRIPPEN: Can I go back to the work orders?

CHAIRPERSON CHERELLO: Sure.

COMMISSIONER CRIPPEN: Just a quick question, in the month of August it shows a total of 244 work orders and 63 of the 244 were done on an overtime basis. That's 25 percent of the documented work orders were done on an overtime basis. That seems like an extraordinarily high percent. Is there a particular problem going on?

MR. ROGERS: I believe there is, Commissioner Crippen. I'm in the process of splitting up the maintenance function to get a better handle on the maintenance. But quite frankly, if you take -- and there's a total say of roughly 300 work orders, that means we are only doing one and a half work orders per maintenance person per day. And that doesn't
seem like we're documenting our work. I also review the work orders, and on weekends, we have people come in say at eight o'clock for a call-out, and it seems like they get a call-out every hour then all day Saturday, and then quitting time they no longer get call-outs, and Sundays very seldom have a call-out. My point is we are getting a better handle on that. I agree, at one time it was 25 percent.

COMMISSIONER CRIPPEN: Didn't we implement a schedule of repairs that would be considered emergency, and required to be done on overtime versus not overtime?

MR. ROGERS: Yes, we did.

COMMISSIONER CRIPPEN: This comes out to two overtime work orders per day, which I can't even imagine --

MR. ROGERS: I agree.

COMMISSIONER CRIPPEN: -- being required.

MR. ROGERS: That's my responsibility, and I'm trying to get a good handle on it. That's why I'm implementing --

COMMISSIONER CRIPPEN: We can have a report back on that next meeting --
MR. ROGERS: Sure.

COMMISSIONER CRIPPEN: -- what constitutes these 63 -- what type of emergency was it that needed to be performed on overtime?

MR. ROGERS: Thank you for paying attention to that. I appreciate it.

COMMISSIONER HOLMAN: As far as committee meetings, we did have a personnel committee meeting called at 5:30 p.m. today before the meeting at six o'clock. I don't know if the report should be given now or in closed session, what was discussed in the personnel meeting. But we did meet briefly, which I don't think was in a timely manner, to call a meeting with a committee a half hour before your board meeting started. So I was not pleased that we were presented with resolutions that were already drawn up, prepared and drawn up before anything was discussed with personnel. Our recommendation is that we table this until the next meeting.

CHAIRPERSON CHERELLO: When we get to resolutions, we can make a recommendation.

COMMISSIONER HOLMAN: You asked for a report and that's the report I'm giving.
CHAIRPERSON CHERELLO: Old business.

Any old business?

Schedule of bills. Do I have a motion to pay our bills.

COMMISSIONER DOUGHERTY: I'll move it.

I just had the one question though, but Sharitha was kind enough to thank us for the port-a-johns for the -- I was wondering where the rental came from, but I found out. So thank you.

CHAIRPERSON CHERELLO: Any other questions on our bills? We have a motion. Do I have a second?

COMMISSIONER VITOLO: Second.

CHAIRPERSON CHERELLO: Motion and a second. Roll call, please.

(Roll call was taken with Commissioners Cherello, Holman, Dougherty, Vitolo, Sally, Crippen voting in favor; Commissioner White abstained.)

CHAIRPERSON CHERELLO: We are at resolutions. We have several resolutions that have to be gone over in closed session. So I don't know what the pleasure of the board is. Do we want to go into closed session, discuss what we have to discuss, then come out and do
MR. MANFREDI: Mr. Chairman, why don't you do the resolutions that can be addressed now if that's the pleasure of the board, and then those matters that require closed session discussion proceed into the closed session.

COMMISSIONER VITOLO: I agree. Let's get the public ones done.

CHAIRPERSON CHERELLO: First resolution is the 2015-32 is awarding a contract for hallway upgrades at 39 Early Street to A&A Painting and Contracting Company. We will have a motion and discussion. Do I have a motion?

COMMISSIONER DOUGHERTY: I'll move it.

CHAIRPERSON CHERELLO: Discussion?

COMMISSIONER DOUGHERTY: Have we gone out for appropriate bids for this and came to an agreement?

MR. ROGERS: Yes, commissioner.

COMMISSIONER DOUGHERTY: How many bids did we receive?

MR. ROGERS: I think five bids, and three of them were within $5,000, and we went out -- we received six bids, sealed bids, and they were over -- the bidding process was
overseen by our architect engineer, LAN
Associates, and they were opened in my presence
and LAN's, and another employee was there. And
again, the lowest bid was 187, the next lowest
was 189, and the next one was 194, so -- and
then it went up to 223, and went up to $300,000.
But we feel comfortable it was a very
competitive bid. And this includes all the
painting, including all the door frames,
elevator door frames and everything at 39 Early
Street, and replacing all the carpet with
non-slip tile.

COMMISSIONER WHITE: Have we ever used
these people before?

MR. ROGERS: A&A? I've used them on
other projects, but I don't know if Morristown
has ever.

COMMISSIONER WHITE: Were they in Harrison?

MR. ROGERS: They were on a project in
Harrison.

COMMISSIONER SALLY: Does this amount
include the doors you were talking about?

MR. ROGERS: No, the fire doors we're
going -- we went out for bids on the fire doors,
and I don't have that information with me. I recollect Hague Doors was $10,300 and then somebody was maybe $9700. But if we do the fire doors I'm going to recommend to the board we use Hague, because they are the fire alarm system, and I don't want to have two different contractors in here with our fire alarms.

COMMISSIONER CRIPPEN: If I'm correct it's adding hardware to the existing doors, not replacing these, adding hardware to the existing doors which will work with the fire alarm system.

MR. ROGERS: Correct.

CHAIRPERSON CHERELLO: When we do do that though, we should get the fire department, the fire inspector involved, because we're better off having them involved in the very beginning, as opposed to coming in at the end and saying no, I need this and this.

MR. ROGERS: Right.

COMMISSIONER HOLMAN: So for $187,000 all we are getting done is painting and carpet, tile?

MR. ROGERS: Tile. And we received six bids.
COMMISSIONER HOLMAN: That's just for building 39?

MR. ROGERS: Yes.

CHAIRPERSON CHERELLO: Do I have a second on this?

COMMISSIONER VITOLO: I'll second it if I didn't move it.

CHAIRPERSON CHERELLO: We have a second. And roll call, please.

(Roll call was taken with Commissioners Cherello, Dougherty, Vitolo, Crippen voting in favor, Commissioners Holman and Sally voting against, and Commissioner White abstained.)

CHAIRPERSON CHERELLO: Resolution 2015-33, it's the resolution approving and authorizing the reimbursement of employees waivering health plan coverage. Let me just say that this is a very common practice anymore. It's done throughout the Town of Morristown. Do I have a motion to move it?

COMMISSIONER VITOLO: I'll move it.

CHAIRPERSON CHERELLO: Discussion?

COMMISSIONER DOUGHERTY: Can you tell me a little bit of the history on this, please?

MR. ROGERS: Yes. Back in I think it
was 2011, the state government made the employees start putting more into the pay for the insurance, and they came out with the waiver for local government, education employees. And what it comes down to is the local government employer may pay the employee an annual amount incentive if they don't take advantage of the insurance, and they cannot get more than 25 percent of the amount saved by the local government. In other words, if one of our employees does not take insurance, and the housing authority saves $8,000 a year, and the employee has to put in $2,000 to begin with anyway, so the employer is only saving $6,000, they can only give 25 percent of that, pass it on to the employee for not taking insurance.

COMMISSIONER CRIPPEN: I was curious how many employees take advantage of that.

MR. ROGERS: Three.

COMMISSIONER DOUGHERTY: What is the cost to insure per employee?

MR. ROGERS: I can't really answer that. I believe it's in excess of $12,000 a year.

COMMISSIONER HOLMAN: So we had three employees that opt not to?
MR. ROGERS: Correct. What happens is if the employee, if their spouse is employed and they get insurance.

MS. HARRIS: Can I say something? Because I'm a school teacher and I work for the town, we do have that program in both systems. It's a really good benefit. What happens is, people are saving money knowing that in both institutions you have to pay for your medical insurance. It's mandated. You pay a percentage. But if you have a husband who works in a different profession and has medical insurance better than yours, you can opt out and get that money back, or that difference and save money instead of having to pay that $12,000 or pay that eight to $9,000 towards that. So it's a better benefit.

COMMISSIONER SALLY: I understand that Councilwoman Harris-King, because working here at the Morristown Housing Authority, my husband used to work here as well, and he gave up his benefits because I covered them, so that the rest of the employees here can have a dental program. So I'm aware of how that works.

MS. HARRIS: I was just telling the
residents.

COMMISSIONER DOUGHERTY: That was very helpful. Thank you for that.

Did we move it?

CHAIRPERSON CHERELLO: Move it.

COMMISSIONER DOUGHERTY: I'll second.

CHAIRPERSON CHERELLO: Roll call.

(Roll call was taken with Commissioners Cherello, Holman, Dougherty, Vitolo, Sally, Crippen voting in favor; Commissioner White abstained.)

CHAIRPERSON CHERELLO: Resolution 2015-34, this is a resolution approving and authorizing an amendment to the housing authority's travel policy. We will have a motion and then discussion. Motion?

COMMISSIONER VITOLO: I'll move it.

CHAIRPERSON CHERELLO: Discussion?

COMMISSIONER WHITE: I would like to discuss it, because I did ask Mr. Rogers the other day to see what the amount of the allotment is for residents. Is this for the travel policy?

CHAIRPERSON CHERELLO: Yes.

COMMISSIONER WHITE: I did ask that, and
kind of asked it late. I did get a packet with the bids, but I did not receive the amount that was due or that is allotted for travel for -- you know what, I'm a little confused.

MR. ROGERS: I thought I sent that to you.

COMMISSIONER WHITE: This is not the one I'm talking about. You're talking about the travel policy. This is not training for commissioners.

CHAIRPERSON CHERELLO: Yes, it is.

MR. ROGERS: Yes.

COMMISSIONER WHITE: That's what I'm talking about then. Under the duress I have been under since I have been under the pressure of this false witch hunt, I don't think too clearly, so I have to see a doctor about that. I wanted to know what is the allotment for the traveling or the classes, you know, the training for commissioners per year. Because I know that most of our commissioners do not use it, which I think is a shame because you would know a lot more if you did. And I know it's for different reasons, because some people just can't go. I'd like to know why is it so important now that we
not be able to provide these courses or this
training or limit this training to
commissioners.

COMMISSIONER VITOLO: Can I address
that?

COMMISSIONER WHITE: I want Mr.
Rogers -- I understand you have a problem with
tavel.

COMMISSIONER VITOLO: This has been my
pet peeve since I got on this board in 2012.

COMMISSIONER WHITE: It's been going
on -- I didn't ask you anything. You did
interrupt me. I wasn't talking to you.

COMMISSIONER VITOLO: Everyone is
talking over each other. You don't want me to
address it, I will sit here and be quiet.

COMMISSIONER WHITE: Go ahead. I'll
listen to you.

COMMISSIONER VITOLO: This has been a
pet peeve of mine since 2012, and this issue is
do we allow commissioners to go on out of state
travel for courses. And every dollar that a
commissioner sitting up here spends going out of
state is a dollar that's not going to the
residents of this community, to programs we
support, and to making this a better place to live. All the courses you can get in the State of New Jersey are available. So if it's in-state courses, I'm totally fine with that. But going to San Francisco, to New Orleans on the housing authority's dime while those dollars are not being spent on you, I have a big problem with that. That's not new, that's not this month or last month, I've been saying it since 2012. And I also asked an accounting of how much money was being spent if you recall about a year ago. So that's my position. And I think this is the right thing to do.

COMMISSIONER WHITE: And I understand what you're saying because you don't understand that that money that's allotted for our courses will not go to the programs. There's a certain amount of money that is allotted for travel and training for commissioners, and HUD says that they are to have it. So whether they go to San Francisco or whether they go to Atlantic City, it is an allotment for training for commissioners. And I don't think you should tie their hands on training because you don't go. And I'm not saying that, but you don't go. I
don't know any trainings you have been to.

COMMISSIONER VITOLO: I don't go out of state because I believe it's bad form to spend housing authority money traveling out of state. And I'm embarrassed by it quite frankly. I'd be embarrassed to do it. That's just me personally.

CHAIRPERSON CHERELLO: Hold on.

COMMISSIONER HOLMAN: I want to say, I had been one to go. Any class or conference I have gone to not you, not you, not you, not you, not you, have asked not one question about anything that I learned on any of the -- not even so much as is there any updates that you can bring us back for HUD. Nobody cared. And when the ones I did try to share, it was like this, it was as if we don't even care, I could care less. Nobody takes the time to go and learn. You have the five courses when you first come on the board, but there has been many changes, and I go so that I can get educated. From nine, 7:30 in the morning, we start class at nine, from nine to three is definitely conferences. After three o'clock you're free to do whatever it is that you choose to do. You
all are looking at it as if it's just fun. Like I said, nobody, not one commissioner asked one time, so this is how much interest you have in it. Not one commissioner has ever asked.

COMMISSIONER CRIPPEN: The question as of --

COMMISSIONER HOLMAN: Excuse me, because you were not here. But no other commissioner that sits here and has been here since I have been on this board even if it was to Atlantic City asked, Dorothy, can you give us a HUD update, you went to the class, you went to the conference, can you give me a HUD update. So what is your concern? What is your concern? Why are you here even on the board? You don't even give a damn about what was taught to me. You didn't bother to go. And as I stated, Mary was in Atlantic City and she opted not to even attend the class when she was there. Did she have any interest in asking me what it was, was there any HUD updates. There have been many HUD updates since I came on this board in 2012.

COMMISSIONER WHITE: I want to say that residents from all over New Jersey wherever I go there, they're there. So this is not the only
housing authority. I don't go too much.

COMMISSIONER HOLMAN: Why do you want me
to get an education to keep me updated on a job
that I'm sitting here until 2017? I can get
updates.

MR. ROGERS: May I respond to Ms. White's -- the reason why I want to have this
resolution passed is I went back and calculated
how much we spent just for 2015. And two points
I want to make, for every dollar we can save on
conferences, it's another dollar we can spend on
the residents. And that's a fact. Doesn't make
any difference how much --

COMMISSIONER HOLMAN: You saying you can
spend dollars on the residents, because
everything that the residents were paying has
increased. Their lock-out has increased. Which
affects mostly the seniors. If they lose their
key and have to get in, a lock-out costs them
more money.

MR. ROGERS: The other reason we wanted
to have this passed --

COMMISSIONER HOLMAN: Because you don't
want us to travel. You don't want -- you look
like -- point blank, what it boils down to, the
blacks are going, they're the only ones taking
advantage. So let's stop.

CHAIRPERSON CHERELLO: Let's keep this
civil.

MR. ROGERS: Did someone ask how much
money?

COMMISSIONER HOLMAN: Tell them how much
money, how much you're allotted.

MR. ROGERS: $11,000 per commissioner
for three commissioners in the last nine months,
$33,000 total.

AUDIENCE MEMBER: A lot of money.

MR. ROGERS: A year and a half I can
pay for the air conditioning.

COMMISSIONER HOLMAN: You never answered
what was allotted. How much is allotted for the
training. You never answered that.

MR. ROGERS: I don't know that.

CHAIRPERSON CHERELLO: I believe in the
budget that we just adopted, I believe it was
somewhere around $32,000 for all training.

COMMISSIONER HOLMAN: Did you put a
limit on training for your son or your
grandchild to go to school? Did you? Did any
of you put a limit on how much you spend on
training, or you set aside for your child to go
and get educated?

CHAIRPERSON CHERELLO: I wouldn't send
my kid to San Francisco to go to school.

COMMISSIONER HOLMAN: It doesn't matter
where you would send your kid to. I asked you
how much would you set aside. Would you put a
limit to where they go, how they get their
training?

COMMISSIONER VITOLO: No one is limiting
anything. You can get all the training you want
in New Jersey.

COMMISSIONER HOLMAN: Evidently not.

COMMISSIONER VITOLO: The resolution
only talks about out-of-state travel.

COMMISSIONER HOLMAN: Or just any
training just here in New Jersey.

CHAIRPERSON CHERELLO: I think we
discussed this fairly well. Do we have a second
on the motion?

COMMISSIONER VITOLO: I moved it.

COMMISSIONER DOUGHERTY: I'll second.

CHAIRPERSON CHERELLO: Roll call,
please.

(Roll call was taken with Commissioners
Cherello, Dougherty, Vitolo and Crippen voting
in favor, Commissioner Holman voting against,
Commissioners Sally and White abstained.)

CHAIRPERSON CHERELLO: Resolution
2015-35, this is a resolution approving and
authorizing the upgrade of the authority's
existing software program. We will have a
motion and discussion, please.

COMMISSIONER DOUGHERTY: I'll move it.

CHAIRPERSON CHERELLO: Discussion?

COMMISSIONER DOUGHERTY: Can you give us
an explanation on it please, Roy?

MR. ROGERS: Yes. We have had the same
software company for several years. They seem
to be okay. Went out about a year ago, went out
for bids and got some bids that were very high.
Our housing operations manager and I agree that
we should just take, and also our accountant, we
should take our existing software and upgrade
it, and it's going to be less than $10,000. And
we're going to end up with automated handheld
computers to do our inspections. We're going to
refine our maintenance work order system so we
can track our work orders and our overtime
better, and track it by individual, and by area
of responsibility. And we're going to just completely update to meet the current HUD requirements.

COMMISSIONER DOUGHERTY: So this is, just want to make sure I'm clear, this is not getting new software, it's updating software we have to be compliant or to be more --

MR. ROGERS: Correct. Make us more efficient primarily.

COMMISSIONER SALLY: Question. Did I hear you say something about handheld computers for inspections?

MR. ROGERS: Yes, for Section Eight inspections.

COMMISSIONER SALLY: I thought we had contracted all our inspections out.

MR. ROGERS: Just the public housing, the 470 public housing inspections we contracted out, the Section Eight we can't. Because they have to be notified by --

COMMISSIONER CRIPPEN: Can I ask, is the software for this part of it, is it the same software that we use for the rest of the office for the whole, or is it separate software but integrated?
MR. ROGERS: Same software, and each area will be integrated more closely than it is now.

COMMISSIONER CRIPPEN: What is the software package we're using right now?

MR. ROGERS: Gilson. Sometimes it's referred to as PHA. And I've got all the information. Anybody is welcome to -- here's our proposals.

CHAIRPERSON CHERELLO: Do we have any other discussion on this? If not can I have a second on the motion, please?

COMMISSIONER CRIPPEN: I'll second.

CHAIRPERSON CHERELLO: Roll call, please. (Roll call was taken with Commissioners Cherello, Holman, Dougherty, Vitolo, Sally, Crippen voting in favor; Commissioner White abstained.)

CHAIRPERSON CHERELLO: I'm going to skip 2015-36, it has to be discussed in closed session. Resolution 2015-37, schedule dates for the Board of Commissioners meetings for fiscal year 2016.

COMMISSIONER DOUGHERTY: I'll move it.

COMMISSIONER VITOLO: Second.
CHAIRPERSON CHERELLO: Do we need discussion on this? None?

Roll call, please.

(Roll call was taken with all voting in favor.) (Roll call was taken with Commissioners Cherello, Holman, Dougherty, Vitolo, Sally, Crippen voting in favor; Commissioner White abstained.)

CHAIRPERSON CHERELLO: Resolution 2015-38, this is a resolution approving and authorizing the purchase of two new time clocks. We will have a motion and then a discussion.

COMMISSIONER DOUGHERTY: I'll move it.

CHAIRPERSON CHERELLO: Discussion? Mr. Rogers, do you want to tell the council what you intend to do, or the board what you intend to do here?

MR. ROGERS: Yes. We have an existing time clock out here, and our people come in and punch in, and they take ten, 15 minutes to work their way down to Manahan Village through the traffic. And we have two areas where we can have a maintenance shop without any additional investment to speak of at Manahan Village. And we're going to have four or five, depending what
the workload is, of our maintenance people report directly to Manahan Village. That way they won't have to come in here, punch in and get down there, and work back and forth out of this shop. They're going to have their central shop down there. And at the end of the day they don't have to come back up here and punch out. In addition, these time clocks, they're going to use the same existing software that we have right now, the same manufacturer, except these time clocks are going to be -- you punch in by fingerprint. That way somebody else cannot punch in for somebody else. And currently people come in on the weekend and go to Manahan Village and perform some work, and they don't punch in or out. I'm going to implement a policy where everybody has to punch in and out for overtime and by job, etcetera. The savings alone just on the labor will be ten to $15,000 the first year if everybody works the same level they're working now. Could be greater.

COMMISSIONER CRIPPEN: Is this just for maintenance personnel?

MR. ROGERS: No, for all personnel.

COMMISSIONER CRIPPEN: Is it web-based
or dial-up? Does the information come back to the central office?

MR. ROGERS: It comes back to the central office.

COMMISSIONER WHITE: Who's the contractor that's doing this work?

COMMISSIONER SALLY: You're replacing the one in the office also?

MR. ROGERS: Yes. Two time clocks, one here and one down there.

COMMISSIONER WHITE: Who's the contracting company doing this work?

MR. ROGERS: The time clocks, they are -- the name is Time Track Systems.

COMMISSIONER WHITE: Have you ever used them before?

MR. ROGERS: Yes. That's the existing time clock we use.

CHAIRPERSON CHERELLO: Do I have a second?

COMMISSIONER CRIPPEN: I'll second.

CHAIRPERSON CHERELLO: Roll call, please.

(Roll call was taken with Commissioners Cherello, Holman, Dougherty, Vitolo, Sally,
Crippen voting in favor; Commissioner White abstained.)

CHAIRPERSON CHERELLO: Resolution 2015-39, this is a resolution approving and authorizing the implementation of a mandatory direct deposit policy for all housing authority employees. We will have a motion and discussion. Motion?

COMMISSIONER VITOLO: I'll move it.

CHAIRPERSON CHERELLO: Discussion?

COMMISSIONER DOUGHERTY: Is everybody on board with this, they want this or --

MR. ROGERS: What happened, I believe we had at least two employees that were not on board, and they did come on board voluntarily. And what I'd like to do is any new employee we hire, let them know it's mandatory. What happens is every other Thursday we have to get ahold of one of our commissioners, and it's urgent, the paycheck doesn't come in until Thursday morning, and it's urgent that by the end of the day a commissioner is here to sign those paychecks. But if I hire a new employee I don't see anything wrong with making it mandatory they have to go with direct deposit.
And it would be a lot easier on administration and the commissioners.

COMMISSIONER DOUGHERTY: Thank you.

CHAIRPERSON CHERELLO: Do I have a second on this motion?

COMMISSIONER DOUGHERTY: I'll second.

(Roll call was taken with Commissioners Cherello, Holman, Dougherty, Vitolo, Sally, Crippen voting in favor; Commissioner White abstained.)

CHAIRPERSON CHERELLO: Resolution 2015-40, this is a resolution authorizing and awarding a contract for survey of the housing authority property located at 29 Ann Street. Motion and discussion, please?

COMMISSIONER DOUGHERTY: I'll move it. But I would love an explanation about why we're doing it.

MR. ROGERS: We were approached maybe a couple of months ago by a developer, and they would be interested in possibly purchasing part of the parking spaces at 29 Ann Street. I wanted to get a complete survey done of all the property before we even considered it. And of course we wouldn't consider it unless the board
approved it. But regardless, we should have a current survey of the property. The advantage to the housing authority is the residents at 29 Ann Street could benefit. And I don't know how many thousands of dollars, but again, it's having to be negotiable. This is just the first step. I don't see how we can even talk to a developer without having a survey done. And I'd like to have a survey done, and then come back to the board and keep them informed. But again, I was contacted by a developer. From that point on I can't do anything unless we have a survey.

CHAIRPERSON CHERELLO: This is the property between Court Street and 29 Ann.

COMMISSIONER DOUGHERTY: Do we not have a survey on file at all from the past?

MR. MANFREDI: I checked. I can help the board with more information on this. Mr. Chair, do you want to do it in closed session or open?

CHAIRPERSON CHERELLO: Is it sensitive?

MR. MANFREDI: No. We did look for a survey, commissioners, and the last survey done was by Richard Smith who is very well-known in town, but it was 20 years old. And so we also
solicited a quote from him, and the price was higher than the one being put before you. And because he's so busy he told us it would take six to eight months. We do need to know what our boundary lines are. We also need to know information on what the options for the board are, and including an overlay of what potential alternate egress we have, and what our boundary lines are, not only where this property abuts it but at the back of Ann Street. I think this goes back if any of you remember when Pulte Homes back under Mr. Gardner first approached us. And I can provide you with the detail of that history as well in closed session.

COMMISSIONER VITOLO: Because of the subsidy consistently being cut by HUD we're always looking for ways for revenue, and this could be a potential stream of revenue for the housing authority. This is the first step. And I think we definitely should investigate it. Because these things don't come along every day, we should look into it.

COMMISSIONER WHITE: I want to say property doesn't come along every day either. So we have to be careful about selling property
COMMISSIONER VITOLO: Agreed.

COMMISSIONER HOLMAN: And you need to take into consideration you're considering to sell the parking spaces that are allotted for the senior visitors and their families. Where are they going to park --

COMMISSIONER VITOLO: I don't think we're doing that at all. I don't want to get into too much, but the developer may need some help from us to complete their project. That's like a 30,000 foot view of the thing. And I don't think anyone has made any proposal or agreement on our behalf. I think these are very preliminary. Let's get a survey to see if we can even talk to them. Am I wrong?

MR. ROGERS: That's all -- I cannot do anything with any property without the board's permission, and then I have to get HUD's permission. And another thing I think that was left out of this conversation is there's easements over there that we don't know about or we should know about. Just a lot of things that have transpired.

COMMISSIONER VITOLO: Commissioner White
is right, God isn't making any more of it, real
estate that is.

MR. MANFREDI: And I don't believe --
it's an easement, and I can update the board on
that history going back several years.

COMMISSIONER VITOLO: I'll move it
though, just to get the process started.

COMMISSIONER DOUGHERTY: I think I did.

COMMISSIONER VITOLO: I'll second it.

CHAIRPERSON CHERELLO: Roll call.

(Roll call was taken with Commissioners
Cherello, Dougherty, Vitolo, Crippen voting in
favor; Commissioners Sally and Holman voting
against, and Commissioner White abstained.)

CHAIRPERSON CHERELLO: Resolution
2015-41. This is a resolution approving and
authorizing the write-off of certain rent in the
total amount of $104,534.95 deemed to be
uncollectible by the staff and personnel of the
Morristown Housing Authority. Motion and
discussion, please.

COMMISSIONER DOUGHERTY: Extremely
disturbing.

COMMISSIONER CRIPPEN: Do we have to
have a motion to discuss it?
CHAIRPERSON CHERELLO: Yes.

COMMISSIONER CRIPPEN: I'll move to discuss.

CHAIRPERSON CHERELLO: Discussion?

COMMISSIONER SALLY: Is this this year?

MR. ROGERS: No. What happened is I noticed we haven't having any write-offs, and it surprised me. And also, I don't want to get into too much of a discussion, but I'll answer any questions you may have. But I discovered that there is one apartment vacant at 39 Early Street where the individual had passed on, and the apartment was still vacant and untouched. No employee recognized the apartment was vacant. I noticed another one that was just over a year and two months vacant, that that person had gone to a nursing home. And then I found another one, a total of three apartments between one and two years vacancy that were untouched, never turned over to maintenance, and never turned over. But anyway, in doing my research I discovered, and you're supposed to have write-offs every year, the bad debt, and I discovered that as early as the year 2010, we didn't write off an individual, but most of
these were 2010, '11, '12, '13, '14, '15, and
but most were prior to 2015.

   COMMISSIONER CRIPPEN: You're talking
   about largely three apartments?

   MR. ROGERS: No, the list --

   COMMISSIONER CRIPPEN: A combination of
   vacancy loss, bad debt, is rolled up, whatever
   bad debt you have going back to 2010-ish?

   MR. ROGERS: Yes.

   COMMISSIONER CRIPPEN: Do these
   apartments go vacant and receive subsidies for
   over a year and not recertify? How does --

   MR. ROGERS: I cannot answer that. But
   I've taken corrective actions. It's not going
to happen again. What happens is when an
individual stops paying rent, HUD stops giving
you your subsidy. So you're really losing a lot
of money. But we're beginning to act like we
own the property now, and we're turning it over
faster.

   COMMISSIONER HOLMAN: Why was three
   apartments, no one occupied those three
   apartments you say for a year or more? And no
   rent was collected at all? How did that happen
   without them being taken to court for eviction?
MR. ROGERS: I don't have an answer for that.

COMMISSIONER HOLMAN: How did that happen?

MR. ROGERS: The flags weren't flown or triggered at the right time.

COMMISSIONER HOLMAN: You have someone -- if you residents can picture this, if you're late on your rent and your rent is not paid by a certain day of the month, you get a letter of a notification. Correct? Because I used to be a tenant. And if you don't pay that rent by the second, after you received a notice, you get a court date, correct, when you go into the second, third month? Don't you get a court date, or does that no longer happen anymore? Does that still happen?

MR. ROGERS: Yes, it happens.

COMMISSIONER HOLMAN: How is somebody occupying an apartment for a year, and there's no money collected?

CHAIRPERSON CHERELLO: He doesn't know because he wasn't here.

COMMISSIONER HOLMAN: I'm talking to Mr. Rogers.
MR. ROGERS: Before I got here I know the individual I think was responsible, and I will be either taking corrective action or proposing corrective action.

COMMISSIONER WHITE: You said we didn't have a write-off since when? Because I remember voting on a write-off at least a year --

MR. ROGERS: Let's put it this way, our accountant has done this twice, and I've also been involved in the process, and once we write these off it will be audited, and any corrections to be made, but this appears to be how much we have to write off.

COMMISSIONER HOLMAN: Did this not come up when we approved the budget last -- our last budget, not this budget here, last year? That doesn't didn't ring a bell. It was --

MR. ROGERS: I wasn't here then. I don't know.

CHAIRPERSON CHERELLO: He wasn't here.

MR. ROGERS: That's what the accountant recommends we write off.

COMMISSIONER HOLMAN: When the budget was approved last year you have all this information here. How can we allow someone to
occupy apartments for a year, and not take them
to court for eviction?

MR. ROGERS: As soon as I became aware
of it we took corrective action.

COMMISSIONER CRIPPEN: If I might add,
did we change -- there was a change of
accountants.

MR. MANFREDI: Correct.

COMMISSIONER CRIPPEN: Every accountant
sees things differently. What one chooses to
write off, one chooses to call something else.
I can conceive if we brought in a new
accountant, it had a different attitude about
some of this bad debt, vacancy loss that may or
may not have been written off in the past. Now
we have to clean it up. I can see that
happening. Obviously you'll take corrective
action so this situation of an apartment that's
vacant for a year will never happen again. I
understand you have to clean it up and you have
to go forward.

COMMISSIONER HOLMAN: If the fee
accountant we had before, I can't see the fee
accountant not writing it off. That just does
not --
COMMISSIONER WHITE: The ball was dropped way before the fee accountant.

COMMISSIONER HOLMAN: It's crazy.

MR. ROGERS: The previous fee accountant also made a mistake calculating the pilot, and the accountant and I -- Jean Washington and myself corrected that. Saved the housing authority close to $50,000.

COMMISSIONER HOLMAN: The fee accountant we have now, they're new, and they have done, from my understanding, non-profit. But how much experience did they really have before they were brought in with HUD? How many housing authorities have they worked for before?

MR. ROGERS: But these write-offs and pilot calculations were not done by the previous fee accountant, not our existing fee accountant.

COMMISSIONER SALLY: Mr. Rogers, I'm going to suggest you take a look at some of those again, because I don't think all of that is factual. I really don't. And I'm going to ask if it's all right with the board if Mr. Manfredi also looked back in his records.

CHAIRPERSON CHERELLO: I have no problem with that.
MR. ROGERS: I don't have a problem with that.

COMMISSIONER CRIPPEN: Is it time sensitive?

COMMISSIONER SALLY: This firm always handled the tenancies.

CHAIRPERSON CHERELLO: Do we have to do this --

MR. ROGERS: I recommend we do it now because we're at the end of our fiscal year. And I didn't catch this until about a month ago. And then the auditor can always make an adjustment.

CHAIRPERSON CHERELLO: So we can pass this resolution, it can be looked at by Mr. Manfredi, and whoever else we deem necessary, and we can make an adjustment, and it's no harm, no foul.

MR. ROGERS: I have no problem if you want to defer doing this until next year. The next board meeting is next year.

CHAIRPERSON CHERELLO: So we either get credit for this year or next year.

MR. ROGERS: You're not going to get credit, you're going to --
MR. MANFREDI: It's going to show as uncollected.

MR. ROGERS: It's bad for the finances, but it's a bullet we've got to take, take either this year or next year.

CHAIRPERSON CHERELLO: If the board agrees, let's pass this, then we will have any necessary adjustments made, and then we can revisit it and still be --

MR. MANFREDI: Because the adjustment will go back to this evening's approval. It does go in under this fiscal year. I'll come back with a report, and then we can identify any adjustments we need to make. I can speak to the accountant in the process.

COMMISSIONER VITOLO: I think we're seeing a trend here. Mr. Rogers is catching a lot of things. And if this board recalls, when we didn't have an executive director for two years, three years, I would say to the interim executive director, and you can check the transcripts, I would turn to her and say, are you fine with your duties, is everything okay, you're covering everything, and she would always say fine. Because you know I was banging the
drum, we need an executive director, we need an executive director. I said it, you can check the transcripts, at every meeting. I'm saying rather than try and point fingers at Roy, who just got here six months ago, I think we look back at that period and maybe that's the cause of some problems. Although you may be right and it's not factually correct, but --

COMMISSIONER HOLMAN: I didn't point fingers. It just doesn't seem feasible for me that someone just lets someone live in an apartment either deceased, in a nursing home, or alive, they would live in an apartment for a year and nobody does anything about it.

COMMISSIONER VITOLO: Agreed.

COMMISSIONER CRIPPEN: No doubt someone dropped the ball.

CHAIRPERSON CHERELLO: Do I have a second on this then and we will vote?

COMMISSIONER VITOLO: I'll second it.

CHAIRPERSON CHERELLO: Roll call.

(Roll call was taken with Commissioners Cherello, Dougherty, Vitolo, Sally, Crippen voting in favor; Commissioner Holman voting against, and Commissioner White abstained.)
CHAIRPERSON CHERELLO: Resolution 2015-42, this is resolution approving and authorizing the lease with Morris County Organization of Hispanic Affairs. Motion and discussion, please?

COMMISSIONER DOUGHERTY: Move it.

CHAIRPERSON CHERELLO: Discussion?

MR. ROGERS: This is just renewing a lease. We've always had a lease with Hispanic Affairs.

COMMISSIONER DOUGHERTY: And Joe, insurance is up to date, everything is on board?

MR. MANFREDI: Everything, very thorough in vetting it. This goes back quite a ways.

MR. ROGERS: I want you to know Hispanic Affairs, they had an exit door that wasn't working, we got that working properly. They had a couple others, bathrooms were outdated, maintenance replaced those. And the only thing they lack right now is handicap ramp. If you're in a wheelchair you can't get in the building. We are working on getting that done. I have a lot of respect for the the Hispanic Affairs. And you should know that they are the organization that's responsible for giving out
energy savings money, weatherization program
money State of New Jersey Department of Community Affairs. And I treat them with a lot of respect. And I'm keeping my fingers crossed that in the near future they're going to give the housing authority a lot of that weatherization money.

COMMISSIONER DOUGHERTY: Thank you.

CHAIRPERSON CHERELLO: Do I have a second on the motion?

COMMISSIONER VITOLO: Second it.

(Roll call was taken with Commissioners Cherello, Holman, Dougherty, Vitolo, Sally, Crippen voting in favor; Commissioner White abstained.)

CHAIRPERSON CHERELLO: New business.

Any new business?

Having none, we will have our second public comment, then we're going to go into closed session. Actually I can get the council liaison comments before that, then we will go into closed session. We will make that adjustment.

Anyone who wants to speak from the public, state your name, address, age, height.
MS. BOOZE: Mary Booze, 3209 Flagler Street. I was sitting here listening to the resolution that's being passed, voted on, whatever. I didn't hear anything about the residents center. I did put in a couple of work orders to have things done, repaired there. The work order I never got. Haven't had air conditioning in the residents center for over a year and we still don't have any. Got four or five air conditioners sitting around, don't do anything. And I get confused when you talk about the five-year plan, because I haven't heard anything about Manahan Village being included in the five-year plan. I don't know whether we eligible for it, but I know you do a five-year plan and I didn't hear nothing saying we need something done down in Manahan Village, especially the residents center. The houses down there need to be power washed and everything. It's really -- I don't know, I think it needs to send -- the maintenance man doing a good job, but need to hire a new maintenance man. They need to go into training. Because for three weeks in a row my house have been flooded with water. You send a maintenance
man who don't know what day it is much less how to do it. I think when we hire these new maintenance men they need to go for training.

I hear you talking about the apartment vacant for three -- two or three apartments that was vacant, that means somebody sitting down not doing their job collecting the check. And I'm not pointing the finger at anybody. Somebody not doing what they supposed to. So much concern about how much money we spending for training for those commissioners, the residents need to go to training too. Because we need to know what HUD got in the budget for us, and I know they got it for us. We used to go for training, but now we don't. Whenever we have a resident council, whether we have a tenant association, we need training too. Next time you have a training, please let the residents know. Go to Atlantic City, different places, the residents came too. So include the residents when you want to do some training.

Also talking about the building contracts, asking Roy for about three weeks -- three months to give me contracts, so I guess he fired me. He said he got someone to open and
close the building. We have a lot of parties for
October, 17th, 24th, down the list, but already
got somebody -- gave my job to somebody else. I
don't know I'm going to still be able to do what
I'm supposed to do. I think he should have at
least called me, talked to me and said, Mary, we
don't need you anymore, we have maintenance man
do it. I feel slighted. But that's okay too.
I do have a lot of parties going on in October,
and two going on in November, so I try to get
that to you so you can take care of that. First
cleaning the building, there's no problem. We
always had maintenance men come clean the
building. Then got tenants to clean the
building after a party. Somebody pay $500 to
rent the building, I don't think they should
have to clean it up too. I think they should
clean the tables and garbage, but not mop it and
all that. The residents pay $175, they should
be paying $125 because they don't have a
contract because Manfredi is making the
contract. Every time I call Roy asking about
contracts, he said Manfredi is making them up.
Hopefully when he get the building organized and
maintenance staff or whatever, he's going to
have to open the building, I hope he have a contract for him. Because it's ridiculous that they took the telephone out because paying too much money a month, I think $75 or $100 for the telephone. They took it down. But they didn't come back and replace -- the wall got a big hole in it. That resident -- that building means a lot to the residents of Manahan Village. The federal government didn't give 1.2 million dollars to build a building for it to sit empty. I'd like to get permission from the council, from the commissioners to go over there, take a crew of our residents over there, clean out the building and start using it. That's what it's for. Hopefully the 1st of October we can go there and get it cleaned up, because it's a mess. And it's just sitting there, and we not doing anything. We have a whole upstairs that's not doing anything. So we don't have -- maybe you can put that in one of your resolutions to get some air in the residents center. Thank you.

MS. DAWKINS: Just a follow-up. I put in a work order for the vinyl siding, and I was told I don't think we do that. I said no, when
Marion Sally was there we did do power washing. Right?

COMMISSIONER SALLY: Yes.

MS. DAWKINS: Like porches was power washed.

MS. BOOZE: Everything needs power washing.

MS. DAWKINS: So much money going around, we're accepting donations.

MR. ARMINGTON: Stefan Armington, 16 Cutler Street. My wife plants the rose garden out there and she asked me the lights, exterior lights on the side there, they've been out for about six months. I started looking about six or eight months ago. The lights could be back on. I don't know if you need light bulbs or new wiring. If you can take look at that. Thanks.

MS. COTTON: Tawana Cotton, 3001 Flagler Street. We had a meeting at the residents center, a safety meeting, and unfortunately Mr. Rogers, I think you were sick that night and couldn't attend. But I just want to follow up with that. It was important to tenants, things were going on in the community. We need to feel safe. And I want to know if housing has some
type of partnering with the local police. Because although the police are called to our village to ask people to leave who are disturbing the peace at three in the morning, sometimes those people even when they see the officer come to them, they don't just stand up and go, they wait until they actually approach and talk to them. If there's a noise ordinance, is there -- where you would say, listen, when you come to Manahan Village, please start writing tickets. Because I realize that people only understand a fine, because it continues to happen. And sometimes you do have tenants who are too afraid to call. We want to know if the housing authority has followed up with Morristown Police Department seeing they did come out to that particular meeting to discuss things with us.

I wanted to also ask about maintenance. We were talking about some maintenance workers. It appears you look up and see all these different faces, and I was wondering for our own safety, and so that we are in the know, could there be something implemented where you actually send out a letter saying, oh, Joe Schmo
is now on the maintenance, so that some stranger
isn't sticking his key in your door and walking
in saying maintenance. Not that they're
knocking first. Sometimes some of them do. I
want to say Garvin is an excellent worker. He
sets the bar high. I think most of the other
workers needs to follow his lead. There's
times, especially when I was on maternity leave
with my daughter, that I heard comments that
were inappropriate by maintenance staff. They
need to understand this is a job, and even
though you work sometimes outside of the
property or go inside, you should be
professional. So I shouldn't hear personal
conversations going on. But I really wanted to
commend Garvin. And so other people should
stand up and compliment those people. I know
Garvin because he's come to my building. He
explains what he's doing to me, tells me if
things are going to take an hour to fix or
whatever. Keeps me in the know. He's very
respectful. I want to comment on that.

I heard some talk about the residents
center. And I have been walking through the
residents center trying to clean up, and
unfortunately it's beautiful there, but seeing tape on the walls is just inappropriate. And I understand that people have events there and want to make it look pretty, however, is there something in the contract stating whether or not you can put tape on walls? I rented places before, and they have a policy where you can't put tape on the walls just to preserve the paint that's on the wall. So I do know that Party City sells those weights you can hang, the balloons go as high as you want, and you don't have to tape it to the wall. And I was hoping it was in a contract. I think people are more inclined to clean up behind themselves if they thought they were going to lose their security deposit. I know they rent it, but I didn't know they put a deposit down. If they don't clean up behind themselves, because someone is coming in, a tenant possibly, to clean.

So I want to also ask if there were certain qualifications of the maintenance workers because some seem like they don't really know what their job description is or can't really perform it. Thank you.

COMMISSIONER CRIPPEPN: Can I comment and
thank you for all your insight? I really appreciate it. The maintenance personnel, do they wear badges?

MR. ROGERS: Some of them do, some have it on their shirt. I'm in the process of all maintenance workers are going to have badges.

COMMISSIONER CRIPPEN: I think that should be mandatory. And if a new maintenance worker is brought on the staff are the residents informed through a notification, a memo that goes out of any sort?

MR. ROGERS: No, there should be.

COMMISSIONER CRIPPEN: You should know who your maintenance people are. But thank you very much for your thoughtful comments. I appreciate it.

CHAIRPERSON CHERELLO: Mr. Rogers, we do have a maintenance uniform policy. Right?

MR. ROGERS: Yes. I'd like to just address real quickly, I put in my executive directors report I would like to see the residents of Manahan Village form some kind of a neighborhood watch program, and the housing authority would fund that. But I've already got samples of signs we can post all around. But
it's really not going to do any good for
management to do that because we're not there
24/7. But if the residents were interested in
coming up with some type of a neighborhood watch
program, I would be glad to -- I've had meetings
with the police chief and be glad to meet with
him again. I agree you need a lot more
attention down there. But you also have to be
in the position where you make the phone calls
at the proper time to report certain activities.
And I would like to have you organize a group of
people, and then I'd be glad to meet with you
and give you materials, support, whatever we can
do.

MR. GILLAHAM: David Gillaham, 24
Liberty Street, Morristown, New Jersey. Former
commissioner of the Morristown Housing
Authority, 1997 to 2000. I just have a quick
question. I'm sure the board is aware of this,
but I'm hearing some of the challenges you're
facing, and I'm glad I'm not a commissioner and
I don't envy anything you're doing right now.
My question is, I'm sure you're aware of it,
there were two things I saw, one today that just
made me a little concerned. I know the housing
authority follows the letter of the law when it comes to the Open Meetings Act and announcing the information. But I didn't see it on the website. And I went to the Town of Morristown, and I saw it listed there. And it says the fourth Monday of each month at seven p.m., but I see an agenda saying six p.m. So I'm a little confused if I was a citizen who wanted to come, I'm misinformed.

But now I'm going to turn to another situation. I went on the Harrison Housing Authority website, and they clearly list all of their meetings. But they also list Mr. Rogers as the executive director, as a full-time executive director of the Harrison Housing Authority.

COMMISSIONER WHITE: Yes, they do.

MR. GILLAHAM: My concern is with all the challenges you're facing, previous housing directors, going back to Dave Gardner, Marion Sally, any in the interim, Morristown was always one of those entities that required the full attention of an executive director. So I'm just stating to the board, I'm fully aware that you're probably aware of this, my concern is
serving two masters, and having the ability to
be efficient in both capacities. That's my
comment. Thank you.

COMMISSIONER WHITE: On that note I
thought that Mr. Rogers was going to be leaving
Harrison, and we gave him time to do so. And I
never heard anything about him staying there.
Nobody ever brought that up to the board.

AUDIENCE MEMBER: He's still there.

COMMISSIONER WHITE: I never heard
anything from this board that Mr. Rogers is
still employed by Harrison, because our
agreement was that he was going to be there for
a little while. We gave him time to resign. He
gave us a date when he was going to resign, and
then he was coming over fully to the Morristown
Housing Authority. When did this change. And
we said when we voted that we wanted somebody
that was over one authority, a full-time person.
When did this change? I wasn't aware of the
change.

CHAIRPERSON CHERELLO: I don't know if
it did. But I know this, if he's not here
full-time I don't know who is. Because there is
a -- he is here more than eight hours a day
every day.

COMMISSIONER HOLMAN: No, he's not.

COMMISSIONER WHITE: Don't tell that lie.

COMMISSIONER HOLMAN: No, he's not.

That's a lie. No, he's not. And I'm sure that any resident out there can verify you have called here for Mr. Rogers and he was not available. Am I correct?

AUDIENCE MEMBER: Yes. He don't be here full-time.

COMMISSIONER WHITE: The question is is he still at Harrison as a director. Because that wasn't supposed to be the deal here.

CHAIRPERSON CHERELLO: You know what I think, this is a personnel matter, we should discuss this in closed session.

COMMISSIONER WHITE: Okay.

COMMISSIONER CRIPPEN: In regards to the other issue that was brought up about the website and the meetings, that's easily resolved. Who maintains the website?

AUDIENCE MEMBER: Hasn't been updated since April.

COMMISSIONER CRIPPEN: That should be
The meetings should be posted properly, dated properly. I personally don't know whose responsibility that is. We should figure it out.

MR. ROGERS: There's a third-party contractor that oversees that. And evidently there's been a miscommunication, because the minutes are posted. And I thought the meeting notices were being posted, but evidently they're not. And we will make sure they are in the future.

COMMISSIONER Crippen: Who is the company that administers that?

MR. ROGERS: I'm not sure.

COMMISSIONER DOUGHERTY: We will address that first thing, Mr. Rogers?

MR. ROGERS: Yes.

CHAIRPERSON CHERELLO: Mayor is not here. Can we have council liaison comments, please?

MS. HARRIS: I'm excited about being here. I'm looking forward to working -- I'm hoping if I get appointed or supported by our mayor for next year. The reason why we actually came to the decision at the last council meeting
about holding over and waiting to find out what
to do next is because of what just happened	onight. There's a lot of miscommunication or
confusion, and a lot of housekeeping. And so
when those letters started getting sent to us,
it sent a red flag to me is if there's something
going on, I don't understand, what I'm am I
supposed to do, what are my responsibilities.

Even after we posted our vote to postpone to our
next meeting or to another date to receive
information from the authority, I even received
a phone call from an attorney who is an attorney
for a housing authority in another town. And he
said, well, did you know that the resident
council can sue the town, because you did not
enact and make sure there's a resident
representative for the commission. But here's
the question, do we have a resident council, do
we have an advisory board.

COMMISSIONER WHITE: We have an advisory
board.

MS. HARRIS: So I don't know that. I've
never received any information, nothing in
writing so I know who is who and what is
happening. So I wanted to also know, and I was
told that the resident council submits a name or
two names to council saying, this is the person
we would like you to support. So no one has to
come, and I know we have a policy already with
council of when someone wants to be on a board
they fill out an application, and they go out
and start calling all the council members to vie
for a vote. I understand that's our process.
But if there's another process that's
implemented or supposed to be taken in place
through the housing authority, through the
authority of the resident council, I want to
know that so we know what our rights are.
Because I don't want to overstep my bounds in
saying, well, a commissioner called me and said,
well, I need to support this kind of person, or
one of the people, candidates called me up and
said, I'm vying for this, what should I do, what
do you think. But if it comes from the resident
council to me, and I know that's the person they
support, then I would accept the phone call from
that person. Oh, okay, I would like to find out
more or look at their resume and discuss more.
I want to be informed just like you want to be
informed. That's what council is supposed to
do. I feel as though I don't want someone to threaten me and tell me I'm supposed to do this or I'm not supposed to do this, or we're not in line with the regulations with the state of HUD, I want to know that in writing. You tell me that. Don't verbally show me. Tell me in writing, it comes from the attorney that I'm violating a law. Because that's what happens and that's my responsibility for sitting on council. That's that one piece. But I'm kind of excited, and I know back in the day when I worked for the Urban League as the administration director, I did work with the resident council, and training is some of the things I did. So my question is when it comes to the resident council can a council member work with them to help them with their election and give them information of what we do. It's basically what we do on a regular basis of getting information out, and how it works in the system. I want to know can we do that.

COMMISSIONER WHITE: You can do that.

MS. HARRIS: Okay. Currently how many members are actually on the resident council or on the advisory board?
CHAIRPERSON CHERELLO: There is no resident council. They haven't been able to get it up and running. Not that they haven't been trying. They've been trying, just haven't gotten it there yet.

COMMISSIONER WHITE: On the advisory board I believe it's about six people. Mary, how many people were on the advisory board? I know Sharon Aul started the advisory board when she was the resident commissioner. It's about six people. I can almost name them but I'm not going to do that. Six people on that board.

MS. HARRIS: I would like to volunteer to assist. When it came to the part where you discussed notifications about commissioners and who has what certification, I think there needs to be a checklist, so when it comes to council and you say we have this opening, the checklist should include whether the person has this certificate and when it was dated, so we know what experience they have that goes along with that, just like we do our application.

COMMISSIONER WHITE: That's not the council's fault.

CHAIRPERSON CHERELLO: On that one
issue, when we were in the process of hiring Mr. Rogers, the New Jersey Department of Community Affairs three separate occasions requested all the certifications of all the commissioners on the board. And we sent on three separate occasions all the certifications of all the commissioners on the board. We're all in compliance.

COMMISSIONER HOLMAN: You're implying that all of the commissioners were in compliance in completing their five courses within the 18 months, is that what you're saying?

CHAIRPERSON CHERELLO: I'm saying we had to certify through the Department of Community Affairs on three different occasions when we were in the process of hiring Mr. Rogers that every commissioner was certified. Every commissioner was certified.

COMMISSIONER HOLMAN: Certified after --

COMMISSIONER WHITE: He's not saying in 18 months. He's saying certified.

COMMISSIONER HOLMAN: Joe, am I correct, you're supposed to complete your courses in an 18 month period, in the first 18 months of your appointed term, not after you are
reappointed and then you continue to take your courses. Because had that been the case, Michelle, those two that did not complete their courses in 18 months should not have been put on the board.

MS. HARRIS: I need to clarify what I was saying. We have a list of all our boards, and with the boards we have the names and addresses and information and their terms. I would like to have that included on the part of the housing authority if they completed it within -- because get it in the beginning of year, an updated completion date of their certification.

COMMISSIONER SALLY: Because you know when they send a resume to you that they don't have any of those certifications, unless they've been a former commissioner.

MS. HARRIS: Yes.

COMMISSIONER HOLMAN: And Michelle, you can also check with our attorney who is present here today who tried to inform Vij, the town attorney, that this which hunt that was being done and all that had nothing to do with putting a resident on the board. But you can also check
with Joe Manfredi about the certification of each commissioner.

MS. HARRIS: I wasn't worried about that. All I was worried about was the confusion with all these letters going through. No letterhead, one came with a letterhead.

COMMISSIONER HOLMAN: We have letterheads here. But the letters you received from the director did not have a letterhead per their meeting that we attended, didn't have a letterhead, and was not signed.

MS. HARRIS: That's where my confusion was. I want to make sure before I decide on something I have all my facts. So coming here --

MR. MANFREDI: I can send it to you.

MS. HARRIS: He can have a conversation with you and you can tell him something, but until you give me something, this is what is right, this is what is wrong, I can't believe anything. I can believe him, but I may not believe you because I don't interact with you on a day to day basis, but I want it in writing telling me what my rights are. You explained some of it, and I'm still seeking information,
and I understand --

COMMISSIONER HOLMAN: I'm getting dirty looks from our director. But Michelle, you received a letter with no letterhead saying there was a waiver being held, waited for HUD to do this waiver.

MS. HARRIS: I understand that. I said what my concern was I wanted something in writing from the attorney telling me what my rights are, or just like the questions I ask you.

COMMISSIONER HOLMAN: I'm only trying to clarify with you in front of our board that's sitting here tonight that the letters that were received by the town did not come from Morristown Housing Authority letterhead, nor was it signed, and if it was this is not true, then this shouldn't have been stated.

MS. HARRIS: There were two letters, one was not signed, the other one was. That's my confusion. I'm getting two different documents saying two different things.

COMMISSIONER HOLMAN: You also received a letter that said you had full consensus of the board.
CHAIRPERSON CHERELLO: It didn't say full consensus.

COMMISSIONER HOLMAN: Yes, it did.

MR. MANFREDI: Councilwoman, I'll communicate by email and I'll follow up.

MS. HARRIS: And please sign it.

COMMISSIONER VITOLO: Can I ask a question? I have one question about the seats, and only one. When Mr. Cherello was up the first time, was it the council's understanding that the housing authority was not in compliance?

MS. HARRIS: Was it the council's understanding that we were not in compliance?

COMMISSIONER VITOLO: That the housing authority was not in compliance.

MS. HARRIS: No. There was a lot of questions, because the way things were, Vera was appointed at that time, and I was told some other things and I'm not going to say that, so how do you switch hands and who's in what position, and are we in compliance. I don't know that until I get the facts.

CHAIRPERSON CHERELLO: The very first time, which was in the middle of August that
both reappointments came up, that was the night
that the town clerk stated falsely that the
Morristown Housing Authority was not in
compliance with HUD rules and regulations. We
absolutely were in compliance at that time with
all HUD's --

COMMISSIONER WHITE: No, we was not.

CHAIRPERSON CHERELLO: We can go into
this, because see, compliance takes in a large
area. It's not just a physical resident. It
can be those on vouchers, can be those over
here.

COMMISSIONER HOLMAN: We were not in
compliance with HUD, period. Because Mary --

MS. HARRIS: You're saying a Section
Eight resident can actually be compliant.

COMMISSIONER HOLMAN: When she was
appointed as the mayor's appointee they then
said she met the requirements as the resident
commissioner. She was not sworn in as the
resident commissioner, she was still and remains
sworn in as the mayor's appointee.

MR. MANFREDI: There's a lot of legal
issues here, and --

MS. HARRIS: That's why I voted the way
I did. It's confusing.

COMMISSIONER WHITE: When Sharon Aul was on this board she was appointed by the council as the resident commissioner. HUD said to me to legally be the resident commissioner, you must be appointed as such. So she was the last one that was appointed as the -- you have to have that title, the resident commissioner. I was appointed as a commissioner. I became a resident, but that did not make us compliant because I was not appointed as the resident commissioner. So the board in essence, even though they found a loophole, was not in compliance because we did not, and I tell you it goes back a couple of elections, and it's not the council's fault, it should have been told to the council that the resident commissioner had to step down for whatever reason, and now the next commissioner coming on should be appointed as the resident commissioner. That did not happen. So we were not in compliance. In essence we were not. They found a loophole because I was a resident, but I was never appointed. And still I'm not appointed. Tim never appointed me as a resident commissioner.
That was the bottom line.

MS. HARRIS: And you're giving us a statement as to what the regulation is and what our rights are as council is supposed to be doing indicating if it's a Section Eight, if it's supposed to be a person sworn in. I need you to explain that to me.

COMMISSIONER WHITE: You can look online and get the regs on that yourself. I have them.

COMMISSIONER VITOLO: May I ask, when did you come to this knowledge, when did you learn this?

COMMISSIONER WHITE: I learned this when I talked to HUD, because it was all of this stuff going around about --

COMMISSIONER VITOLO: How long ago did you realize this?

COMMISSIONER WHITE: I just realized it. I didn't know it at first. No, I did not know it at first. Just like you didn't know it, I didn't know it either. In the last couple of weeks when all this controversy came up and this witch hunt, that's when I called HUD and I found out what really happened. I asked the question. I had nothing to do with whoever said --
COMMISSIONER VITOLO: I'm only asking because you remember we had this whole issue already.

COMMISSIONER WHITE: I remember. And somebody said, and I think it was Joe who said as long as there is a person that is a resident, whether it's Section Eight or not, then we are in compliance. I remember that. But when I went to HUD for the interpretation, they said no, you have to be voted in by the council or by the mayor or by the governor. We have had a governor give a resident appointment in the past. We have had the mayor give a resident appointment in the past. But they were voted in on record as the resident commissioner. That did not happen with me.

CHAIRPERSON CHERELLO: Let me just say, when I was appointed, I wasn't a resident. I was appointed as a citizen. So my reappointment came up as a citizen. Not to comply with being a resident. So there's been no change in my status.

COMMISSIONER WHITE: There's been none in mine. I was appointed as a regular commissioner and I was appointed again as one.
CHAIRPERSON CHERELLO: Thank you everyone. We are going into closed session.

COMMISSIONER WHITE: You have to vote to go into closed session, don't you?

CHAIRPERSON CHERELLO: I'm going to have a motion to go into closed session.

COMMISSIONER VITOLO: Move it.

COMMISSIONER DOUGHERTY: Second it.

CHAIRPERSON CHERELLO: Roll call, please.

(Roll call was taken with Commissioners Cherello, Holman, Dougherty, Vitolo, Sally, Crippen voting in favor; Commissioner White abstained.)

(Closed session takes place.)

(Open session continues.)

MR. MANFREDI: Before the board is what now?

CHAIRPERSON CHERELLO: Before the board right now we're going to -- we have three things to discuss.

COMMISSIONER VITOLO: Let's start with Lizeth. It's public. I'll move it. Subject to an amendment to the percentage, from seven -- what is it, seven and a half?
MR. ROGERS: That was approximate. Five percent increase.

COMMISSIONER VITOLO: Five percent increase from her present salary.

COMMISSIONER DOUGHERTY: I'll second.

CHAIRPERSON CHERELLO: Roll call, please.

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

CHAIRPERSON CHERELLO: The next is to officially give Mr. Rogers a temporary operation policy, put it into effect for the residents center.

COMMISSIONER DOUGHERTY: I'll move it.

CHAIRPERSON CHERELLO: Do I have a second?

COMMISSIONER CRIPPEN: I'll second.

CHAIRPERSON CHERELLO: Roll call, please.

(Roll call was taken with Commissioners Cherello, Dougherty, Vitolo, Crippen voting in favor; Commissioners Holman and Sally voting against, and Commissioner White abstained.)

CHAIRPERSON CHERELLO: The next request is to ratify the waiver request to HUD, next
resolution. Motion?

COMMISSIONER HOLMAN: Before anybody puts a motion on it, I still don't think it's right that Michael Cherello gets to vote on this, period.

CHAIRPERSON CHERELLO: Okay. Duly noted.

COMMISSIONER WHITE: It's a conflict.

COMMISSIONER HOLMAN: It is a conflict. If he's going to participate in it, I don't think it should even take place.

COMMISSIONER DOUGHERTY: I'll move it.

CHAIRPERSON CHERELLO: Do I have a second?

COMMISSIONER WHITE: You started it, you got to move it.

COMMISSIONER VITOLO: I'll second.

CHAIRPERSON CHERELLO: Roll call.

(Roll call was taken with Commissioners Cherello, Dougherty, Vitolo, Crippen voting in favor; Commissioners White, Holman and Sally voting against.)

COMMISSIONER HOLMAN: And may it be noted this vote was taking place and we are not in compliance with HUD.
CHAIRPERSON CHERELLO: I have one other matter to bring up. At this time Mr. Rogers has been with us for six months, seven months. We said at that time we would review his --

COMMISSIONER HOLMAN: No, we did not. It was a year. It was a year. And Mr. Rogers came here saying that he was not going to continue working with Harrison.

CHAIRPERSON CHERELLO: -- we would review Mr. Rogers' contract.

COMMISSIONER HOLMAN: No, no, no. Mr. Rogers was supposed to come here as a full-time director, not work part-time at Harrison and part-time here. Now you all want to change it and say when we interviewed him he was not coming here as part-time. He say he's here full-time but we know he's not here full-time.

COMMISSIONER WHITE: Did all the commissioners know he was still working at Harrison?

COMMISSIONER HOLMAN: And he was supposed to be evaluated in a year.

COMMISSIONER CRIPPEN: I would love an explanation.

COMMISSIONER WHITE: I didn't know.
COMMISSIONER SALLY: I didn't know.

CHAIRPERSON CHERELLO: You most certainly brought this up before.

COMMISSIONER HOLMAN: We were supposed to have a full-time director.

(Court Reporter goes off the record.)

MR. MANFREDI: There's too many people speaking.

COMMISSIONER VITOLO: I don't know if you recall this, I never was for -- I was actually pushing for someone part-time. And the name Lou Riccio, remember that, why can't he share this and this? So the position that we needed a full-time was not mine. I'm just saying that. I have to look back at the transcript. I have no idea what I said. Was it in the contract?

COMMISSIONER WHITE: No, it's not in the contract.

COMMISSIONER SALLY: He was supposed to start right after New Year's.

COMMISSIONER WHITE: He kept delaying his coming here, because he said he had to straighten it out with Harrison. First Harrison offered us some money to keep him one day a
week, we declined that, we said no. They wanted
to give so much money I think for one day, I
think it was on Friday, we said no. We wanted a
full-time director that was only directing one
housing authority. We gave him time to resign
from that job, and I thought he did. I did ask
you, Cherello, a few months ago is he still
working at Harrison, because I went online and
saw it as well. And I said maybe they didn't
update their system.

CHAIRPERSON CHERELLO: You said you
called down there.

COMMISSIONER WHITE: First I said maybe
didn't update their system, and then I called
down there and they said he's still the director
of Harrison.

COMMISSIONER VITOLO: Did we make it a
condition of the contract?

COMMISSIONER WHITE: We said we wanted a
full-time --

COMMISSIONER VITOLO: I understand that.
But did we make it a condition? Because I don't
remember that.

COMMISSIONER WHITE: I have to look at
the contract because we may have.
MR. MANFREDI: The contract didn't speak to Harrison, it spoke to being full-time at the Morristown Housing Authority, which is what we focused on.

CHAIRPERSON CHERELLO: And he is full-time.

COMMISSIONER WHITE: No, he's not.

COMMISSIONER HOLMAN: He's not full-time.

MR. ROGERS: May I --

CHAIRPERSON CHERELLO: I would like to --

COMMISSIONER HOLMAN: How is he here full-time.

(Court Reporter goes off the record.)

MR. MANFREDI: We need to have one person speak at a time.

CHAIRPERSON CHERELLO: Ladies, ladies.

MR. MANFREDI: Can we conclude our meeting. It's 10 o'clock. Is there an action pending?

CHAIRPERSON CHERELLO: Do we want to address Mr. Rogers' contract at this time?

COMMISSIONER WHITE: I want to see his contract first. I would like to see the
contract first. Because I want to recall what we put in that contract. I'm almost certain that we said a full-time with only one housing authority. That's what we looked for anyway. That's what we searched for.

MR. ROGERS: Mr. Chairman, I consider myself a very full-time employee of the Morristown Housing Authority. I think if you talked to most of the staff you'll find out that I average eight hours a day, five days a week. I'm a very -- on my off hours I do serve as executive director of the Harrison Housing Authority, but in a very minor role. And it's HUD regulation that you have to have an executive director attend the board meetings at least monthly, and staff can carry out the rest of the duties, and that's more or less what I'm doing at Harrison. And I have been associated with the Harrison Housing Authority for 20 years. I've had a good working relationship with them. And again, I wasn't there today, and I may not be there tomorrow. I know when I'm going to be there, two weeks from Wednesday for a board meeting. I'm in here early in the morning, I patrol Manahan Village. I work at
least eight hours a day. I don't feel guilty about my paycheck.

CHAIRPERSON CHERELLO: Would anyone like to make a motion to extend Mr. Rogers' contract?

COMMISSIONER SALLY: Extend his contract? I thought he had a contract for a year.

MR. MANFREDI: He does.

COMMISSIONER SALLY: What are we extending?

CHAIRPERSON CHERELLO: We said we would revisit it at some time within the year.

COMMISSIONER WHITE: You mean to tell me you're ready to give him a three or four year contract when he's been here six months yet?

CHAIRPERSON CHERELLO: Three years, four years. What do you want to do with it?

COMMISSIONER WHITE: That's what all this here is about.

COMMISSIONER HOLMAN: Now we see it.

COMMISSIONER WHITE: Since we do have holdovers, I don't think we need to be making a decision like that tonight. We have two people as you said that are holdovers, Mr. Vitolo and Mr. Cherello, who can go tomorrow. So I think
for them to sit here and to put somebody here for three or four years, and I don't care about what investigation you do, because I wasn't going to vote for you again no way, that has nothing to do with no whistleblowing, no nothing. I heard too much from too many people. But for these two people who are temporary to sit here and make a decision like that, I don't think we should be making that kind of decision tonight, based on two temporary people that might be gone tomorrow and stick us with somebody for five years or three years or four years. My opinion is I don't believe we should be making that decision. And I question the fact that we're rushing into it in six months to give him three to four years. We don't do it like that. That's not the way we've ever done it.

CHAIRPERSON CHERELLO: What's the pleasure of the board?

COMMISSIONER WHITE: I understand that's why you wanted to be held over, to get done what you wanted to get done.

COMMISSIONER HOLMAN: Exactly, and that's a shame. It's really a damn shame.
CHAIRPERSON CHERELLO: I'd like to make a resolution we extend Mr. Rogers' contract for five years.

COMMISSIONER WHITE: Five years?

COMMISSIONER HOLMAN: Hell no. And you don't know what's in his contract. You asked for his contract. You want to review his contract. But now we want to vote on him to remain after being here for six months?

COMMISSIONER WHITE: I can't understand you doing that, five years.

CHAIRPERSON CHERELLO: Do I have a motion?

COMMISSIONER HOLMAN: That was the reason why you wanted to hold it over so this shit can go down. This is a bunch of bullshit.

COMMISSIONER WHITE: You didn't say two, five years?

COMMISSIONER HOLMAN: I don't give a damn. That's a bunch of bullshit. You asked to review his damn contract, and now you want to vote on him for five years? You must be out of your fucking mind.

COMMISSIONER VITOLO: Let's set forth, is it for the same terms, all that, is it --
COMMISSIONER HOLMAN: You don't even know what his contract is.

CHAIRPERSON CHERELLO: We are going to renew his contract, and then --

COMMISSIONER HOLMAN: So you make the decision.

CHAIRPERSON CHERELLO: -- at the appropriate time we will discuss his salary. Right now we are renewing it for five years at the present salary.

COMMISSIONER WHITE: That's criminal. That needs to be investigated. That to me --

COMMISSIONER HOLMAN: This is why there was a holdover. Right? This is why there was a holdover. First of all, you asked for the man's contract. And now you want to not even look at his contract. Now you want to extend his contract for five years. Bullshit.

COMMISSIONER WHITE: This is a mess up in here. HUD need to be sitting here right now.

COMMISSIONER HOLMAN: This is bullshit. Don't dare stare at me, Mr. Rogers. Your scare don't scare me. I'm very pissed off. And your nasty looks do not frighten me. Because you're fucking wrong.
CHAIRPERSON CHERELLO: Do we have a motion?

COMMISSIONER HOLMAN: This is a bunch of bullshit. That's why you want to keep Cherello on so you all want to extend this man's contract.

CHAIRPERSON CHERELLO: What would you like to do? I would like to amend the resolution and make it a three year extension of his contract, and a salary will be addressed as time goes on.

COMMISSIONER HOLMAN: How is that going to be done when he was here -- he's not even here a year. Call on God, because you need to. Because you have a lot of repenting to do.

COMMISSIONER DOUGHERTY: You have no business --

COMMISSIONER VITOLO: I want to make clear, Joe, you said you had the contract?

MR. MANFREDI: I looked up the contract.

COMMISSIONER VITOLO: There's no requirement with this Harrison business, it's not in there?

MR. MANFREDI: It provides that -- it's a contract for a full-time executive director,
it started on February 24, 2015, it was an initial one-year contract going from February 24, 2015, to February 23, 2016, at which time then the board would reserve -- the contract was entered into on February 24, 2015, it was an initial one-year contract. The statute allows you to go up to five years. We opted for one year given he was new to the agency. You can go up to five if you have sufficient experience, but the board opted for one. It goes until February 23, 2016. It requires him to serve as our full-time director. And it cites the New Jersey statute which sets forth the executive director requirements as his duties, which is 40A:12A-17. It says his compensation, it states that he was going to get expense reimbursement, that we provide him with public official liability insurance, which is standard for all executive directors. His benefits were to accrue in accordance with the personnel policy. His vacation time was stated in there. It stated that holidays and other leave shall be governed by the policy. It said he was entitled to participate in the pension system. I don't know if you do or not.
MR. ROGERS: Yes, I do.

MR. MANFREDI: And then it had for cause termination, which is fairly standard for any executive director contract, and it provides that if he engaged in inefficiency, chronic absenteeism, misuse of public property, professional misconduct, conviction of a crime, all standard for cause items the board could terminate him for that basis subject to a hearing before the board, and that under state law even if he's terminated for cause the law states the director still receive 120 days pay. It says the employee agrees he shall devote his effort and skill faithfully, industriously to performing his job duties, which is a standard contract. And then it just says this is a full contract, there's no other verbal promises that were made. It's governed by the law of the State of New Jersey. It was negotiated freely, and he did not -- Mr. Rogers did not have an attorney, so I indicated the fact only one party to this agreement had an attorney or drafted it shouldn't be a basis for it being overturned. It was very standard in that.

COMMISSIONER WHITE: I didn't hear you
MR. MANFREDI: The only provision to that effect, the authority reserves the right, and Mr. Cherello proposed this, it was on the record, because I see my notes are reflected, the only thing it states is the authority reserves the right at any time during this agreement commencing at three months to extend the employee's contract from a one year term to a longer term. That simply means that after three months the board at its own discretion could extend it, which we always put in anyway. That's basically the contract.

COMMISSIONER CRIPPE: There's been a lot of discussion back and forth. I'm at a quite a crossroads not knowing what I kind of came in to here. One of the things I can say from my limited experience, but it's been enough to know that when this, regardless of what happens to the composition of this board, when this entity was without an executive director it seemed as if things had perhaps gone awry, and I'm not -- it appears that not enough attention was being paid to the mechanics of what was going on operationally inside the office. I
don't know if a five-year extension is warranted at this time, but I think that whoever remains on this board that there needs to be a director who can continue to guide this organization and make sure it is still functioning. It needs someone at the helm. We are meant to come in out based on our appointments and life and everything else. It's been a very, very difficult situation. I'm not completely comfortable with it. It's very unfortunate. But I would be loathe for some reason to see this organization in my town, which I care about greatly, be without a board and be rudderless without an executive director.

COMMISSIONER WHITE: But we're not.

COMMISSIONER CRIPPEN: We're not at this time. I mean, I see how fast a few months I have been here have gone and how fast the next few months will go. And whether I'm here or not or any of us are here or not, if we are in the same situation we were in a year ago, I don't think any good can come of that.

COMMISSIONER WHITE: I hear you. But you know what, the perception of this whole thing is not good.
COMMISSIONER CRIPPEN: A lot here tonight is not good.

COMMISSIONER WHITE: First of all, he writes a letter to waiver his boss. And now the boss is saying, let's give him five years. There's something that doesn't --

COMMISSIONER HOLMAN: Who are you obligated to? Are you now obligated to the director. Are you going to be obligated to the housing authority.

COMMISSIONER DOUGHERTY: Oh, my God.

COMMISSIONER HOLMAN: Mary, stop calling oh, my God. Maybe you need to continue to call on oh, my God because you have done some devilish shit.

(Court Reporter goes off the record.)

CHAIRPERSON CHERELLO: Frank, you would feel more comfortable with the three year?

COMMISSIONER VITOLO: I'm fully in agreement with Ms. Crippen on continuing with an executive director. That's always been my position. If your allegations are correct, and he violated the law or what have you, he'll be dismissed for cause. That's in his contract. I'm going to say a one-year renewal. That's
what I'll support, a year.

COMMISSIONER CRIPPEN: I can second that.

CHAIRPERSON CHERELLO: Okay.

COMMISSIONER WHITE: I can go with that.

CHAIRPERSON CHERELLO: Motion and a second for a one-year extension of Mr. Rogers' contract. I assume from the time of termination of contract, which would be February 16th. Correct?

MR. MANFREDI: You want to do it one year from -- you want a full year extension?

COMMISSIONER VITOLO: Yes, from the end of his first year.

MR. MANFREDI: I understand.

CHAIRPERSON CHERELLO: Motion and second. Roll call.

(Roll call was taken with Commissioners Cherello, Dougherty, Vitolo, Crippen voting in favor; Commissioners Holman and Sally voting against; Commissioner White abstained.)

MR. MANFREDI: Motion to adjourn.

COMMISSIONER DOUGHERTY: So moved.

(Proceedings were adjourned.)