

**MINUTES OF THE LONG BRANCH HOUSING AUTHORITY BOARD OF COMMISSIONERS REGULAR MEETING HELD NOVEMBER 17, 2014.**

The Session convened at 5:00 pm with the following person present:

Donald Covin, Vice-Chairman  
Michael Winnick, Commissioner  
Carmen Rivera, Commissioner  
Dorthia Johnson, Commissioner  
Andres Mejer, Commissioner (arrival 5:05 pm)

Absent: Carl Jennings, Chairman  
Yvonne Russell-Mann, Commissioner

Also Present: Tyrone Garrett, J.D. Executive Director/Secretary  
Kevin Kennedy, Esq., Legal Counsel

Tyrone Garrett, Secretary read the required notice and Legal Counsel, Kennedy declared this Board of Commissioners Meeting of November 17, 2014 to be a Lawful Meeting.

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

The Secretary led the Salute to the Flag.

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

**ADOPTION OF THE MINUTES OF THE REGUALR MEETING OF OCTOBER 20, 2014.**

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

None noted.

There were no discussions or comments of the minutes presented.

Commissioner Rivera made a motion to accept and approve the minutes of October 20, 2014 as presented, seconded by Vice-Chairman Covin.

All in favor: Commissioners Winnick, Rivera, Covin, Johnson.

Absent: Commissioners Jennings, Russell-Mann, Mejer.

Opposed: None.

Motion carried.

Commissioner Andres Mejer has arrived to participate in the Board of Commissioners Meeting of November 17, 2014. (5:05 pm)

**RESOLUTION 11-01-2014 – RESOLUTION APPROVING EXPENDITURES FOR THE MONTH OF NOVEMBER 2014 INCLUDING SECTION 8 EXPENDITURES.**

Commissioner Winnick stated that he has reviewed the List of Bills with the Finance Committee with extensive questions and has received satisfactory answers and approves the List of Bills for Payment. Commissioner Winnick made a motion to accept and approve the List of Bills in the amount of \$1,363,177.23, seconded by Vice-Chairman Covin.

All in Favor: Commissioners Winnick, Rivera, Covin, Johnson, Mejer.  
Absent: Commissioners Jennings, Russell-Mann.  
Opposed: None.

Public Comment was called for on this Resolution and this Resolution only, with no response. (Please note that no Public is present).

Motion carried.

**RESOLUTION 11-02-2014 – RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO FIRE SECURITY TECHNOLOGIES FOR ANNUAL INSPECTION, TESTING OF WATER BASED FIRE PROTECTION SYSTEMS AND FIRE ALARM SYSTEMS AT VARIOUS LONG BRANCH HOUSING SITES.**

The Secretary stated that this project was advertised for public bid. Two bidders responded to the bid, only one package was received. Fire Security Technologies has submitted a responsive bid package that included all the required documentation. We are familiar with Fire Security Technologies, our current contractor. The current amount has increased due to more units being on line again (WWH – Gregory School). The total contract amount is \$41,876.00 for the 2014-2015 fiscal year.

Vice-Chairman Covin made a motion to accept and approve Resolution 11-02-2014 as presented, seconded by Commissioner Rivera.

All in Favor: Commissioners Winnick, Rivera, Covin, Johnson, Mejer.  
Absent: Commissioners Jennings, Russell-Mann.  
Opposed: None.

Public Comment was called for on this Resolution and this Resolution only, with no response. (Please note that no Public is present).

Motion carried.

**RESOLUTION 11-03-2014 – RESOLUTION AUTHORIZING THE LONG BRANCH HOUSING AUTHORITY SECTION 8 HOUSING CHOICE VOUCHER PROGRAM FAIR MARKET RENTS 2015.**

The Secretary stated that FMR is used to determine the payment standard amount used to calculate the maximum monthly subsidy for an assisted family that is required by HUD Code 982.503. Each PHA must adopt a payment standard schedule that establishes voucher payment standard amounts for each FMR. This is an annual submission that must be submitted to HUD on a yearly basis. This is a requirement of HUD to provide safe, decent, affordable housing in our area.

Commissioner Mejer made a motion to accept and approve Resolution 11-03-2014 as presented, seconded by Commissioner Johnson.

All in Favor: Commissioners Winnick, Rivera, Covin, Johnson, Mejer.  
Absent: Commissioners Jennings, Russell-Mann.  
Opposed: None.

Public Comment was called for on this Resolution and this Resolution only, with no response. (Please note that no Public is present).

Motion carried.

**RESOLUTION 11-04-2014 – RESOLUTION OF THE LONG BRANCH HOUSING AUTHORITY TO AWARD NATIONWIDE RETIREMENT SOLUTIONS INC. AS A SECOND SERVICE PROVIDER OF INTERNAL REVENUE CODE SECTION 457 (b) RETIREMENT SAVINGS PLAN.**

The Secretary stated that this Resolution is providing more plan selections and cost savings for employees who have the 457 (b) retirement savings plan. Nationwide Retirement Solutions requires no administration fee charged to employer as compared to Preferred Pension Planning. If an employee wishes to switch their investment they can have a seamless transfer from the old plan to the new one without extra costs. This plan is solely to benefit the employee and the employer cannot borrow from any individual employee.

Commissioner Winnick made a motion to accept and approve Resolution 11-04-2014 as presented, seconded by Commissioner Mejer.

All in Favor: Commissioners Winnick, Rivera, Covin, Johnson, Mejer.  
Absent: Commissioners Jennings, Russell-Mann.  
Opposed: None.

Public Comment was called for on this Resolution and this Resolution only, with no response. (Please note that no Public is present).

Motion carried.

**RESOLUTION 11-05-2014 – RESOLUTION AUTHORIZING LEGAL SERVICES (GENERAL COUNSEL) TO THE LAW OFFICE OF KEVIN E. KENNEDY, LLC.**

Commissioner Rivera made a motion to accept and approve Resolution 11-05-2014 as presented, seconded by Commissioner Johnson.

All in Favor: Commissioners Winnick, Rivera, Covin, Johnson, Mejer.

Absent: Commissioners Jennings, Russell-Mann.

Opposed: None.

Public Comment was called for on this Resolution and this Resolution only, with no response. (Please note that no Public is present).

Motion carried.

At this time Legal Counsel Kennedy thanked the Board of Commissioners.

**ADDED STARTERS:**

There are no added starters at this time.

**PUBLIC PARTICIPATION:**

Commissioner Winnick made a motion to open the meeting for Public Participation, seconded by Commissioner Rivera.

All in Favor: Commissioners Winnick, Rivera, Covin, Johnson, Mejer.

Absent: Commissioners Jennings, Russell-Mann.

Opposed: None.

Vice-Chairman Covin announced that the meeting is now open for Public Participation. Any one that would like to present a matter to the Board of Commissioners, please stand, state your name and limit your comment to five (5) minutes.

Harold Turpin 7D Kennedy Towers. Mr. Turpin stated that the Community Room at Kennedy Towers used to open (24) hours. The administration heard someone who didn't live there was spending nights in the room, so they lock the door at 12 midnight until 8 am in the morning. No one is allowed in the Community Room between 12 midnight and 8 am. He went on to further state that this is cold disrespect and discrimination and definitely no way to treat senior citizens. This has been going on since 2010. The Executive Director is treating the residents like inmates and the Executive Director is a Warden (he repeatedly called Mr. Garrett a Warden). He continued to say how incompetent the Site Manager Lisa Normandia was and stated

that she is not doing her job and that from the bottom to the top the LBHA staff is incompetent.

There was back and forth with questions of the Commissioners to Mr. Turpin to which Mr. Turpin either told the Commissioners to shut up and listen to what he is saying to the Commissioners trying to see how to assist Mr. Turpin.

Mr. Turpin said his story and thanked the Board for their attention and left the meeting on his own will.

Mr. Garrett stated a few facts regarding this situation with Mr. Turpin to the Board of Commissioners for a better understanding of why the Community Room is closed at Midnight as well as the other Community Rooms in the other complexes being closed at the same time with no complaints from any other residents, but from Mr. Turpin. Mr. Garrett also stated that he has held many Town Hall Meetings and has not received one complaint regarding the Senior Citizen Community Rooms being closed at midnight.

There being no further matters of discussion for Public Participation, Commissioner Winnick made a motion to close Public Participation, seconded by Commissioner Mejer.

All in Favor: Commissioners Winnick, Rivera, Covin, Johnson, Mejer.  
Absent: Commissioners Jennings, Russell-Mann.  
Opposed: None.

Motion carried.

#### **COMMISSIONERS COMMENTS AND CONCERNS:**

All the Commissioners present wish all a Happy Thanksgiving.

Commissioner Winnick thanked Commissioner Johnson for placing the baskets of flowers on behalf of LBHA and the LBHA for their participation in the Veterans Day festivities.

#### **ADJOURNMENT:**

There being no further matters of discussion for this Board of Commissioners Meeting of November 17, 2014, Commissioner Mejer made a motion to adjourn, seconded by Commissioner Winnick.

All in Favor: Commissioners Winnick, Rivera, Covin, Johnson, Mejer.  
Absent: Commissioners Jennings, Russell-Mann.  
Opposed: None.

Motion carried.

Meeting Adjourned.

  
\_\_\_\_\_  
Tyrone Garrett, Secretary

12/15/14  
\_\_\_\_\_  
Date

RESOLUTION #	12-03-2014
DATE	12-15-2014
ITEM #	#4

**RESOLUTION AUTHORIZING THE VACATE TENANT BALANCE WRITE-OFF FOR FISCAL YEAR ENDING DECEMBER 31, 2014.**

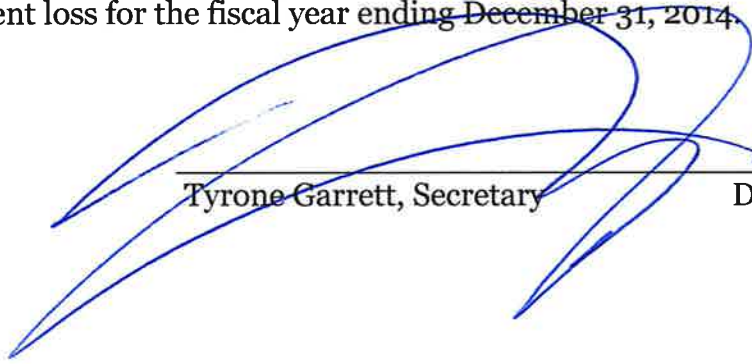
**WHEREAS**, the Housing Authority of the City of Long Branch (LBHA) has recorded on its books an amount of rent and charges owed for former residents who have vacated their apartments; and


**WHEREAS**, LBHA makes diligent efforts to collect the funds where feasible but there are some accounts not collectible because of unknown whereabouts or lack of resources; and

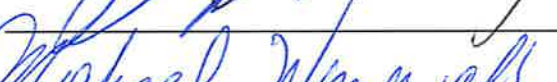
**WHEREAS**, Federal Regulation requires that a resolution be submitted to the U.S. Department of Housing and Urban Development for the amount of rent loss for the fiscal year.


**NOW, THEREFORE BE IT RESOLVED**, that the Board of Commissioners accept and approve the amount of Uncollectible Rent \$11,621.69 ~~and Repayment Agreement amount \$4,021.36~~ as the rent loss for the fiscal year ending December 31, 2014.


KEK

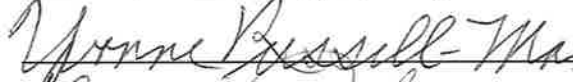
  
 Tyrone Garrett, Secretary Date 12/15/14


  
 Carl Jennings, Chairman

  
 Donald Covin, Vice-Chairman

  
 Michael Winnick, Commissioner

  
 Carmen Rivera, Commissioner

  
 Yvonne Russell-Mann, Commissioner

  
 Dorthia Johnson, Commissioner

RESOLUTION #	12-01-2014
DATE	12-15-2014
ITEM #	#2

**APPROVAL OF THE LONG BRANCH HOUSING  
AUTHORITY LIST OF BILLS**

**WHEREAS**, the Commissioners of the Housing Authority of the City of Long Branch convened in a Regular Meeting on December 15, 2014; and

**WHEREAS**, said Commissioners accept and approve payment of the bills for the month of December 15, 2014 the amounts are as follows:

1.	Regular List of Bills	\$	181,050.97
2.	Payroll	\$	221,734.00
3.	Additional Matters	\$	-0-
4.	HMFA Bonds	\$	-0-
5.	Maestro	\$	2,500.00
6.	Hope VI	\$	-0-
7.	Wire Transfers	\$	-0-
8.	Housing Vouchers/F.S.S.	\$	776,068.00
9.	F.S.S. Escrow	\$	-0-
10.	Shore Point	\$	-0-

**TOTAL FOR THE MONTH OF DECEMBER, 2014 \$ 1,181,352.97**

**NOW, THEREFORE BE IT RESOLVED**, by the Board of Commissioners of the Housing Authority of the City of Long Branch that they accept and approve the amounts stated above for the month of December, 2014 List of Bills.

**ADOPTED:**

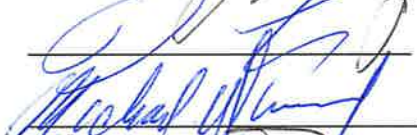
**SECRETARY**

**DATE**

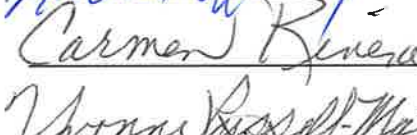
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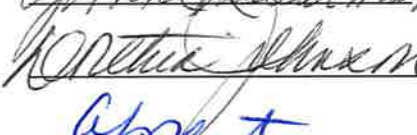
**CARL JENNINGS, CHAIRMAN**



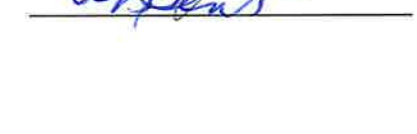
**DONALD COVIN, VICE-CHAIRMAN**




**MICHAEL WINNICK, COMMISSIONER**



**CARMEN RIVERA, COMMISSIONER**



**YVONNE RUSSELL-MANN COMMISSIONER**



**DORTHIA JOHNSON, COMMISSIONER**



**ANDRES MEJER, COMMISSIONER**



RESOLUTION #	12022014
DATE	12-15-2014
ITEM #	#3

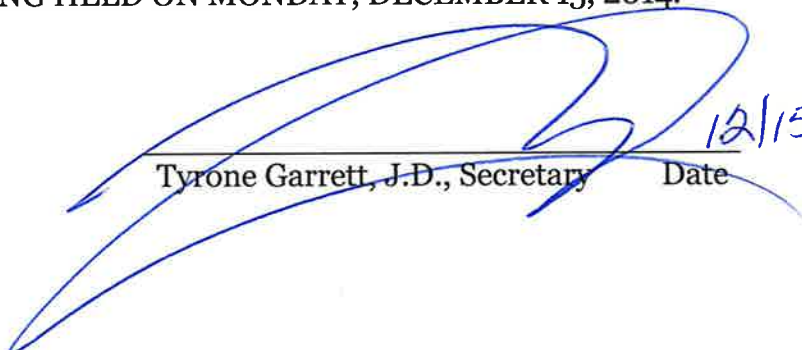
**RESOLUTION AUTHORIZING FUND COMMISSIONER APPOINTMENT FOR THE LONG BRANCH HOUSING AUTHORITY JIF MEMBER TO NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND PURSUANT TO THE JIF BYLAWS.**


**WHEREAS**, the Long Branch Housing Authority is a member of the New Jersey Public Housing Authority Joint Insurance Fund;


**WHEREAS**, the bylaws of said Fund require that each member Housing Authority/Non-profit appoint a FUND COMMISSIONER to represent and serve that Authority/Non-profit as it's' representative to said Fund; and


**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Long Branch Housing Authority does hereby appoint Tyrone Garrett, J.D., Executive Director, as its FUND COMMISSIONER and Anthony Greene, Leased Housing Specialists as its Alternate Fund Commissioner to the New Jersey Pubic Housing Authority Joint Insurance Fund for the Fund Year **2015**.

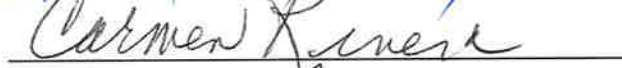
I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE BOARD OF COMMISSIONERS OF THE LONG BRANCH HOUSING AUTHORITY AT A MEETING HELD ON MONDAY, DECEMBER 15, 2014.

  
 Tyrone Garrett, J.D., Secretary      Date 12/15/14

  
 Carl Jennings, Chairman

  
 Donald Covin, Vice-Chairman

  
 Michael Winnick, Commissioner

  
 Carmen Rivera, Commissioner