

MINUTES OF THE HOUSING AUTHORITY – BOROUGH OF KEANSBURG

The regular meeting of the Housing Authority was held on Wednesday, May 9, 2018 at Granville Towers, 1 Church Street, Keansburg, New Jersey at 7:00 p.m.

Chairperson Judy Ferraro read the Open Public Meetings Act Notice:

Salute to the Flag:

Present at roll Call: Mattie Anderson, Carol DeBlasio, Ann Commarato, Mary Foley, Diane Nelson and Jud Ferraro

Excused: Thomas Foley

Upon a motion made by Carol DeBlasio, seconded by Mattie Anderson to approve minutes of the regular and executive meetings held on April 19, 2018

Roll Call Vote:

Carol DeBlasio – Aye  
Mattie Anderson – Aye  
Ann Commarato – Aye

Mary Foley – Aye  
Diane Nelson – Aye  
Judy Ferraro – Aye

REPORT OF THE CHAIRPERSON – None

REPORT OF THE EXECUTIVE DIRECTOR:

Douglas G. Dzema reported the following:

- 1) Richard Sciria met with Union Representative about the transition and negotiations
- 2) The RAD Program should be closing soon
- 3) AEI has completed the environmental report
- 4) The HMFA is the original conduit loan, the bond money will be given to the Housing Authority, but the housing Authority will return to RPM for closing. It is \$65,000.00 per unit.
- 5) The Housing Authority will lease the building to RPM Management company.
- 6) Federal home loan is a grant and will not have to be paid back.
- 7) RPM has an opportunity of receiving additional monies thru special needs to revitalize vacant units, therefore, they asked if we can have a minimum of 2 units, a maximum of 5 units empty before closing. They will receive \$100,000 per empty unit.
- 8) Software training is scheduled in May
- 9) The fire pump has been inspected and we will need to make repairs totaling \$8,800.00
- 10) Financial forms for all commissioners have been completed.

Carol DeBlasio asked if we are still on target for closing? Douglas Dzema stated, no specific date yet, probably fall.

REPORT OF THE ASSISTANT EXECUTIVE DIRECTOR:

Summary of Cash:

Checking account                    \$181,912.27

CORRESPONDENCE: None

RESOLUTIONS:

Upon a motion made by Mattie Anderson, seconded by Mary Foley to approve resolution 05-09-18-01, payment of invoices.

Roll Call Vote:

Mattie Anderson – Aye

Mary Foley – Aye

Ann Commarato – Aye

Diane Nelson – Aye

Carol DeBlasio – Aye

Judy Ferraro – Aye

REPORT OF THE ATTORNEY:

Richard Sciria reported the following:

- 1) I met with Union Representative will discuss in executive session

REPORT OF THE ACCOUNTANT: None

COMMITTEE REPORTS:

Personnel – None

Building and Grounds – None

Resident Grievance – None

Applicant Screening – None

Finance – None

PUBLIC COMMENT:

Sandy Longenbach, apt. 615, asked if tenant security accounts will be transferred to Management Company. Doug stated yes and the pet policy may change or left the same.

Doug Dzema explained that there will be two leases:

- 1) Management Company
- 2) Section 8 project based voucher – all units will be Section 8 project based vouchers

Linda Anderson, Apt. 609, asked if the tenants want to move, will the voucher move with them. Douglas Dzema stated no, but after a year may change to choice mobility if vouchers are available.

Thomas Jadus, apt. 503, asked if floors are going to be finished. Pat Holly stated yes.

UNNFISHED BUSINESS: None

NEW BUSINESS: None

Richard Sciria stated there are 3 litigation matters and 1 personnel matter to be discussed in executive session.

Upon a motion made by Mattie Anderson, seconded by Carol DeBlasio to enter into executive session to discuss litigation and personnel matters. All in Favor.

There being no further business before the board a motion made by Carol DeBlasio, seconded by Ann Commarato to adjourn at 7:25 p.m. be approved. All in Favor

Meeting Held – May 9, 2018

ATTEST:

Douglas G. Dzema  
Executive Director/Secretary