

REGULAR MEETING OF JULY 20, 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 5:36 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 17, 2021, 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 June 15, 2021, were offered for approval by Commissioner Johnson and seconded by Commissioner Vuono. The "Ayes" and "Nays" were as follows:

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

Abstain:

The Chairperson thereupon declared the motion carried.

Financial Report:

The Executive Director read the Financial Report for June 2021. Chairperson Holland asked if there were any questions. Commissioner Vuono stated he thought the numbers looked different than usual. Mr. Cook said he would look into this and advise. Chairperson Holland looked at previous months' minutes and determined the balance was much lower than previous months. Chairperson asked Mr. Cook to check it out and to send an email prior to next meeting with an explanation. Commissioner Wright moved to accept, and Commissioner Griggs 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 July 2021

ACTION PEST	\$2,265.00	MAZTECK	\$4,115.54
DECOTIIS, FITZPATRIC, COLE	\$5,256.80	MODERN GROUP LTD	\$1,746.96
DGB CONSULTING GROUP	\$1,175.00	MONMOUTH INTERNET	\$3,838.49
GEESE POLICE	\$1,460.00	NORTHWIND MECHANICAL	\$8,864.47
GENERAL ELECTRIC	\$8,058.00	NW FINANCIAL GROUP	\$4,486.25
HELIOS CONSTRUCTION	\$42,088.86	OCA ARCHITECTS	\$50,800.00
HOME DEPOT	\$5,563.02	PILOT ELECTRIC	\$2,260.00
M.T.B.	\$2,100.00	TPK CONSTRUCTION	\$7,006.50

A motion was offered to pay the presented bills by Commissioner Johnson and Commissioner Holly 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 that we have mandatory (virtual) mediation scheduled for Thursday, August 5th for the remaining non-payment of rent complaints that were filed in February 2020. We are required to have copies of the leases and the registration statements for the remaining matters. The federal moratorium for evictions for non-payment of rents ends on July 31st and the state moratorium has been extended to January 1, 2022. Commissioner Vuono moved to accept, and Commissioner Wright 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:

Chairperson Holland read into the record the highlights of the Operations and the Section 8 reports that were submitted in the Board packages.

Correspondence:

Old Business:

New Business:

Commissioner Vuono asked Mr. Cook about the increases in the 1130 Heck Avenue development and if it was due to increases in material costs. Mr. Cook stated that the increase in materials costs is a factor as well as scope issues and that we continue to have weekly meetings about the costs as well as other issues. Mr. Cook also added that we are trying to increase the Section 8 vouchers.

A Resolution was offered to award the Critical Needs Repairs: ADA Accessibility Upgrades to TNHA Developments to Abhzeen Design. Mr. Cook explained that this contract will provide needed upgrades to our sites to comply with ADA mandates and that there was a total of four (4) bidders. A motion to accept the resolution was offered by Commissioner Holly 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.

Said Motion was Resolution #2107

The next motion offered for discussion was a Resolution to enter into a cooperation agreement with the Township of Neptune to assist the TNHA with the 1130 Heck Avenue and other development projects. The Township has already passed their resolution for the execution of this agreement. Mr. Wigenton previously emailed the Resolution and agreement to the Board. Thus, a Resolution was offered by Commissioner Holly and seconded by Commissioner Foster 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.

Said Motion was Resolution #2108

The final motion of the evening that was offered for discussion was a Resolution to relocate tenants from Neptune Court, 48-1 to other TNHA sites due to unsafe and unsanitary conditions. Mr. Cook explained that this was part of the demolition and rebuilding of 1130 Heck Avenue. Commissioner Griggs asked if we have to wait for the approval for the demo and Mr. Cook responded that we can move forward with the relocation at this time and that the relocations are consistent with the Section 18 application filed with HUD. Thus, a Resolution was offered by Commissioner Vuono and seconded by Commissioner Johnson 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.

Said Motion was Resolution #2109

Topic for Discussion:

Public Portion

Linda Johnson from Neptune was present and stated that she had no questions or comments.

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 Wright and seconded by Commissioner Griggs. The meeting was adjourned at 6:10 P.M.

Bart Cook, Esq., PHM
Executive Director