

**HOUSING AUTHORITY AND URBAN REDEVELOPMENT AGENCY OF THE CITY OF  
ATLANTIC CITY**

**1172<sup>ND</sup> REGULAR BOARD MEETING  
MINUTES  
RESOLUTIONS AND MOTIONS**

**MARCH 27, 2025**

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**1. Call to Order / Open Public Meetings Act Statement**

- The 1172nd Regular Meeting of the Board of Commissioners of the Housing Authority and Urban Redevelopment Agency of the City of Atlantic City was called to order by Chair Geoffrey Dorsey on Thursday, March 27, 2025 at 4:33 P.M. (EST).
- It was announced that the notice of the meeting was properly published and posted in accordance with the New Jersey Open Public Meetings Act.

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**2. Roll Call**

- The roll call was taken, confirming a quorum.
- **Commissioners Present:**
  - Geoffrey Dorsey, Chairman
  - Eli Gbayee, Vice Chair
  - Donald Gluck, Assistant Treasurer
  - Kyle Gornick, Commissioner
  - Rosetta Johnson, Treasurer
- **Commissioners Absent:**
  - Libbie Wills, Commissioner
- **Others Present:**
  - Thomas Sahlin, Executive Director
  - Beth Ann Shamble, Office Manager
  - Deirdre Brock, Director of Management
  - Zebulun Davis, Director of Maintenance (via Zoom)
  - Christopher King, IT Specialist
  - Elizabeth McAllister, Procurement Coordinator
  - Christopher Romano, CFO
  - Jeremy Wallis, Director of Security
  - Richard DeLucry, Esquire, General Counsel
  - Joseph Manfredi, Esquire, Special Counsel (via Zoom)
  - Jerry Volpe, QPA (via Zoom)
  - Michael Brown, The 360 Group
  - Jackson Mohr, The 360 Group

- **Members of the Public**
  - Karen Leotta, Shore Park High Rise resident
  - Samantha Ridley, Tenant
  - Michael Monxhuedly, Development
  - Steven Young

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### **3. Pledge of Allegiance**

All in attendance joined the Pledge of Allegiance.

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### **4. Agenda Adjustment / Order of Business**

- A motion was made (and approved) to adjust the agenda so that The 360 Group could provide their presentation first.
- The Chairman asked those wishing to speak during Public Comment to sign in on the sheet provided.

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### **5. Presentation: 360 Group Update on Stanley Homes Village**

- **360 Group** offered a comprehensive overview focusing on:
  1. **Heating System & Infrastructure**
    - Original boilers from 1968 were unreliable. Frequent leaks led to extraordinarily high repair and utility costs.
    - New high-efficiency, condensing boilers have been installed in Villages 1 & 2, along with sensor-based monitoring to detect pressure drops and leaks early.
    - Piping replacements have helped stabilize the heating system and reduce long-term repairs.
  2. **Village 3 Tenant Transfer Efforts**
    - Owing to severe infrastructure deterioration and prohibitive repair costs, Village 3 is to be vacated. That process is in the final stages.
    - Only a handful of households remain; transfer completion is anticipated by mid-April.
  3. **Financial & Redevelopment Considerations**
    - Estimated costs to fully rehabilitate Stanley Homes are extremely high. Redevelopment, including potential demolition for Village 3, is under discussion.
    - 360 Group thanked ACHA staff, property managers, and local agencies for their coordination in minimizing resident disruption.

Commissioners and attendees acknowledged 360 Group's work. The Board thanked them for the detailed report and commitment to improving living conditions.

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## 6. Public Comment

### Public Comment Procedure

- Each speaker was allotted two minutes.
- The Chair reminded participants this time is for commentary; Board members would take concerns under advisement.

#### 6.1 Ms. Logan (Scattered Sites Resident)

- **Alleged 24/7 Surveillance:** Ms. Logan stated she believes there is unauthorized monitoring equipment within her scattered-site unit.
- **Voices & Wires:** She reported hearing voices (including someone she identifies as "Deidre Brown") and has noticed unusual wiring and a dish network device outside her window that she claims cannot be removed.
- **Request for Inspection:** Ms. Logan requested that ACHA staff or maintenance conduct an official walkthrough to document any findings.

#### Board Response:

- The Executive Director noted a previous inspection found no substantiated evidence of surveillance. However, he agreed to arrange another inspection with maintenance to reassure Ms. Logan and clarify the situation.

#### 6.2 Ms. Leotta (Shore Park Resident)

- **Maintenance Concerns:** Reported ongoing issues with leaks, detached cabinets, and mold. She provided letters she had written since December, which she stated have gone unaddressed.
- **Lack of Follow-Up:** Ms. Leotta expressed frustration that, despite emailing and speaking with ACHA staff, no maintenance personnel had done a thorough inspection of her apartment's persistent problems.
- **Rent in Escrow:** She mentioned placing her rent in escrow due to unresolved repairs.

#### Board & Staff Response:

- The Executive Director confirmed he had emailed appropriate departments (Property Management, Maintenance) and believed issues were being handled.
- He committed to investigating why Ms. Leotta did not receive a maintenance follow-up visit and to arranging an immediate inspection.
- ACHA staff will also provide her, upon request, with any mold or leak reports relevant to her prior and current units.

#### 6.3 Resident with Section 8 Voucher Concern (Ms. Ridley)

- **Unit Size & Funding Issue:** Noted she had been placed in a two-bedroom unit but needed a three-bedroom. She found a three-bedroom apartment yet encountered repeated delays or denials of her request, allegedly due to lack of funding.
- **Eviction Threats:** Stated she is under pressure to vacate her current unit by a certain date and feels harassed by her landlord.

- **Emotional & Financial Strain:** Indicated that the situation has led to extreme stress, including a “nervous breakdown.”

**Board & Staff Response:**

- Executive Director updated her that he had recently spoken with the appropriate staff member overseeing Section 8.
- He confirmed that rent reasonableness calculations were completed and that her caseworker would reach out shortly with final approval details for the new unit.

**6.4 Mr. Steve Young (Community Advocate)**

- **Advocacy & Relocation:** Sought clarity on relocation and redevelopment plans for Stanley Homes. Mentioned confusion in local press regarding certain residents' status.
- **Request for Collaborative Meeting:** Urged ACHA to hold broader resident association meetings, with stakeholders such as 360 Group, the Executive Director, and the Board to promote transparency.
- **Documentation:** Asked for a copy of 360 Group's presentation or a summary so residents could stay informed on next steps.

**Board & Staff Response:**

- The Executive Director stated that, once finalized, the physical needs assessment and any associated redevelopment summaries could be shared with resident representatives.
- Plans are underway to schedule resident consultations regarding redevelopment; the Board pledged to coordinate with Mr. Young and other resident leaders.

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**7. Executive Director's Report**

**Executive Director Tom Sahlin** provided the following updates:

**1. Physical Needs Assessment (PNA) for Stanley Homes**

- The PNA identifies over \$90 million in immediate capital needs, classifying Stanley as “obsolete” under HUD definitions.
- A formal application to HUD for redevelopment/demolition will be the next step.
- Preliminary resident consultations are being planned to explain findings in everyday language

**2. Village 3 Transfers**

- Anticipated vacancy completion by mid-April; only 9 households remained at the time of the meeting.
- Section 8 support, security deposits, and utility assistance are being utilized to facilitate moves.

### **3. Audit & Procurement**

- Fieldwork for the annual audit tentatively begins May 1; final adoption of audited financials may occur in June.
- Multiple solicitations (RFP/RFQ) are in progress for IT security, physical security, and unit-turnover contractors.

### **4. Unit Turnovers & Maintenance**

- 27 units turned over since the previous meeting; 12 more are near completion.
- A separate bid for comprehensive unit turnover services will help address a backlog of vacant apartments.
- On-site inspections of various properties (with Maintenance and Property Management) are ongoing.

### **5. Staffing**

- Local 55 day-labor workers have been returning, though in smaller numbers than needed. Efforts continue to bring more personnel on board.
- Approximately 32 applications were received for the open HR Director position; interviews will start soon.

### **6. Closing Remarks**

- The Executive Director reaffirmed the Authority's commitment to addressing resident concerns promptly, including those raised at this meeting.

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### **8. Recognition of Judy Grate, Supervisor of Resident Services**

- The Board honored **Ms. Judy Grate** for nearly 40 years of dedicated service, highlighting her leadership in summer camp programs, resident empowerment, and her informed approach that has helped many families move from public housing to homeownership.
- Commissioners celebrated her resilience, compassion, and deep involvement in fostering community well-being.

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### **9. Committee Reports**

- **Operations Committee** and **Finance Committee** held informal sessions; no formal decisions to report.
- **Executive Committee** met on select matters that would be discussed in Closed Session.

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## **10. Resolutions**

Chairman Dorsey moved and Commissioner Gbayee seconded, to combine all of the listed Resolutions 9865 through 9873 for a single vote (excluding Resolution 9868-03-25, which was pulled for Executive Session). All Commissioners voted in favor of combining the Resolutions. A Motion was made by Commissioner Gbayee with a second by Commissioner Gluck to approve the combined Resolutions. All Commissioners voted in favor, with the exception that Commissioner Gornick abstained on Resolution 9865-03-25.

### **9865-03-25**

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY AND URBAN REDEVELOPMENT AGENCY OF THE CITY OF ATLANTIC CITY APPROVING THE CREATION OF A PROGRAM COORDINATING COMMITTEE (PCC) FOR THE FAMILY SELF-SUFFICIENCY (FSS) PROGRAM

### **9866-03-25**

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY AND URBAN REDEVELOPMENT AGENCY OF THE CITY OF ATLANTIC CITY AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN A MEMORANDUM OF UNDERSTANDING ("MOU") BY AND BETWEEN THE CITY OF ATLANTIC CITY ("CITY") AND THE ACHA TO ENSURE A COOPERATIVE APPROACH TO ADDRESSING ANY ELEVATED BLOOD LEAD LEVEL ("EBLL") POLICY INCIDENTS

### **9867-03-25**

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY AND URBAN REDEVELOPMENT AGENCY OF THE CITY OF ATLANTIC CITY ACCEPTING THE STANLEY HOLMES VILLAGE & EXTENSION PROJECT CAPITAL NEEDS ASSESSMENT (PCNA) PREPARED BY THRIVEN DESIGN

### **9868-03-25**

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY AND URBAN REDEVELOPMENT AGENCY OF THE CITY OF ATLANTIC CITY APPROVING THE EXECUTION OF AN AMENDMENT TO THE BUZBY MANAGEMENT AGREEMENT WITH THE MICHAELS ORGANIZATION – **PULLED FOR EXECUTIVE SESSION DISCUSSION**

### **9869-03-25**

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY AND URBAN REDEVELOPMENT AGENCY OF THE CITY OF ATLANTIC CITY ADOPTING THE 2025 FLAT RENT SCHEDULE FOR THE PUBLIC HOUSING PROGRAM FOR ALL AMPS

**9870-03-25**

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY AND URBAN REDEVELOPMENT AGENCY OF THE CITY OF ATLANTIC CITY EXTENDING ITS CONTRACT WITH THRIVEN DESIGN FOR ARCHITECTURAL & ENGINEERING SERVICES

**9871-03-25**

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY AND URBAN REDEVELOPMENT AGENCY OF THE CITY OF ATLANTIC CITY EXTENDING ITS CONTRACT WITH THE BROOKE GROUP LLC FOR REDEVELOPMENT CONSULTING SERVICES

**9872-03-25**

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY AND URBAN REDEVELOPMENT AGENCY OF THE CITY OF ATLANTIC CITY APPROVING AND AUTHORIZING AN INCREASED NOT-TO-EXCEED AMOUNT FOR THE SPECIAL COUNSEL LEGAL SERVICES CONTRACT

**9873-03-25**

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY AND URBAN REDEVELOPMENT AGENCY OF THE CITY OF ATLANTIC CITY APPROVING THE ATTACHED PRE-CHECK WRITING REPORT AND DISBURSEMENTS OF BILLS THEREOF

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**11. Closed Session (Resolution 9874-03-25)**

- The Board entered Closed Session to discuss matters of contract, potential contract, and related attorney-client discussion.
- No immediate public actions resulted from the Closed Session.

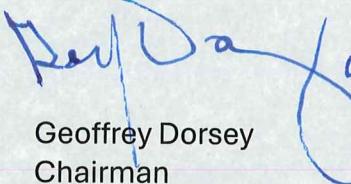
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**12. Adjournment**

- With no further business to discuss, on a motion by Commissioner Gluck, second by Commissioner Gbayee, the Board voted unanimously to adjourn the meeting at 6:22 PM.

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Respectfully submitted,

  
Geoffrey Dorsey  
Chairman

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