

## REGULAR MEETING OF MARCH 15, 2022

The Commissioners of the Housing Authority of the Township of Neptune, in the County of Monmouth, met in the regular session in Zoom/Call conference, Chairperson Holland called the meeting to order at 5:32p.m. and then called roll.

Present: Commissioners **Barksdale, Foster, Griggs, Holland, Holly, Johnson, and Wright**

Absent: Commissioners:

It was announced that the requirements of R.S. 10:4-18 have 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, the stairways to the right and left will be utilized as our emergency exits.

### Minutes:

The minutes of the regular meeting of **February 15, 2022** were offered for approval by Commissioner **Johnson** and seconded by Commissioner **Barksdale**. The “Ayes” and “Nays” were as follows:

Ayes: Commissioners **Barksdale, Foster, Griggs, Holland, Holly, Johnson, and Wright**

Nays: **None**

Abstain: **None**

Chairperson Holland thereupon declared the motion carried.

Let the record reflect the attorney, **Mr. Wigenton** joined via zoom at **5:38 pm**

### Financial Report:

**Chairperson Holland** read the Financial Report for **February 2022** and asked if there were any questions regarding the financial report, being none Commissioner **Wright** moved to accept, and Commissioner **Holly** offered a second. The “Ayes” and “Nays” were as follows:

Ayes: Commissioners **Barksdale, Foster, Griggs, Holland, Holly, Johnson, and Wright**

Nays: **None**

Chairperson Holland thereupon declared the motion carried.

### Bills to be paid for the Month of March 2022

A-GENERAL PLUMBING	\$1,485.00	MAZTECK	\$2,120.25
BALANIKA PAINTING	\$1,300.00	PILOT ELECTRIC	\$14,132.96
DGB CONSULTING GROUP	\$3,175.00	RAPID FIRE & SECURITY	\$5,045.40
GEESE POLICE 8 WKS	\$2,920.00	TPK CONSTRUCTION	\$2,533.00
HOME DEPOT	\$13,473.96	ZEP	\$4,918.72
NORTHWIND MECHANICAL	\$21,040.73	M.T.B.	\$1,150.00

A motion was offered to pay the presented bills by Commissioner **Barksdale** and Commissioner **Johnson** offered a second. The “Ayes” and “Nays” were as follows:

Ayes: Commissioners **Barksdale, Foster, Griggs, Holland, Holly, Johnson, and Wright**

Nays: **None**

Chairperson Holland thereupon declared the motion carried.

### Resident Arrears Report:

Mr. Wigenton stated on February 3<sup>rd</sup> we filed 10 complaints for non-payment and one (1) One Strike Notice, no court date has been set yet. . The court also has a new process prior to the trail date. Before a landlord and tenant can have a trial in front of a judge, the parties will have a “case management conference” followed immediately by a “settlement conference.” These meetings will take place virtually. Commissioner **Johnson** moved to accept, and Commissioner **Wright** offered a second. The “Ayes” and “Nays” were as follows:

Ayes: Commissioners **Barksdale, Foster, Griggs, Holland, Holly, Johnson, and Wright**

Nays: **None**

Chairperson Holland thereupon declared the motion carried.

### Committee Reports:

Mr. Mauro stated the maintenance department is currently working on seven (7) vacant units. We are playing the moving game. Some tenants are living in oversized units, and we are getting smaller units available for them. We are down to 16 occupied units at 1130 Heck and 3 of those are in building 2 which should be empty by the end of April 2022.

We were hoping to have everyone relocated by May 1, 2022, and are looking into additional Cares Act Funds to help relocate those that are having a difficult time finding a place within the Section 8 program, due to the astronomical rents landlords are asking. Mr. Mauro went on to say we have received funds and continue to receive funds from those who applied to the Emergency Rental Trade Program that helps those who had/have problems paying their rent due to the pandemic. On another note, Richard Stout had two large water heaters replaced. The Town and TNHA have been in by-weekly meetings discussing the P.I.L.O.T. (Payment In Lieu Of Taxes) for the new development that will replace 1130

Heck. Mr. Mauro also told the board, TNHA website has been updated to include Redevelopment information and the viewer/user will now be able to change the language of the site.

**Correspondence:**

**Old Business:**

**New Business:**

Chairperson Holland introduced Mr. Rich Larsen, Novogradac & Company who attended the Zoom meeting to review the audit for year ending September 30, 2020. Mr. Larsen addressed the Board and went on to explain they perform an independent audit for the Township of Neptune Housing Authority and report their unmodified opinion on the three (3) major reports required by Government Standards, if we complied, what they mean and if there were any findings. He was very articulate as he answered all questions the board had for him and told the Board the Neptune Township Housing Authority's staff is very accommodating and professional and his staff enjoys working with us. He went on to say he is always available and welcomes any questions or concerns the board might have.

Chairperson Holland advised the board she emailed a notice for those who wanted to attend the upcoming NJ NAHRO Conference in Atlantic City, May 1<sup>st</sup> to May 4<sup>th</sup>, 2022. Please let Janine know as soon as possible if you will attend.

Chairperson Holland asked Mr. Mauro about Mr. Cook. He responded Mr. Cook is in rehab and in good spirits.

**Topic for Discussion:**

Commissioner Griggs mentioned the Employee Retention Credit program under the CARES Act. It encourages businesses to keep employees on their payroll during the pandemic and whose business has been financially impacted by COVID-19. He will email Joe Mauro the information to see if we qualify.

**Public Portion:**

**EXECUTIVE SESSION:**

**Whereas**, Chapter 231 of the Public Law 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.

**Vice-Chair, Foster** asked the board to join her in **Executive Session** at **6:33 pm**. Commissioner **Barksdale** moved to accept, and Commissioner **Johnson** offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners **Barksdale, Foster, Griggs, Holland, Holly, Johnson, and Wright**

Nays: **None**

Chairperson Holland thereupon declared the motion carried.

**Vice-Chair, Foster** asked the board to return from Executive Session at **6:49pm**. Commissioner **Wright** moved to accept, and Commissioner **Johnson** offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners **Barksdale, Foster, Griggs, Holland, Holly, Johnson, and Wright**

Nays: **None**

Chairperson Holland thereupon declared the motion carried.

**ADJOURNMENT OF MEETING:**

A motion to adjourn was offered by Commissioner **Holly** and seconded by Commissioner **Barksdale**. The meeting was adjourned at **6:50 p.m.**

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**Bart J. Cook, Esq., PHM**  
**Executive Director**