

MINUTES OF A REGULAR MEETING OF THE COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE BOROUGH OF
HIGHLAND PARK



The Commissioners of the Housing Authority of the Borough of Highland Park met in a Regular Session in the Community Room of the S.J. Kronman Apartments located at 242 South Sixth Avenue, Highland Park, NJ at 6:30 PM on November 4, 2015, the hour and date duly established for the holding of said meeting.

The meeting was called to order by Chairwoman Reh.

Housing Director Blaha read the Notice of Compliance with the Open Public Meetings Act P.L. 1975, C.231 which provided that notice of this meeting of the Board of Commissioners of the Housing Authority of the Borough of Highland Park was provided in the following manner:

On January 14, 2015, a copy of the notice of this meeting setting forth the date, time and location of this regular meeting was posted on the Housing Authority's official designated bulletin board located at 242 South Sixth Avenue, Highland Park, NJ, sent to Borough Hall for posting and was faxed to the Home News Tribune and Star Ledger and posted on the website.

The pledge of allegiance was recited.

Upon roll call, those present and absent were as follows:

PRESENT

Commissioners:

Steve Chudnick, Commissioner
Diane Reh, Chairwoman
Raysa Martinez, Commissioner (6:34 PM)
Donald Monk, Commissioner
Evelyn Sedehi, Commissioner

Administration:

Donna Brightman, Executive Director
Kathy Blaha, Housing Director-WHA

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin

Minutes:

A motion to approve the minutes of the meeting held on October 14, 2015 was made by Commissioner Sedehi and seconded by Commissioner Monk.

ABSENT

Commissioners:

Morgan Chen, Commissioner

Council Liaison:

Joshua Fine

Administration:

Runi Sriwardena, Housing Director-HP
Mike Yannuzzi, Maintenance Manager-WHA

ROLL CALL: Chen Chudnick Martinez Monk Reh Sedehi
AYES: Monk Reh Sedehi
NAYS: None
Abstain: Chudnick
Absent: Chen

Motion not approved.

At this time, Commissioner Martinez arrived and the minutes were voted on again.

A motion to approve the minutes of the meeting held on October 14, 2015 was made by Commissioner Sedehi and seconded by Commissioner Monk.

ROLL CALL: Chen Chudnick Martinez Monk Reh Sedehi
AYES: Martinez Monk Reh Sedehi
NAYS: None
Abstain: Chudnick
Absent: Chen

The Chair thereupon declared said motion approved.

Public Comment:

M.P. stated that the new pull cords were installed today and they are not below the old ones.

Chairwoman Reh stated that Housing Manager Sriwardena is having a meeting on Friday to discuss this matter and to raise your concern at that forum.

M.P. asked about the new windows.

Executive Director Brightman stated that we do not have them yet, maybe in the late spring.

Raymond Jones, Apt. #1B, wanted to know how the commissioners became Board members.

Chairwoman Reh replied that they are appointed.

Commissioner Sedehi stated that she was appointed by the Governor and the others by the Mayor and Council.

Mr. Jones stated that after the meeting, I am going to ask all of you who appointed you and the dates that you are appointed for.

Communications:

Chairwoman Reh noted:

- Donald Monk's appointment
- Letter from the Fire Marshall correcting the violations
- Several members commented on the thoroughness of the snow removal employee handout.

Chairwoman Reh stated that while we are on this subject the Executive Director wanted to discuss snow removal.

Executive Director Brightman stated that she would like to try removing the snow with the staff as opposed to using the Borough's shared service agreement. She mentioned that she feels that she would have more control over the tenants regarding the cleaning of the parking lots. Last year the Borough plowed the three lots and the staff cleared the sidewalks.

Commissioner Sedehi noted that the Borough also used to do the landscaping but we switched to a private landscaper and she is pleased with the results.

Commissioner Monk asked who removes the snow for Section 8 tenants.

Executive Director Brightman stated that snow removal would be governed by the tenants' lease. She stated that with the Board's consensus tonight, she would notify the Borough not to plow the lots.

- Chairwoman Reh stated that due to Amanda Thomas' resignation we need a Vice President.

Commissioner Sedehi nominated Steve Chudnick and Commissioner Martinez second the motion and Commissioner Chudnick accepted.

Counsel Corrison asked if there were any other nominations and hearing none the following roll call took place:

ROLL CALL:	Chen Chudnick Martinez Monk Reh Sedehi
AYES:	Chudnick Martinez Monk Reh Sedehi
NAYS:	None
Abstain:	None
Absent:	Chen

Chairwoman Reh stated that new committees need to be assigned as well. She stated that she will email them to each member for their preference and appoint at the next meeting.

Executive Director Brightman's report:

Executive Director Brightman stated that three RFP's are due in November and asked how the Board wanted to handle the rating.

Chairwoman Reh suggested that the Board review them.

Commissioner Chen should handle the roof A/E and Phase I.

Commissioner Chudnick said he would handle the review of the tax credit attorney.

Commissioner Monk asked if there was anything else that needed to be done for RAD.

Executive Director Brightman answered no, we have a consultant, and we need the attorney and Phase I completed. NJHMFPA will hire the appraiser.

Counsel Corrison gave an explanation as to why we needed a tax attorney to close the loan with HUD as it's very involved as we will have two entities – HPHA and the HPAHC. He further noted that this is a new program and the bugs needed to be worked out.

Executive Director Brightman stated that she is working with the Borough attorney on the PILOT.

Counsel Corrison stated that the council wants to meet with Bill Katchen, Donna Brightman and myself to explain the RAD program to them.

Commissioner Monk asked what shopping for tax credits means.

Executive Director Brightman stated that the consultant we hired is soliciting prices from several investors that may be interested in purchasing our project credits. She stated that the first meeting of the HPAHC will be held on Tuesday, November 10.

Commissioners Monk and Martinez expressed that they need to know more about the program.

Executive Director Brightman stated that she will advertise as a Board meeting to comply with the sunshine law and they could attend Tuesday's meeting as Bill Katchen will be explaining the process to the HPAHC Board.

Executive Director Brightman stated that she was concerned about the installation of FIOS wiring at Samuel Kronman and asked Scott Luthman to assist.

Chairwoman Reh stated that he was leaving to take another job.

Commissioner Monk suggested that we have our electrician oversee the installation.

Commissioner Monk requested that a RAD update be put on the agenda.

Attorney report - none

Accountant Report - none

Staff Reports:

Commissioner Chudnick stated that he liked the fact that the residents themselves are replacing the Parker House program.

Budget to Actual report – Commissioner Monk noted that we were under budget in utility consumption. He noted that it's a good way to assess how we are doing.

Chairwoman Reh asked about the PILOT.

Executive Director Brightman stated that with RAD the PILOT will be with the HPAHC.

Committee Reports – none

Runi Sriwardena's report: no comment

Maintenance report: no comment

Section 8 Report: none

RESOLUTIONS

a) Reso #2015- 45 – Authorizing Bill List for October 2015

Motion moved by Commissioner Sedehi and seconded by Commissioner Chudnick to adopt Resolution #2015-45.

Discussion

Commissioner Monk asked how often fire inspections are done.

Chairwoman Reh noted that the \$6,600 was for the smoke alarm installation at Park Terrace.

ROLL CALL:	Chen Chudnick Martinez Monk Reh Sedehi
AYES:	Chudnick Martinez Monk Reh Sedehi
NAYS:	None
Abstain:	None
Absent:	Chen

The Chair thereupon declared said motion approved.

New Business - none

Second Public Comment

Raymond Jones, 1B, wanted to know why there was no resident council.

Executive Director Brightman stated that there was one and it disbanded and currently there is a “party committee” that organizes resident events.

Mr. Jones stated that he feels there is an interest for a resident council. He said that Ms. Sriwardena misled him about the resident council.

Executive Director Brightman stated that we could ascertain resident interest in a council.

Commissioner Sedehi suggested he speak with Regis Methuen.

Chairwoman Reh stated that a commissioner will be assigned to tenant relations.

Mr. Jones continued to speak about a resident council and was ruled out of order.

M.P. stated that Diane Reh could only leave if she has a clone.

Executive Director Brightman stated that she is not leaving the Board; she is retiring from her job.

M.P. said there is no social security increase this next year.

Executive Director Brightman stated that this is correct.

Dee Donnelly, apt. #1H, complained about the sidewalk by the community center and that it was unsafe.

M.P. agreed.

Executive Director Brightman stated that she would ask Joshua Fine to work on this matter.

ADJOURNMENT

Motion by Commissioner Sedehi and seconded by Commissioner Chudnick to adjourn at 7:35 PM.

All commissioners present voted in favor.

Donna Brightman, Exec. Director/Secretary