

**MINUTES OF THE LONG BRANCH HOUSING AUTHORITY REGULAR MEETING  
OF THE BOARD OF COMMISSIONERS HELD AUGUST 15, 2016.**

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

Donald Covin, Chairman  
Michael Winnick, Commissioner  
Yvonne Russell-Mann, Commissioner  
Carmen Rivera, Commissioner  
Dorthia Johnson, Commissioner

Absent: Andres Mejer, Commissioner

Late: Carl Jennings, Vice-Chairman (arrival 5:15 PM)

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

Staff Present: Daniel Gibson, Chief of Staff  
Thomas Sahlin, Assistant Comptroller  
Louis Carretta, Jr. Director of Maintenance  
Brandy Lynch, Director of Management  
Tony Rockhill, Supervisor of Maintenance  
Sophia Banks, Administrative Assistant  
Dorothy Amedu, Social Services

**THE CHAIRMAN ANNOUNCED THAT ALL CELL PHONES BE TURNED OFF OR  
PUT ON VIBRATE FOR THE MEETING.**

**BOARD ANNOUNCEMENT: (READ BY EXECUTIVE DIRECTOR/SECRETARY)**

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 on the Long Branch Housing Authority Web Site, and posted at all Long Branch Housing Authority Offices at least (48) hours prior to the convening of the meeting.

**THE CHAIRMAN LED THE SALUTE TO THE FLAG.**

**ADOPTION OF THE MINUTES OF THE REGULAR MEETING OF JULY 18, 2016.**

There was no discussion or comments of the minutes as presented.

Commissioner Rivera made a motion to adopt and approve the Minutes of the Regular Meeting of July 18, 2016 as presented, seconded by Commissioner Johnson.

Roll Call Vote Taken:

Ayes, Commissioners Russell-Mann, Winnick, Rivera, Johnson, Chairman Covin.  
Opposed, None.

Absent, Commissioners Jennings, Mejer.

Abstention, None.

Motion Carried.

**RESOLUTION 08-01-2016 – RESOLUTION APPROVING EXPENDITURES FOR THE MONTH OF AUGUST, 2016, INCLUDING SECTION 8 EXPENDITURES.**

Commissioner Russell-Mann stated she has reviewed the List of Bills with the Finance Department along with Commissioner Winnick and all questions were satisfied.

Roll Call Vote Taken:

Ayes, Commissioners Russell-Mann, Winnick, Rivera, Johnson, Chairman Covin.  
Opposed, None

Absent, Commissioners Jennings, Mejer.

Abstention, None.

Motion Carried.

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

**RESOLUTION 08-02-2016 – RESOLUTION AUTHORIZING SUBMISSION OF THE CERTIFICATION UNDER THE SECTION 8 MANAGEMENT PROGRAM (SEMAP) FOR FISCAL YEAR ENDING JUNE 2016 AS REQUIRED BY HUD REGULATION.**

There were no questions or concerns regarding this Resolution.

Commissioner Winnick made a motion to accept and approve Resolution 08-02-2016 as presented, seconded by Chairman Covin.

Roll Call Vote Taken:

Ayes, Commissioners Russell-Mann, Winnick, Rivera, Johnson, Chairman Covin.  
Opposed, None.

Absent, Commissioners Jennings, Mejer.  
Abstention, None.

Motion Carried.

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

**ADDED STARTERS:**

There are no added starters for this Board of Commissioners Meeting.

**EXECUTIVE DIRECTORS REPORT:**

At this time Mr. Garrett took the floor to speak about the job readiness program offered by the Monmouth University Employment Office. The Federal Work-Study program is to encourage students receiving program assistance to participate in community service activities. Students who are eligible have the opportunity to use their funds to work in community service jobs in non-profit agencies. The Students can gain valuable work experience and learn necessary job skills in a community service environment. Through the program, non-profit agencies would agree to provide (30) percent of the student's earnings, which is \$2.55 - \$3.60 per hour while Monmouth University will pay (70) percent \$7.00 - \$9.00 per hour. The positions for LBHA will be for a Clerical Clerk and a Door Monitor. We can have the students for a semester or for all year around.

Before any paper work is signed, I wanted to present this to the Board of Commissioners.

Mr. Garrett went on to further give updates on all of the various projects and how everything is happening at the same time.

- APHA choice Neighborhood grant has been approved.
- APHA Boston way project is going to be underway
- HMFA has awarded funding for the Senior Building Project with a closing in first quarter of March, 2017.
- Freeport Closing will have a closing by January 31, 2017
- Maestro RFP Bid was submitted for the New Municipal Building in Asbury Park. (Maestro will have an opportunity to make a presentation to the Asbury Park City Council.

At this time please let the record reflect that Vice-Chairman Jennings is present to participate in the Meeting. (5:15 PM)

**COMMISSIONERS COMMENTS AND CONCERNS:**

Commissioner Russell-Mann congratulated Mr. Garrett and the Staff for all the approvals that have been received and all the good works that are taking place.

Commissioner Johnson thanked the Maintenance Staff for all their good work.

**PUBLIC PARTICIPATION:**

Vice-Chairman Jennings made a motion to enter into Public Participation, seconded by Commissioner Winnick.

All in Favor: All Ayes  
Opposed: None  
Abstention: None  
Absent: Commissioner Mejer

The Chairman stated that the meeting is now open for Public Participation, anyone who would like to address the Board of Commissioner” please stand and state your name and address and limit you discussion to (3) minutes.

Harold Turpin, Kennedy Towers Resident: He gave handouts to all of the Commissioners (hereto attached). He stated that he was being discriminated against and didn't like it and feels that his rights are being denied.

When Mr. Turpin was finished he thanked the Board for their time, call Mr. Garrett DUMB and the Commissioners just as DUMB and exited the room.

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

All in Favor: All Ayes  
Opposed: None  
Abstention: None  
Absent: Commissioner Mejer

**EXECUTIVE SESSION:**


There are no matters for Executive Session for this Board of Commissioners Meeting of August 15, 2016.

**ADJOURNMENT:**

There being no further matters of discussion for the Board of Commissioners Meeting of August 15, 2016, Commissioner Winnick made a motion to adjourn the meeting, seconded by Commissioner Rivers.

All in Favor: All Ayes  
Opposed: None  
Abstention: None  
Absent: Commissioner Mejer.

Meeting Adjourned.

  
-----  
Tyrone Garrett, Secretary      Date      9/19/16  
Kevin Kennedy, Esq.  
For: Tyrone Garrett, J.D.

## The United States Constitution and its Amendments.

Sixth Amendment requires governments to inform individuals of the charges and confront them with the witnesses against them. Without such a provision defendant and their attorneys would be unable to contest the governments case or to examine hostile witness to see if they are telling the truth.

### Amendment VI

The accused shall enjoy the right to be informed of the nature and cause of the accusation to be confronted with the witnesses against him or her to have compulsory process for obtaining witnesses in his or her favor.

### Shakota and I

were denied of our right to be informed of the nature and cause to be confronted they could be lying. We never got that chance.



# Dumb

Dumb

Dumb

Dumb

Just as Dumb

As they Come

The reality is Right

There you See

If you stop and Think

Is that A

Possibility

That you might Be

able to do

Is thinking

Something New To You

Anytime you just Accept

what someone

tells you as the

Truth

No Prove

Just their Word

And even tho You

Never Heard

The other Side

You just jump On

and take that ride Its

A damn Shame So damn lame

No damn Brain So obviously Numb So damn damn

Dumb

4/1/17

RESOLUTION #	09-01-2016
DATE	09-19-2016
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 September 19, 2016 and


**WHEREAS**, said Commissioners accept and approve payment of the bills for the month of September, 2016 the amounts are as follows:


1.	Regular List of Bills	\$	574,000.77
2.	Payroll	\$	211,831.00
3.	Additional Matters	\$	-0-
4.	HMFA Bonds	\$	-0-
5.	Maestro	\$	20,639.34
6.	Hope VI	\$	-0-
7.	Wire Transfers	\$	-0-
8.	Housing Vouchers/F.S.S.	\$	770,666.00
9.	F.S.S. Escrow	\$	-0-
10.	Shore Point	\$	-0-

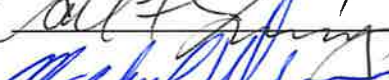
**TOTAL FOR THE MONTH OF SEPTEMBER, 2016 \$ 1,577,137.11**


**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 September, 2016 List of Bills.


**ADOPTED:**  9/19/16  
**SECRETARY** **DATE**  
 Kevin Kennedy Esq.  
 For: Tyne Garrett, J.D.

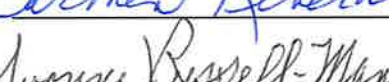
 **DONALD COVIN, CHAIRMAN**

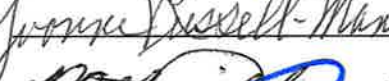
 **CARL JENNINGS, VICE-CHAIRMAN**

 **MICHAEL WINNICK, COMMISSIONER**

 **CARMEN RIVERA, COMMISSIONER**

 **YVONNE RUSSELL-MANN COMMISSIONER**

 **DORTHIA JOHNSON, COMMISSIONER**

 **ANDRES MEJER, COMMISSIONER**



RESOLUTION #	09-02-2016
DATE	09-19-2016
ITEM #	# 3

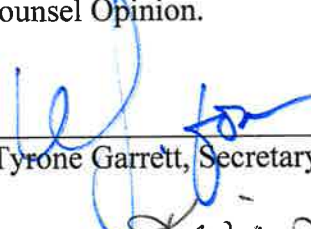
**RESOLUTION AUTHORIZING AWARD OF A FEE ACCOUNTANT SERVICES CONTRACT TO POLCARI & CO. SECOND YEAR OPTION.**

**WHEREAS**, Long Branch Housing Authority (LBHA) requires the services of a qualified professional accounting firm to provide technical advice and assistance in connection with the Authority's operation for the period of October 1, 2016 to September 30, 2017; and

**WHEREAS**, LBHA properly advertised in newspapers in accordance with Federal and State Law and received one proposal; and

**WHEREAS**, LBHA management and staff reviewed the proposal and determined the current contractor Polcari & Co is best suited for the Authority's needs.

**NOW, THEREFORE BE IT RESOLVED** that the Board of Commissioners authorizes award of a contract for fee accountant services to Polcari & Co., 2035 Hamburg Turnpike, Unit H, Wayne, NJ 07470 for the period of October 1, 2016 to September 30, 2017 in the amount of \$30,000.00, subject to Legal Counsel Opinion.

 9/19/16  
 Tyrone Garrett, Secretary Date  
 Kevin Kennedy Esq.  
 For: Tyrone Garrett, J.O.

ABSENT Donald Covin, Vice-Chairman  
Carl Jennings Carl Jennings, Chairman  
Michael Winnick Michael Winnick, Commissioner  
Carmen Rivera Carmen Rivera, Commissioner  
Yvonne Russell-Mann Yvonne Russell-Mann, Commissioner  
Dorthia Johnson Dorthia Johnson, Commissioner  
Andres Mejer Andres Mejer, Commissioner

RESOLUTION #	09-03-2016
DATE	09-19-2016
ITEM #	# 4

**RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO NORTHEAST ROOF MAINTENANCE FOR ROOF REPLACEMENT AT KENNEDY TOWERS NJ008000008.**

**WHEREAS**, the Long Branch Housing Authority has a need for Roof Replacement at the Kennedy Towers Building NJ008000008; and

**WHEREAS**, in accordance with P.L. 1985, Chapter 440(C40A:11-4-4) and (C.40:11-4.5) the Long Branch Housing Authority actively sought contractors to bid on this contract in accordance with specifications developed by MPE Consulting and Design LLC; and

**WHEREAS**, result of the public bid, Nine bids were received and Northeast Roof Maintenance with a principal Place of business at 649 Catherine Street, Perth Amboy, NJ 08861 ,has been determined to be the lowest responsible responsive bidder with a bid of \$228,000.00; and

**WHEREAS**, funds have been certified and approved.

**NOW THEREFORE BE IT RESOLVED**, that the Board of Commissioners of the LBHA authorizes a contract with Northeast Roof Maintenance with a principal Place of business at 649 Catherine Street, Perth Amboy, NJ 08861 in the amount \$228,000.00, subject to Legal Counsel Opinion.

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

9/19/16  
Date

Defeated  
(3) Ayes  
(3) Abstain

_____	ABSENT	Donald Covin, Chairman
_____		Carl Jennings, Vice-Chairman
_____		Michael Winnick, Commissioner
_____		Yvonne Russell-Mann, Commissioner
_____		Carmen Rivera, Commissioner
_____		Dorthia Johnson, Commissioner
_____		Andres Mejer, Commissioner

RESOLUTION #	09-04-2016
DATE	09-19-2016
ITEM #	#5

**RESOLUTION AUTHORIZING LEGAL SERVICES (GENERAL COUNSEL) TO THE LAW OFFICE OF KEVIN E. KENNEDY, LLC. (SECOND YEAR OPTION)**

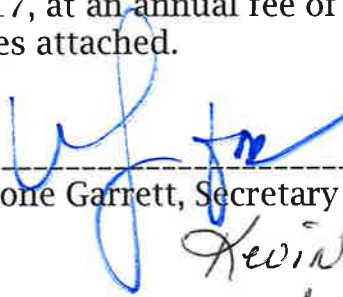
**WHEREAS**, the Long Branch Housing Authority requires the services of a licensed law firm to provide legal services and provide legal representation as General Counsel and has advertised for and received one (1) proposals; and

**WHEREAS**, the proposal received from the Law Office of Kevin E. Kennedy, LLC, the LBHA's current General Counsel has been found to meet all requirements stated in the Request for Proposal and the firm's performance as the LBHA's General Counsel for the past year, indicates an ability and capacity to represent the LBHA in a satisfactory manner, and the price proposal of \$30,250.00 for Legal Services and \$14,630.00 for Tenant Litigation Services is reasonable; and

**WHEREAS**, funds are available for this contract; and

**WHEREAS**, an agreement with the Law Office of Kevin E. Kennedy, LLC, and the LBHA shall commence November 1, 2016 through October 31, 2017.

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Commissioners of the LBHA authorizes a contract with the Law Office of Kevin E. Kennedy, LLC, 165 Highway 35, Red Bank, N.J. 07701 for General Counsel Legal Services for a period of one (1) year commencing on November 1, 2016 through October 31, 2017, at an annual fee of \$44,880.00 in accordance with the scope of services attached.

  
 \_\_\_\_\_ Tyrone Garrett, Secretary Date 9/19/16  
 Kevin Kennedy Esq.  
 For: Tyrone Garrett, J.D.

\_\_\_\_\_ *ABSENT* Donald Covin, Chairman  
 \_\_\_\_\_ *Carl Jennings* Carl Jennings, Vice-Chairman  
 \_\_\_\_\_ *Michael Winnick* Michael Winnick, Commissioner  
 \_\_\_\_\_ *Carmen Rivera* Carmen Rivera, Commissioner  
 \_\_\_\_\_ *Yvonne Russell-Mann* Yvonne Russell-Mann, Commissioner  
 \_\_\_\_\_ *Dorthia Johnson* Dorthia Johnson, Commissioner  
 \_\_\_\_\_ *Andres Mejer* Andres Mejer, Commissioner

RESOLUTION #	09-05-2016
DATE	09-19-2016
ITEM #	# 6

**RESOLUTION AUTHORIZING RENEWAL OF AWARD OF A CONTRACT FOR SPECIAL LEGAL COUNSEL TO THE LAW OFFICE OF FLORIO PERRUCCI STEINHARDT & FADER, L.L.C. TO THE LONG BRANCH HOUSING AUTHORITY FOR REDEVELOPMENT UTILIZING NJHMFA TAX CREDITS AND ALL REDEVELOPMENT ISSUES.**

**WHEREAS**, the Long Branch Housing Authority requires the services of a licensed law firm to provide Special Legal Counsel to represent its legal interest in redevelopment utilizing NJHMFA Tax Credits and all Redevelopments issues; and

**WHEREAS**, the Law Firm of Florio Perrucci Steinhardt & Fader, L.L.C. (I.E. Lester Taylor, Esq.) has been found to meet all requirements and the firms performance as the LBHA's Special Legal Counsel for the past several years, indicates an ability and capacity to represent the LBHA in a satisfactory manner; and

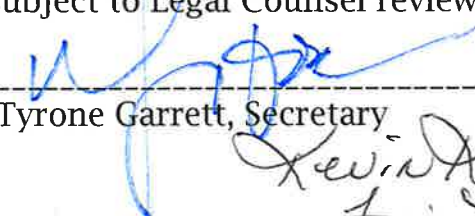

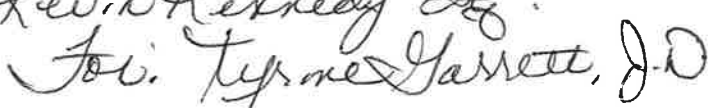
**WHEREAS**, the price proposal of \$150.00 hourly rate with a "not to exceed" amount of \$35,000.00 for a twelve (12) month period is reasonable for Special Counsel in Redevelopment issues; and







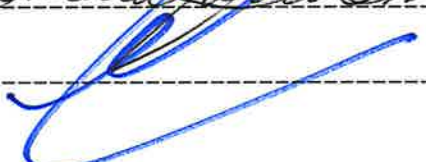
**WHEREAS**, this renewal will commence on September 1, 2016 through August 31, 2017

**WHEREAS**, this resolution shall be considered retroactive from September 1, 2016 with an option to automatically extend for an additional year if both parties agree; and

**WHEREAS**, funds are available for this said contract; and

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Commissioners of the LBHA authorizes a contract with the Law Office of Florio Perrucci Steinhardt & Fader, L.L.C. (i.e. Lester Taylor Esq.) of Rochelle Park, NJ for Special Legal Counsel for a period of one (1) year commencing on September 1, 2016 through August 31, 2017 at an amount" not to exceed" \$35,000.00 subject to Legal Counsel review.

  
 Tyrone Garrett, Secretary
 
 9/19/16  
 Date  
  
 Kevin Kennedy Esq.  
  
 Tyrone Garrett, J.D.

  
 Donald Covin, Chairman  
  
 Carl Jennings, Vice-Chairman  
  
 Michael Winnick, Commissioner  
  
 Carmen Rivera, Commissioner  
  
 Yvonne Russell-Mann, Commissioner  
  
 Dorthia Johnson, Commissioner  
  
 Andres Mejer, Commissioner