

MINUTES OF THE LONG BRANCH HOUSING AUTHORITY BOARD OF COMMISSIONERS REGULAR MEETING HELD JUNE 16, 2014

The Session convened at 5:00 PM with the following persons present:

Carl Jennings, Chairman
Donald Covin, Vice-Chairman
Carmen Rivera, Commissioner
Yvonne Russell-Mann, Commissioner

Also Present: Tyrone Garrett, Executive Director/Secretary
Daniel Gibson, Chief of Staff
Kevin Kennedy, Esq., Legal Counsel

Absent: Michael Winnick, Commissioner
Dorthia Johnson, Commissioner
Andre Mejers, Commissioner

Legal Counsel Kennedy read the required notice and declares this Board of Commissioners Meeting of June 16, 2014 to be a Lawful Meeting.

NOTICE: In accordance with the Local Public Meeting Act of 1975 and as amended, advanced notice of the meeting including the Agenda was sent to the local newspaper, delivered to the City Clerk's Office, posted on the Long Branch Housing Authority Web Site, and posted at all Long Branch Housing Authority offices at least (48) hours prior to convening the meeting.

The Chairman announced that all cell phones be turned off or put on vibrate for the meeting.

The Chairman led the Salute to the Flag.

ADOPTION OF THE MINUTES OF THE REGULAR MEETING OF MAY 19, 2014 MEETING (ANNUAL REORGANIZATIONAL MEETING).

The Secretary asked if there were any corrections, changes or comments to the minutes.

None noted.

There were no discussions, comments, or questions at this time.

Vice-Chairman Covin made a motion to accept and approve the minutes of the May 19, 2014 regular meeting as presented, seconded by Commissioner Rivera.

Roll Call Vote Taken:

Ayes, Commissioners Russell-Mann, Rivera, Covin, Chairman Jennings.

Opposed, None.
Absent, Commissioners Winnick, Johnson, Mejer.
Abstention, None.

RESOLUTION 06-01-2014 – APPROVAL OF THE LONG BRANCH HOUSING AUTHORITY LIST OF BILLS.

Commissioner Russell-Mann states that she has reviewed the List of Bills with the Finance Committee of LBHA. Commissioner Russell-Mann made a motion to accept and approve the List of Bills for the month of June, 2014 in the amount of \$1,275,885.73, seconded by Vice-Chairman Covin.

Roll Call Vote Taken:

Ayes, Commissioners Russell-Mann, Rivera, Covin, Chairman Jennings.
Opposed, None.
Absent, Commissioners Winnick, Johnson, Mejer.
Abstention, None.

Public Comment was called for on this Resolution and this Resolution only, with no response.

Motion carried.

RESOLUTION 06-02-2014 – RESOLUTION AUTHORIZING OFFICIAL TRAVEL BY LBHA STAFF, COMMISSIONERS, AND RESIDENTS TO ATTEND DESIGNATED TRAINING WORKSHOPS AND CONFERENCES.

There were no discussions, comments, or concerns from the Commissioners.

Commissioner Rivera made a motion to accept and approve Resolution 06-02-2014 as presented, seconded by Vice-Chairman Covin.

Roll Call Vote Taken:

Commissioners Russell-Mann, Rivera, Covin, Chairman Jennings.
Opposed, None.
Absent, Commissioners Winnick, Johnson, Mejer.
Abstention, None.

Public Comment was called for on this Resolution and this Resolution only, with no response.

Motion carried.

RESOLUTION 06-03-2014 – RESOLUTION AUTHORIZING CONTRACT RENEWAL FOR AUDITING SERVICES FOR FISCAL YEAR JULY 1, 2013 TO JUNE 30, 2014 TO HYMANSON, PARNES & GIAMPAOLO IN THE AMOUNT OF \$13,425.00.

There was no discussion, comments, or concerns from the Commissioners.

The Secretary stated that this is the one year option renewal.

Vice-Chairman Covin made a motion to accept and approve Resolution 06-03-2014 as presented, seconded by Commissioner Russell-Mann.

Roll Call Vote Taken:

Commissioners Russell-Mann, Rivera, Covin, Chairman Jennings.
Opposed, None.
Absent, Commissioners Winnick, Johnson, Mejer.
Abstention, None.

Public Comment was called for on this Resolution and this Resolution only, with no response.

Motion carried.

RESOLUTION 06-04-2014 – RESOLUTION RENEWING THE FEE ACCOUNTANT SERVICES CONTRACT TO POLCARI & CO. FOR SECOND YEAR – OCTOBER 1, 2014 TO SEPTEMBER 30, 2015.

There were no discussions, comments, or concerns from the Commissioners.

The Secretary stated that this is the one year option renewal.

Commissioner Russell-Mann made a motion to accept and approve Resolution 06-04-2014 as presented, seconded by Commissioner Rivera.

Roll Call Vote Taken:

Ayes, Commissioners Russell-Mann, Rivera, Covin, Chairman Jennings.
Opposed, None.
Absent, Commissioners Winnick, Johnson, Mejer.
Abstention, None.

Public Comment was called for on this Resolution and this Resolution only, with no response.

Motion Carried.

RESOLUTION 06-05-2014 – RESOLUTION AUTHORIZING A FLAT RENT REVISION FOR LONG BRANCH HOUSING AUTHORITY RESIDENTS.

Commissioner Russell-Mann made a motion to accept and approve Resolution 06-05-2014, seconded by Vice-Chairman Covin.

Roll Call Vote Taken:

Ayes, Commissioners Russell-Mann, Rivera, Covin, Chairman Jennings.

Opposed, None.

Absent, Commissioners Winnick, Johnson, Mejer.

Abstention, None.

Motion carried.

Public Comment was called for on this Resolution and this Resolution only, with a large volume of responses.

Several residents from the Hobart Manor Complex were present voicing their objection to the Flat Rent increase that will take place July 1, 2014 for all Long Branch Housing Authority Residents.

The Residents of the Hobart Manor Complex were stating that they have written to the President of the United States, Congressman Pallone, and members of Long Branch City Council. They went on to further state that this will create a hardship because of out of pocket medical expenses that they have to pay.

Mr. Garrett explained that on January 17, 2014 the President of the United States signed the 2014 Appropriations Act requiring Public Housing Authorities to establish Flat Rents at no less than 80% of the Fair Market Rents. He also stated that if the President gives us an order, we must abide by that order.

Mr. Garrett also spoke with Congressman Pallone and he will look into the matter and speak with other members of Congress. Congressman Pallone will also come and speak with the residents of the Hobart Manor Complex.

Mr. Garrett stated that there is the Flat Rent and also the 30% of your gross income. A resident can choose to go with the 30% opposed to the Flat Rent. He also went on to further state that he wishes that we did not have to deal with the Flat Rent issue at all, but it is a HUD mandate.

Vice-Chairman Covin as well as Commissioner Russell-Mann stated that they attended the PHADA and NAHRO Conferences recently stating both entities are fighting the issue of Flat Rents. They stated that this is not fair and that we must band together with other Housing Authorities and fight a good fight. This will not change at the Housing Authority level, it must change in Congress.

Mr. Garrett did state that when recertifications are due, they will be handled in the same manner as they have always been handled. Everything that is within the law to accept in the calculation of rent, it will, nothing will be excluded.

Discussion continued regarding the Flat Rents with the Commissioners, Residents, and the Executive Director. Mr. Garrett asked that the Residents not blame the Commissioners or the Administration, this is a HUD mandate, if we did not have to abide by the law, we would not do this; just keep the 30% of your gross income in the calculations.

ADDED STARTER:

RESOLUTION 06-06-2014 – RESOLUTION AUTHORIZING REPLACEMENT HOUSING FACTOR (RHF) EXPENDITURE FOR THE STRATEGIC PLANNING OF NJ TRANSIT VILLAGE APPLICATION.

In an attempt to investigate revitalization focusing on the creation of affordable housing, LBHA would like to use the RHF funding to submit a NJ Transit Village Application in the City of Long Branch. The RHF funding must be obligated by July 1, 2014. This funding is use only for predevelopment. If we do not use the funding before July 1, 2014, HUD will take the funding back as this funding is used strictly to build affordable housing.

After a brief discussion on the NJ Transit Village Application with the Commissioners and Executive Director, Vice-Chairman Covin made a motion to accept and approve Resolution 06-06-2014, Added Starter, seconded by Commissioner Rivera.

Roll Call Vote Taken:

Ayes, Commissioners Russell-Mann, Rivera, Covin, Chairman Jennings.

Opposed, None.

Absent, Commissioners Winnick, Johnson, Mejer.

Abstention, None.

Motion carried.

MOTIONS:

There are no motions to be presented for this Board of Commissioners Meeting of June 16, 2014.

COMMISSIONERS COMMENTS AND CONCERNS:

Commissioner Rivera stated that she feels bad about the Flat Rents and to be active in your approach for banning together to let Congress hear your voice.

Commissioner Russell-Mann stated that PHADA and NAHRO need our help with letters and support.

Vice-Chairman Covin stated that he has an article from the Star Ledger News paper regarding the disable young adults living in the Senior Citizen Buildings that they can be put in the Buildings. It is an issue all over the country. He went on to further state that he welcomes all present to come and read the article after the Board of Commissioners Meeting.

PUBLIC PARTICIPATION:

Vice-Chairman Covin made a motion to enter into Public Participation, seconded by Commissioner Russell-Mann.

Roll Call Vote Taken:

Ayes, Commissioners Russell-Mann, Rivera, Covin, Chairman Jennings.
Opposed, None.
Absent, Commissioners Winnick, Johnson, Mejer.
Abstention, None.

Motion carried.

Chairman Jennings announced that the meeting is open for Public Comments and that anyone that would like to present a matter to the Board of Commissioner, please stand, state your name and limit your comments to three (3) minutes.

Carrie Jones was a former resident and rented out the Bucky James Community Center for a Repass on Friday, June 13, 2014. She stated that she paid the full amount and thought that it should be half of the amount since she has family living in public housing and she was a former resident. She had paper work to state same. She also stated that Teddy Drakeford was very nasty to her.

Mr. Garrett stated that this is the first time that he is hearing of this and upon investigation will get an answer to her.

There being no further matters for Public Participation, Vice-Chairman Covin made a motion to close Public Participation, seconded by Commissioner Russell-Mann.

Roll Call Vote Taken:

Ayes, Commissioners Russell-Mann, Rivera, Covin, Chairman Jennings.
Opposed, None.
Absent, Commissioners Winnick, Johnson, Mejer.
Abstention, None.

Motion carried.

EXECUTIVE SESSION:

There are no matters for Executive Session.

There being no further matters of discussion for this Board of Commissioners Meeting of June 16, 2014, Vice-Chairman Covin made a motion to adjourn the meeting the Charlie's Restaurant, seconded by Commissioner Russell-Mann.

Roll Call Vote Taken:

Ayes, Commissioners Russell-Mann, Rivera, Covin, Chairman Jennings.

Opposed, None.

Absent, Commissioners Winnick, Johnson, Mejer.

Abstention, None.

Motion carried.

Meeting adjourned.



Tyrone Garrett, Secretary

8/18/2014

Date