

AGENDA

KEANSBURG HOUSING AUTHORITY
June 14, 2017
GRANVILLE TOWERS
1 CHURCH STREET - CONFERENCE ROOM
7:00 P.M.

1) NEW JERSEY OPEN PUBLIC MEETINGS ACT NOTICE

“Adequate notice has been made as to the time, place, date of this meeting and as to the nature of business to be discussed being the general business of the Authority.”

2) SALUTE TO THE FLAG

3) Roll Call:

Chairperson	Judy Ferraro
Vice-Chairperson	Diane Nelson
Commissioner	Yolanda Commarato
Commissioner	Mattie Anderson
Commissioner	Mary Foley
Commissioner	Thomas Foley
Commissioner	Carol DeBlasio

4) Approval of minutes of regular and executive meetings held on May 17, 2017

5) REPORT OF THE CHAIRPERSON

6) REPORT OF THE EXECUTIVE DIRECTOR

7) REPORT OF THE DEPUTY EXECUTIVE DIRECTOR

Summary of Cash

8) CORRESPONDENCE –

RESOLUTIONS:

- 9) 06-14-17-01 – Resolution approving invoices for June
- 10) 06-14-17-02 – Resolution approving audit for fiscal year ended 9/30/16
- 11) 06-14-17-03 – Resolution approving the introduction of the New Jersey state budget for fiscal year ending 9/30/18
- 12) 06-14-17-04 – Resolution approving the HUD amp budget for fiscal year ending 9/30/18

- 13) 06-14-17-05 – Resolution to ratify the approval of the Project Development Agreement between the Housing Authority and RPM Development

REPORT OF ATTORNEY:

- 14) REPORT OF THE ACCOUNTANT: Audit

15) COMMITTEE REPORTS:

Personnel
Buildings and Grounds
Resident Grievance
Applicant Screening

Finance

- 16) PUBLIC COMMENT

- 17) UNFINISHED BUSINESS

- 18) NEW BUSINESS

- 19) EXECUTIVE SESSION – POSSIBLE LITIGATION, POSSIBLE TENANT MATTERS, AND PERSONNEL MATTERS

- 20) ADJOURNMENT

MINUTES OF THE HOUSING AUTHORITY – BOROUGH OF KEANSBURG

The regular meeting of the Housing Authority was held on Wednesday, May 17, 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, Ann Commarato, Mary Foley, Diane Nelson and Judy Ferraro

Excused: Thomas Foley

Upon a motion made by Ann Commarato, seconded by Carol DeBlasio to approve minutes of our regular and executive meeting held on April 19, 2017.

Roll Call Vote:

Mattie Anderson – Aye

Mary Foley – Aye

Carol DeBlasio – Aye

Diane Nelson – Aye

Ann Commarato – Abstain

Judy Ferraro – Aye

Douglas G. Dzema reported the following:

- 1) Wi-Fi has been installed in the community room and is free to all residents.
- 2) RAD status – We met with RPM, they received volume cap for tax credit funding. They are applying for the federal Home Loan bank funding. Applications are due June 9, 2017, it is very competitive. We will not know until November if we are funded. HUD would like us to close our RAD deal by the end of 2017. We have requested a time extension. We will need to contact the Borough and request a payment in lieu of taxes (PILOT). The Housing Authority will still own the property and manage the Section 8 Housing Choice Voucher Program. We will need to set up a committee to attend RPM meetings. The following will be on the committee – Judy, Mary and Carol.
- 3) We will need to change our June meeting to the 14th Motion made by Mattie Anderson, seconded by Mary to change June meeting to the 14th.

Roll call Vote:

Mattie Anderson – Aye

Mary Foley – Aye

Carol DeBlasio – Aye

Diane Nelson – Aye

Ann Commarato – Aye

Judy Ferraro – Aye

- 4) We are postponing the audit until next month due to additional review on the HQS inspections.

- 5) We received a petition from the residents regarding the air fresheners in the elevators. A resident had given us a Doctor's note stating the smell causes her asthma to act up. We replaced the spray air fresheners with gel fresheners
Tracy Egan, apt. 408, stated anyone can get a Doctor note
Thomas Jadus, apt. 503, stated that they are the same air fresheners in the compactor rooms
Traci Williams, apt. 310, stated that we need them in the elevator, because of some of the resident's hygiene.

REPORT OF THE ASSISTANT EXECUTIVE DIRECTOR:

Summary of Cash –

Checking \$133,782.95

RESOLUTIONS:

UPNO A MOTION MADE BY MATTIE Anderson, seconded by Carol DeBlasio to approve resolution 05-17-17-01, payment of invoices.

Roll Call Vote

Mattie Anderson – Aye

Mary Foley – Aye

Carol DeBlasio – Aye

Diane Nelson – Aye

Ann Commarato – Aye

Judy Ferraro – Aye

Upon a motion made by Diane Nelson, seconded by Mattie Anderson to approve resolution 05-17-17-03, awarding contract for HQS inspections.

Roll Call Vote:

Mattie Anderson – Aye

Mary Foley – Aye

Carol DeBlasio – Aye

Diane Nelson – Aye

Ann Commarato – Aye

Judy Ferraro – Aye

REPORT OF THE ATTORNEY:

Richard Sciria reported the following:

- 1) We have to advertise the change of meeting date in June
- 2) Memo was handed out to all Commissioners regarding the non-smoking policy, it must be implemented by July 2018. The board decided to implement as soon as possible, therefore we will have a public hearing at our next board meeting and once approved we will revise our annual plan.

REPORT OF THE ACCOUNTANT: None

COMMITTEE REPORTS:

Personnel – None

Buildings and Grounds – None

Resident Grievance – None

Applicant Screening – None

Finance – None

PUBLIC COMMENT:

Thomas Jadus, Apt. 503, my understanding that the new pull cord system will not release the door locks. Douglas Dzema stated that the old system has failed and that is why we had to replace the system. Tom also stated that the doors can open by pushing up against the door.

Nancy Hosey, apt. 308, has a problem with locking her door

Judy Switzer, apt. 205, wasn't notified when the contractors will be coming to her apartment

Traci Egan, apt 408, door not locking properly

Tracy Williams, apt. 310, someone slamming doors at night.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

Upon a motion made by Ann Commarato, seconded by Mary Foley to enter into executive session to discuss personnel and possible litigation. All in favor

There being no further business before the board, a motion made by Mattie Anderson, seconded by Mary Foley to adjourn at 7:59 p.m. be approved.

ATTEST:

DOUGLAS G DZEMA

EXECUTIVE DIRECTOR/SECRETARY