

MINUTES OF THE HOUSING AUTHORITY – BOROUGH OF KEANSBURG

The regular meeting of the Housing Authority was held on Thursday, December 21, 2017 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, Mary Foley, Thomas Foley, Diane Nelson and Judy Ferraro.

Excused: Ann Commarato

Upon a motion made by Carol DeBlasio, seconded by Mattie Anderson to approve minutes of the regular and executive meetings held on November 16, 2017

Roll Call Vote:

Carol DeBlasio – Aye

Mary Foley - Abstain

Mattie Anderson – Aye

Diane Nelson - Aye

Thomas Foley – Aye

Judy Ferraro – Aye

REPORT OF THE CHAIRPERSON – None

REPORT OF THE EXECUTIVE DIRECTOR:

Douglas G. Dzema reported the following:

- 1) A car slammed into the fence and knocked down both the fence and pillar – we notified the insurance Company and are in the process of having it replaced.
- 2) The person that broke the front door glass went to court and must pay for the replacement. The total cost is \$483.00. He paid \$150.00 and still owes \$333.00. He is on a payment schedule.
- 3) We have received 1.8 million dollars from the Federal home loan bank to complete the RAD conversion, therefore we are moving forward.
- 4) RPM, our developer states that the maintenance shop will stay in same place, will set aside one apartment for live-in maintenance man. There will be a approximately 2.4 million dollars put into the building.
- 5) We hired AEI to amend the property assessment report.
- 6) The application for a pilot for the RAD program will be on the Borough's January agenda
- 7) We should close the RAD deal as soon as July, construction to start soon after.
- 8) The Section 8 office operations will move into the conference room and Executive Director's office. We will have to make some renovations. We will have an additional 80 project based vouchers to administer. It will be a replacement of subsidy from public housing to section 8 project based vouchers.
- 9) Residents will have two certifications, one for Section 8 and one for the tax credits.
- 10) If we close in July, we must start construction immediately, need to spend the tax credit money in 18 months from closing.

Douglas Dzema opened meeting to the public for any questions regarding RPM management

Jeff Pecther, apt. 407, asked if management company will take resident complaints and will they meet with the residents. Douglas Dzema stated yes.

Douglas Dzema stated that the board will continue to meet and RPM will abide by all HUD rules and regulations and also HMFA rules. HMFA will also do inspections.

Sandy Longenbach, apt. 615, asked how subsidy will affect the rents. She also asked about upgrading the electric and plumbing throughout the building. She stated she has electrical problems. Pat Holly will send maintenance to check.

Freddie Powell, apt. 407, asked about vouchers being transferred or are they only attached to apartment. Douglas Dzema stated choice mobility may be used after a certain amount of time.

REPORT OF THE ASSISTANT EXECUTIVE DIRECTOR:

Summary of Cash

Checking Account - \$145,891.08

CORRESPONDENCE:

Douglas G. Dzema reported the following:

- 1) We received a reappointment letter from the Department of Community Affairs reappointing Thomas Foley as commissioner from 12/25/17 to 12/25/22.
- 2) We have a draft of our 2018 monthly meetings.

Motion made by Diane Nelson, seconded by Carol DeBlasio to approve of 2018 schedule of meetings

Roll Call Vote

Carol DeBlasio – Aye

Mary Foley – Aye

Thomas Foley – Aye

Diane Nelson – Aye

Mattie Anderson – Aye

Judy Ferraro – Aye

RESOLUTIONS:

Upon a motion made by Carol DeBlasio, seconded by Mattie Anderson to approve resolution 12-21-17-01, payment of invoices for December

Roll Call Vote:

Carol DeBlasio – Aye

Mary Foley – Aye

Thomas Foley – Aye

Diane Nelson – Aye

Mattie Anderson – Aye

Judy Ferraro – Aye

Upon a motion made by Diane Nelson, seconded by Carol DeBlasio to approve resolution 12-21-17-02, contract for Tenmast for yearly maintenance and support. A total of \$6,245.00.

Roll Call Vote:

Mattie Anderson – Aye

Mary Foley – Aye

Thomas Foley – Aye

Diane Nelson – Aye

Carol DeBlasio – Aye

Judy Ferraro – Aye

Upon a motion made by Mattie Anderson, seconded by Diane Nelson to approve resolution 12-21-17-03, JIF fund commissioner.

Roll Call Vote:

Mattie Anderson – Aye

Mary Foley – Aye

Carol DeBlasio – Aye

Diane Nelson – Aye

Thomas Foley - Aye

Judy Ferraro – Aye

REPORT OF THE ATTORNEY – NONE

REPORT OF ACCOUNTANT – None

COMMITTEE REPORTS:

Personnel – None

Buildings and Grounds – None

Resident Grievance – None

Applicant Screening – None

Finance – None

PUBLIC COMMENT:

Tracey Williams, apt. 310, thanked the staff and commissioners for a wonderful Christmas Party. Also wanted to thank Mattie Anderson and Lorraine Williams for helping set up.

Jeff Pecther, apt 407, every Friday night after the office closed, everyone comes in and out of this building. Richard Sciria, Attorney, stated it is being addressed. There is a former tenant currently back in the building staying with a tenant.

Freddie Powell, apt. 407, asked if there could be a doorman at the front door. Douglas Dzema stated that it is impossible because of economics.

Thomas Jadus, apt. 503, stated that there are still people smoking in their apartments. Richard Sciria, Attorney, stated that six letters were sent out and eviction will follow if it continues.

Tracy Williams, apt. 310, tenant selling drugs in front of bulding.

Jeff Pecther, apt. 407, tenants are letting people into building.

Sandy Longenbach, apt. 615, has a suggestion to have an employee who isn't busy watch tape to see who is coming in and out of building.

UNFINISHED BUSINESS – None

NEW BUSINESS – None

Richard Sciria stated the following needs to be discussed in executive session

- 1) Property damage litigation
- 2) Tenant matters
- 3) Grievance – EG

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

There being no further business before the board a motion made by Diane Nelson, seconded by Carol DeBlasio to adjourn at 7:55 p.m. be approved. All in favor

MEETING HELD - DECEMBER 21, 2017

ATTEST

DOUGLAS G. DZEMA

EXECUTIVE DIRECTOR/SECRETARY