

MINUTES OF THE HOUSING AUTHORITY – BOROUGH OF KEANSBURG

The regular meeting of the Housing Authority was held on Wednesday, November 25, 2020 through a Zoom virtual conference portal at 3:30 p.m.

Chairperson Diane Nelson read the Open Public Meetings Act Notice:

Salute to the Flag:

Present at roll call: Diane Nelson, Carol DeBlasio, Mattie Anderson, Tammy Carrier, Ann Commarato and Mary Foley.

Absent: Thomas Foley.

Upon a motion made by Tammy Carrier, seconded by Mattie Anderson to approve minutes of the regular meeting and executive sessions held on September 24, 2020.

Roll Call Vote:

Diane Nelson - Aye Carol DeBlasio – Abstain Mattie Anderson – Aye Tammy Carrier - Aye
Ann Commarato – Aye Mary Foley – Abstain Thomas Foley – Abstain

REPORT OF THE CHAIRPERSON: None

REPORT OF THE EXECUTIVE DIRECTOR:

Douglas G. Dzema reported the following:

1. COVID-19 Update
2. 5 Year Plan
3. Payment Standards Approval
4. Capital Improvements
5. KHA Renovations
6. Holiday Schedule

REPORT OF THE ASSISTANT DIRECTOR:

Summary of Cash:

Checking Account – \$729,858.94 – September 2020
\$772,993.49 – October 2020

CORRESPONDENCE: None

RESOLUTIONS:

Resolution 11-25-20-01 - Payment of Invoices

Upon a motion made by Mattie Anderson, seconded by Tammy Carrier to approve resolution 11-25-20-01, Payment of Invoices.

Roll Call Vote:

Diane Nelson – Aye Carol DeBlasio – Aye Mattie Anderson – Aye Tammy Carrier - Aye
Ann Commarato – Aye Mary Foley – Aye Thomas Foley – Absent

Resolution 11-25-20-02 – Adopt 5-Year Plan

Upon a motion made by Ann Commarato, seconded by Mattie Anderson to approve resolution 11-25-20-02, to adopt the 5 Year Plan.

Roll Call Vote:

Diane Nelson – Aye Carol DeBlasio – Aye Mattie Anderson – Aye Tammy Carrier - Aye
Ann Commarato – Aye Mary Foley – Aye Thomas Foley – Absent

Resolution 11-25-20-03 – Renew General Legal Services Contract

Upon a motion made by Mattie Anderson, seconded by Ann Commarato to approve resolution 11-25-20-03, to renew General Legal Services Contract.

Roll Call Vote:

Diane Nelson – Aye Carol DeBlasio – Aye Mattie Anderson – Aye Tammy Carrier - Aye
Ann Commarato – Aye Mary Foley – Aye Thomas Foley – Absent

Resolution 11-25-20-04 – Adopt the 2021 Board Meeting Schedule

Upon a motion made by Tammy Carrier, seconded by Ann Commarato to approve resolution 11-25-20-04, to adopt the 2021 Board Meeting Schedule.

Roll Call Vote:

Diane Nelson – Aye Carol DeBlasio – Aye Mattie Anderson – Aye Tammy Carrier - Aye
Ann Commarato – Aye Mary Foley – Aye Thomas Foley – Absent

Resolution 11-25-20-04 – Adopt the 2021 Board Meeting Schedule

Upon a motion made by Tammy Carrier, seconded by Ann Commarato to approve resolution 11-25-20-04, to adopt the 2021 Board Meeting Schedule.

Roll Call Vote:

Diane Nelson – Aye Carol DeBlasio – Aye Mattie Anderson – Aye Tammy Carrier - Aye
Ann Commarato – Aye Mary Foley – Aye Thomas Foley – Absent

Resolution 11-25-20-05 – Adopt the 2021 Holiday Schedule

Upon a motion made by Mattie Anderson, seconded by Ann Commarato to approve resolution 11-25-20-05, to adopt the 2021 Holiday Schedule.

Roll Call Vote:

Diane Nelson – Aye Carol DeBlasio – Aye Mattie Anderson – Aye Tammy Carrier - Aye
Ann Commarato – Aye Mary Foley – Aye Thomas Foley – Absent

Resolution 11-25-20-06 – Adopt the Revision of the Payment Standards Effective February 1, 2021

Upon a motion made by Ann Commarato, seconded by Mattie Anderson to approve resolution 11-25-20-06, to adopt the Revision of the Payment Standards Effective February 1, 2021.

Roll Call Vote:

Diane Nelson – Aye Carol DeBlasio – Aye Mattie Anderson – Aye Tammy Carrier - Aye
Ann Commarato – Aye Mary Foley – Aye Thomas Foley – Absent

REPORT OF THE ATTORNEY:

1. Granville Towers

COMMITTEE REPORTS:

Finance – None
Personnel – None

Public Comment:

Unfinished Business – None

New Business – None

There being no further business before the board a motion made by Tammy Carrier, seconded by Ann Commarato to adjourn at 3:51 p.m. be approved. All in Favor.

MEETING HELD – November 25, 2020

ATTEST:

DOUGLAS G. DZEMA

SECRETARY/EXECUTIVE DIRECTOR