

MINUTES OF THE HOUSING AUTHORITY – BOROUGH OF KEANSBURG

The regular meeting of the Housing Authority was held on Wednesday, July 22, 2020 through a Zoom virtual conference portal at 2:00 p.m.

Vice Chairperson Carol DeBlasio read the Open Public Meetings Act Notice:

Salute to the Flag:

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

Absent: Diane Nelson and Tom Foley.

Upon a motion made by Mattie Anderson, seconded by Mary Foley to approve minutes of the regular meeting and executive sessions held on May 29, 2020.

Roll Call Vote:

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

REPORT OF THE CHAIRPERSON: None

REPORT OF THE EXECUTIVE DIRECTOR:

Douglas G. Dzema reported the following:

1. COVID-19 Update
2. HUD Waiver
3. HQS Inspections
4. PHA Closeout Tracer
5. Capital Improvement Update
6. Letter from Mary Foley

REPORT OF THE ASSISTANT DIRECTOR:

Summary of Cash:

Checking Account – \$541,068.64 – May 2020  
\$572,533.67 – June 2020

CORRESPONDENCE: None

RESOLUTIONS:

**Resolution 07-22-20-01 - Payment of Invoices**

Upon a motion made by Mattie Anderson, seconded by Tammy Carrier to approve resolution 07-22-20-01, Payment of Invoices.

Roll Call Vote:

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

**Resolution 07-22-20-02 – Adopt Revision of Payment Standards**

Upon a motion made by Mary Foley, seconded by Mattie Anderson to approve resolution 07-22-20-02, to adopt Revision of Payment Standards effective July 1, 2020.

Roll Call Vote:

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

**Resolution 07-22-20-03 – Adopt PHA Closeout Tracer**

Upon a motion made by Mattie Anderson, seconded by Tammy Carrier to approve resolution 07-22-20-03, to adopt PHA Closeout Tracer.

Roll Call Vote:

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

**Resolution 07-22-20-04 – Accept Annual Audit FY2019**

Upon a motion made by Mattie Anderson, seconded by Tammy Carrier to approve resolution 07-22-20-04, to Accept Annual Audit FY2019.

Roll Call Vote:

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

**Resolution 07-22-20-05 – Approve Operating Budget FY2021**

Upon a motion made by Mattie Anderson, seconded by Tammy Carrier to approve resolution 07-22-20-05, to Approve Operating Budget FY2021.

Roll Call Vote:

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

REPORT OF THE ATTORNEY:

1. PHA Closeout Tracer
2. Explanation of Current Role and Recent Legal Issues

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 Mattie Anderson to adjourn at 3:10 p.m. be approved. All In Favor.

MEETING HELD – JULY 22, 2020

ATTEST:

DOUGLAS G. DZEMA

SECRETARY/EXECUTIVE DIRECTOR