

REGULAR MEETING OF FEBRUARY 16, 2021

The Commissioners of the Housing Authority of the Township of Neptune, in the County of Monmouth, met in regular session in a Zoom/video conference call, Chairperson Holland called the meeting to order at 5:40 P.M. Executive Director, Bart Cook called the roll.

Present: Commissioners Foster, Griggs, Holland, Holly, Johnson, Vuono and Wright
Absent:

It was announced that the requirements of R.S. 10:4-18 has been satisfied by the publication of the required advertisement in the Coaster and in the Asbury Park Press on April 26, 2020, posted on the bulletin board in the Central Office of the Housing Authority of the Township of Neptune and filing said notice with the Municipal Clerk of the Township of Neptune. In case of a fire, everyone please utilize your stairs and doors as emergency exits.

Minutes:

The minutes of the regular meeting of January 19, 2021 were offered for approval by Commissioner Johnson and seconded by Commissioner Wright. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Foster, Griggs, Holland, Holly, Johnson, Vuono and Wright
Nays: None

The Chairperson thereupon declared the motion carried.

Financial Report:

Chairperson Holland read the Financial Report for January 2021. Chairperson Holland asked if there were any questions regarding the financial report. Being none, Commissioner Foster moved to accept, and Commissioner Holly offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Foster, Griggs, Holland, Holly, Johnson, Vuono and Wright
Nays: None

The Chairperson thereupon declared the motion carried.

Bills Paid for the Month of February 2021

ACCURATE TREE SERVICE	\$3,250.00	NW FINANCIAL GROUP	\$5,503.75
ATLANTIC LOCK & SAFE	\$1,638.00	PILOT ELECTRIC	\$3,351.00
HOME DEPOT	\$6,595.82	PMC ASSOCIATES	\$1,348.00
KIMBALL OFFICE, INC	\$8,683.53	RAPID FIRE & SECURITY	\$2,400.00
MAZTECK	\$4,158.55	SHERWIN-WILLIAMS	\$1,294.75
MODERN GROUP LTD	\$20,880.52	TPK CONSTRUCTION	\$9,374.70
NORTHWIND	\$11,247.43	ZEP	\$3,560.46

A motion was offered to pay the presented bills by Commissioner Vuono and Commissioner Johnson offered the second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioner Foster, Griggs, Holland, Holly, Johnson, Vuono and Wright
Nays: None

The Chairperson thereupon declared the motion carried.

Resident Arrears Report

Mr. Wigenton stated there was no news; there is still a moratorium for non-payments of rent. No evictions. Court is still closed; it will be a while before it opens due to COVID-19 spiking and housing authorities fall under the Cares-Act for landlord tenant non-payment. Commissioner Wright moved to accept, and Commissioner Holly offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Foster, Griggs, Holland, Holly, Johnson, Vuono and Wright
Nays: None

The Chairperson thereupon declared the motion carried.

Committee Reports:

Correspondence:

Old Business:

New Business:

Chairperson Holland turned the meeting over to Mr. Cook. Mr. Cook explained the Housing Authority of the Township of Neptune (the "Housing Authority") is desirous of demolishing existing affordable housing known as Neptune Court and designating a developer for the site on which Neptune Court is located to develop and construct a new affordable housing project (the "Project"). An RFQ was distributed to numerous qualified developers for the development of the Project to be constructed on the Neptune Court site located on a portion of Block 304, Lot 1, as subdivided (the "Heck Avenue Site"). The Authority has received two (2) responses to the RFQ. The Alpert Group and the NRP Group both submitted concept plans for the proposed Project as well as responses to specific questions posed by the Housing Authority and its professional consultants. Mr. Cook turned the meeting over to Ms. Lisa Petrosky, NW Financial Group, who reviewed each proposed plan and was available to discuss the details from both plans. She was very articulate as she explained each plan and answered all questions the board had. After careful deliberation, the Housing Authority determines to select The Alpert Group as the developer in connection with the development of the Project on the Heck Avenue site. A motion was offered to accept the resolution by Commissioner Johnson and seconded by Commissioner Holly the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Foster, Griggs, Holland, Holly, Johnson, Vuono and Wright
Nays:

Said Motion was Resolution #2101

Mr. Cook addressed the board and advised he would be away on vacation next week.

Topic for Discussion:

Public Portion

Linda Johnson of 704 Chaphagen Drive, Neptune, questioned how the residents who move out of Neptune Court will qualify to come back? Mr. Cook explained the process and the tenants will be notified on all qualification needed to return. Just like those needed when they initially were approved. They will also have first chance on availability when the Project is completed.

EXECUTIVE SESSION:

Whereas, Chapter 231 of the Public Laws of 1975, known as the "Open Meetings Law," authorizes a public body to meet in executive or private session under certain limited circumstances; and.

Whereas, said law requires the Board of Commissioners to adopt a resolution at a public meeting before it can meet in such executive or private session;

Now, Therefore Be It Resolved that the Township of Neptune Housing Authority does hereby determine that it is necessary to meet in session prior to adjournment of this public meeting to discuss legal/personnel matters and the matters to be discussed are excluded from public discussion under the law and will be made public when the confidentiality is no longer required.

ADJOURNMENT OF MEETING:

A motion to adjourn was offered by Commissioner Griggs and seconded by Commissioner Holly. The meeting was adjourned at 7:00 P.M.

Bart Cook, Esq., PHM
Executive Director