

MINUTES OF THE LONG BRANCH HOUSING AUTHORITY REGULAR MEETING OF THE BOARD OF COMMISSIONERS HELD July 16, 2018

The Meeting Convened at 5:00 PM with the following persons present:

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

Also Present: Kevin Kennedy, Esq., Legal Counsel

Staff Present: Gloria J. Wright, Executive Director
Sophia Loren Banks, Executive Administrative Assistant
Cindy Toy, Comptroller
Lou Carretta, Jr., Assistant Executive Director of Operations
Anthony Rockhill, Maintenance Lead
Dorothy Amedu, Community Supportive Services Administrator
Iris Blanco, Director of HCV Program
Natalie Turner, Assistant Executive Director
Terry Mason, Office Assistant

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

BOARD ANNOUNCEMENT: (READ BY KEVIN KENNEDY, LEGAL COUNSEL)

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 JENNINGS LED THE SALUTE TO THE FLAG:

Gloria J Wright, Executive Director opened the meeting with Roll Call. Commissioners present and absent are listed above.

ADOPTION OF THE MINUTES OF THE REGULAR MEETING OF JUNE 18, 2018

Vice-Chairman Mejer made a motion to approve and accept the minutes of June 22, 2018 as presented, seconded by Commissioner Berrios.

Roll Call Vote Taken:

Ayes, Commissioners Covin, Johnson, Berrios, Vice –Chairman Mejer, Winnick, Commissioner Russell-Mann and Chairman Jennings.

Opposed, None.
Absent, None
Motion, Carried.

ADOPTION OF THE EXECUTIVE SESSION MINUTES OF THE REGULAR MEETING OF JUNE 18, 2018

Vice-Chairman Mejer made a motion to approve and accept the minutes of June 18, 2018 as presented, seconded by Commissioner Covin.

Roll Call Vote Taken:

Ayes, Commissioners Covin, Johnson, Berrios, Vice-Chairman Mejer, Winnick, Commissioner Russell-Mann and Chairman Jennings.

Opposed, None.
Absent, None
Motion, Carried.

ADOPTION OF THE EXECUTIVE SESSION MINUTES OF THE SPECIAL MEETING OF APRIL 23, 2018 – TABLED FOR THE THIRD TIME

MINUTES WILL BE PRESENTED TO THE BOARD PRIOR NEXT BOARD MEETING BY COUNSEL

EXECUTIVE DIRECTORS REPORT:

Executive Director Wright provided the board with relevant activities and news for the month of June 2018. Executive Director Wright outlined and summarized the Executive Director's Report provided to the Board.

Resolution 07-01-2018 – Resolution approving the expenditures for the month of June 2018 including Section 8 Expenditures

Commissioner Russell-Mann stated that finance committee has reviewed the List of bills with the Finance Department and that all questions have been satisfied. Commissioner Russell-Mann made a motion to accept and approve Resolution 07-01-2018 the List of Bills for \$1,617,826.16, seconded by Commissioner Covin.

Roll Call Vote Taken:

Ayes, Commissioners Covin, Johnson, Berrios, Vice-Chairman Mejer, Russell-Mann and Chairman Jennings.

Opposed, None.

Absent, None

Abstain, Commissioner Winnick

Motion, Carried.

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

Resolution 07-02-2018 - Resolution authorizing a contract for architectural and engineering services, ratifying the term of the contract, approving an expenditure of funds and authorizing the Executive Director to execute documents and do all things necessary to effectuate the transaction.

Gloria Wright, Executive Director commented on Resolution 07-02-2018, stating the contract lapsed with the contract end date April 30, 2018. Contract ended yet there was a second year option that was not exercised therefore the board with approval must ratify if approve the contract from April 30, 2018 to present and approve contract for the second year option.

Commissioner Covin made a motion to ratify, approve and accept Resolution 07-02-2018 as presented, seconded by Commissioner Berrios.

Roll Call Vote Taken:

Ayes, Commissioners Covin, Johnson, Berrios, Vice-Chairman Mejer, Winnick, Commissioner Russell-Mann and Chairman Jennings.

Opposed, None.

Absent, None

Abstain, None

Motion, Carried.

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

Resolution 07-03-2018 - Resolution authorizing the transaction, approving form agreements for use of the Adam Bucky James Community Center and the Community Rooms at LBHA properties and authorizing the Executive Director to execute documents and do all things necessary to effectuate the transaction.

Chairman Jennings stated that he went over the documents for the tutorial program requested that the vote on Resolution 07-03-2018 be tabled until further discussion with the Executive Director pertaining to the ASTEP program.

Commissioner Covin stated that he would like to comment on the matter

Vice-Chairman Mejer asked was this resolution time sensitive to approve the documents?

Chairman Jennings stated yes this matter is time sensitive. There are somethings that the City has to sign off on and I just have questions. The actual program can be pushed back and I spoke to the young person heading the program.

Commissioner Winnick asked Chairman Jennings if he was making a motion to table?

Commissioner Covin had a question/comment regarding the motion. The resolution is to approve the agreements and documents to use the Bucky James and Community rooms; to get in align with the HUD regulations required of LBHA to use the Bucky James Center. It is not specific or directed toward the tutorial program or any specific program. The resolution is for the overall approval of the documents required to for the public to use the Bucky James and Community rooms, which is important because every day you get, people requesting to use our facilities and there is nothing to currently to tie in the regulations. So if we table the resolution for another month, understanding we may not comply with the HUD regulations.

Chairman Jennings state he still wishes to table the resolution until all commissioners have review all the documents and the program.

Commissioner Covin stated that the documentation is not about the specific program. Other that you (Chairman Jennings) and I, no one really knows about the program. This is the overall use of the Bucky James.

Chairman Jennings states the reason that this came up was due to the program.

Commissioner Winnick made a motion to table Resolution 07-03-2018, seconded by Commissioner Berrios.

Roll Call Vote Taken:

Ayes, Commissioners Johnson, Berrios, Vice-Chairman Mejer, Winnick, Commissioner Russell-Mann and Chairman Jennings.

Opposed, Commissioner Covin.

Absent, None

Abstain, None

Motion, Carried

PUBLIC PARTICIPATION:

Vice-Chairman Mejer made a motion to open Public Participation, seconded by Commissioner Covin.

All in Favor, All Ayes
Opposed, None
Absent, None
Abstain, None
Motion, Carried

NO PUBLIC PARTICIPATION

Commissioner Winnick made a motion to close Public Participation, seconded by Commissioner Covin

Roll Call Taken:

All in Favor, All Ayes
Absent, Commissioner Russell-Mann
None Opposed
Motion Carried

COMMISSIONERS COMMENTS AND CONCERNS:

No comments from the commissioners.

EXECUTIVE SESSION:

At 5:36 PM Legal Counsel Kevin Kennedy requested a motion to go into Executive Session for the purpose of discussing Inter-Local Agreement with the Asbury Park Housing Authority, discussion of legal and contractual matters with the former Chief of Staff, liabilities and legal matters pertaining to Shore Point Management and Maintenance Group, and other matters allowed.

Vice-Chairman Mejer made a motion to open Executive Session, seconded by Commissioner Covin

Roll Call Taken:

All in Favor, All Ayes
None, Opposed
Absent, None
Motion, Carried

At 6:41pm, Vice-Chairman Mejer made a motion to close Executive Session and to Re-open Public Session, seconded by Commissioner Johnson

Roll Call Taken:

All in Favor, All Ayes
None Opposed
Absent, None
Motion Carried

Back in Public Session at 6:41 PM

As a result of Executive Session, the following Resolution 07-05-2018 was introduced:

Resolution 07-05-2018 terminating the Inter-local agreement with APHA effective 08/31/2018; providing an Exit Strategy to APHA and HUD.

Commissioner Winnick made a motion to approve and accept Resolution 07-05-2018, as presented, seconded by Vice-Chairman Mejer.

Roll Call Vote Taken:

Ayes, Commissioner Covin, Johnson, Berrios, Vice-Chairman Mejer, Russell-Mann, Winnick and Chairman Jennings

Opposed, None.
Absent, None
Abstain, None
Motion Carried

A motion was missed; Motion Resolution 07-04-2018 to purchase a sponsor flag and two players for the Long Branch Fire Department Francis a “ Tiny ” Hayes Annual Golf Tournament & Barbecue.

Commissioner Covin made a motion to approve and accept Resolution 07-04-2018, to purchase a sponsor flag and two players for the Long Branch Fire Department Francis A “Tiny” Hayes Annual Golf Tournament & Barbecue, seconded by Vice-Chairman Mejer.

ADJOURNMENT:

There being no further matters of discussion for the Board of Commissioners Meeting of July 16, 2018, Commissioner Covin made a motion to adjourn the meeting, seconded by Commissioner Covin

All in Favor, All Ayes
None Opposed
Absent, None

Motion Carried

Meeting Adjourned at 6:52 PM.

Gloria J Wright, Secretary

Date