

AGENDA

KEANSBURG HOUSING AUTHORITY
January 18, 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	Mary Foley
Commissioner	Yolanda Commarato
Commissioner	Mattie Anderson
Commissioner	Diane Nelson
Commissioner	Thomas Foley
Commissioner	Carol DeBlasio

4) Approval of minutes of regular and executive meetings held on December 21, 2016

5) REPORT OF THE CHAIRPERSON – Reorganization

6) REPORT OF THE EXECUTIVE DIRECTOR
1) change February meeting

7) REPORT OF THE DEPUTY EXECUTIVE DIRECTOR
Summary of Cash

8) CORRESPONDENCE –

RESOLUTIONS:

- 9) 01-18-17-01 – Resolution approving payment of invoices for January
10) 01-18-17-02 – Resolution to ratify extension of pest control contract

11) REPORT OF THE ATTORNEY:

12) REPORT OF THE ACCOUNTANT:

Upon a motion made by Carol DeBlasio, seconded by Mattie Anderson to approve resolution 12-21-16-01, payment of invoices

Roll Call Vote:

Ann Commarato – Aye

Diane Nelson – Aye

Mary Foley – Aye

Carol DeBlasio – Aye

Mattie Anderson – Aye

Judy Ferraro – Aye

Upon a motion made by Carol DeBlasio, seconded by Mattie Anderson to approve resolution 12-21-16-02, to adopt ELOCCS security policy. Douglas G Dzema stated that every 6 months we must recertify to draw down funds.

Roll Call Vote

Mattie Anderson – Aye

Diane Nelson – Aye

Ann Commarato – Aye

Carol DeBlasio – Aye

Mattie Anderson – Aye

Judy Ferraro – Aye

Upon a motion made Diane Nelson, seconded by Ann Commarato to approve resolution 12-21-16-03, to appoint a fund commissioner for the JIF insurance.

Roll Call Vote:

Diane Nelson – aye

Carol DeBlasio – aye

Mary Foley – aye

Ann Commarato – Aye

Mattie Anderson – Aye

Judy Ferraro – Aye

Upon a motion made by Ann Commarato, seconded by Mattie Anderson to approve resolution 12-21-16-04, awarding contract for an inter local agreement between the Keansburg Housing Authority and the Perth Amboy Housing Authority. Douglas G. Dzema stated that the only change is a 2% across the board increase. Mary Foley asked if the Keansburg Housing Authority has to pay any additional monies to Perth Amboy regarding the RAD program. Douglas G. Dzema stated that any ongoing work required to move forward will continue to be billed by Perth Amboy at our regular rates. Douglas G. Dzema stated the RPM will be responsible to prepare and submit the next tax credit application to HMFA and the next FHLB application. RPM will absorb the cost of putting the application together.

Roll Call Vote

Mattie Anderson – Aye

Ann Commarato – Aye

Diane Nelson – Aye

Mary Foley – Aye

Carol DeBlasio – Aye

Judy Ferraro – Aye

Upon a motion made by Carol DeBlasio, seconded by mattie Anderson to approve resolution 12-21-16-05, supporting bills S-2663 and A-4234. Douglas G. Dzema stated that legislation adopted certain bills that will reduce premiums.

Roll Call Vote:

Mattie Anderson – Aye

Mary Foley – Aye

Ann Commarato – Aye

Carol DeBlasio – Aye

Diane Nelson – Aye

Judy Ferrero – Aye

REPORT OF THE ATTORNEY:

Richard Sciria reported the following:

- 1) Richard Sciria confirmed memo on panels of which the Housing Authority will use with next set of applicants for public housing only. Mary Foley asked if an applicant requests a hearing can the panel committee receive the outcome of the hearing? Richard Sciria stated yes
- 2) Smoking policy is currently in place as of 2012, even though it was not mandatory. The government enacted regulation in December but will ratify on 2/5/17 that will require all Housing Authorities to have smoke free buildings with no grandfathering. There will be an 18 month period to put into effect. We will follow guidelines from legislation. In February we will draw up a resolution and will enforce as a lease violation, we will also need to amend leases. This will need to be placed in 5 year plan for public comment. Mattie Anderson asked about medical marijuana. Richard Sciria stated it is considered smoking, but will have to review the legislation.

REPORT OF THE ACCOUNTANT: None

COMMITTEE REPORTS:

Personnel – None

Buildings and Grounds – None

Resident Grievance – None

Applicant Screening – None

Finance – None

PUBLIC COMMENT: None

UNFINISHED BUSINESS – NONE

NEW BUSINESS – NONE

Upon a motion made by Diane Nelson, seconded by Mattie Anderson 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 Carol DeBlasio to adjourn at 7:50 p.m. be approved.

MEETING HELD – DECEMBER 21, 2016

ATTEST:

DOUGLAS G DZEMA

EXECUTIVE DIRECTOR/SECRETARY