

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 October 23, 2013, the hour and date duly established for the holding of said meeting.

The meeting was called to order by Chairwoman Sedehi.

Kathy Blaha read a 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 February 27, 2013, a copy of this regular meeting setting forth the date, time and location of this 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.

The flag was saluted.

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

PRESENT

ABSENT

Commissioners:

Commissioners:

Mary Barnes, Commissioner
Morgan Chen, Commissioner
Diane Reh, Commissioner
Evelyn Sedehi, Chairwoman
Amanda Thomas, Commissioner
Burton Weltman, Commissioner

Charlotte Quaintance, Commissioner

Council Liaison:
Susan Welkovits

Authority General Counsel:
Terrence Corriston, Esq., Breslin & Breslin

Administration:
Donna Brightman, Executive Director
Mike Yannuzzi, Maintenance Manager
Kathy Blaha, Housing Director

Public Comment

Karen Jackson, 3P, stated that the laundry rooms are dirty and she has to clean them.

Minutes

A motion to approve the minutes of the meeting held on Sept. 18, 2013 was made by Commissioner Barnes and seconded by Commissioner Chen.

ROLL CALL: Barnes Chen Quaintance Reh Sedehi Thomas Weltman
AYES: Barnes Chen Sedehi Thomas Weltman
NAYS: None
Abstain: Reh
Absent: Quaintance

The Chair thereupon declared said motion approved.

A motion to approve the minutes of the meeting held on October 15, 2013 was made by Commissioner Morgan and seconded by Commissioner Thomas.

ROLL CALL: Barnes Chen Quaintance Reh Sedehi Thomas Weltman
AYES: Barnes Chen Sedehi Thomas Weltman
NAYS: None
Abstain: Reh
Absent: Quaintance

The Chair thereupon declared said motion approved.

Communications

Chairwoman Sedehi asked if the situation was improved with the gazebo.

Executive Director Brightman responded that it was.

Commissioner Reh asked if the Administrative Plan was on the website.

Executive Director Brightman responded that it is.

Reports

Chairwoman Sedehi asked if there were any questions on Executive Director Brightman's report.

Chairwoman Sedehi asked who Susan was on Executive Director Brightman's follow-up report.

Executive Director Brightman responded that it was Susan Welkovits.

Executive Director Brightman thanked Ms. Welkovits for spreading the word about the Parker Day Program. She stated that enrollment is up.

RESOLUTIONS

a) Reso #2013-49 – Annual Update of HCV Utility Allowance

Motion moved by Commissioner Reh and seconded by Commissioner Barnes to adopt Resolution #2013-49.

Discussion

Housing Manager Blaha explained that there is no charge but this must be done on a yearly basis.

ROLL CALL: Barnes Chen Quaintance Reh Sedehi Thomas Weltman
AYES: Barnes Chen Reh Sedehi Thomas Weltman
NAYS: None
Abstain: None
Absent: Quaintance

The Chair thereupon declared said motion approved.

b) Reso #2013-50 – Revision of Flat Rents

Motion moved by Commissioner Weltman and seconded by Commissioner Chen to adopt Resolution #2013-50.

Discussion

Executive Director Brightman explained that this is the rent charged for tenants who go over income. Also, tenants are given the choice upon recertification if they want to pay 30% of their income or flat rent.

ROLL CALL: Barnes Chen Quaintance Reh Sedehi Thomas Weltman
AYES: Barnes Chen Reh Sedehi Thomas Weltman
NAYS: None
Abstain: None
Absent: Quaintance

The Chair thereupon declared said motion approved.

c) Reso #2013-51 – Reso to Amend By-laws

Motion moved by Commissioner Barnes and seconded by Commissioner Chen to adopt Resolution #2013-51.

Discussion

Commissioner Weltman added language to the resolution as follows:

First paragraph, after Authority, add “with regard to various provisions including:”

Commissioner Reh requested a copy of the by-laws.

The following changes were made to the by-laws:

Page 2 – “regularly scheduled meeting” was added to Section 4.

Page 5 – the words “website” was also added to the by-laws.

Executive Director Brightman stated that meetings are now scheduled for the second Wednesday of the month.

It was noted that the next two meetings are November 13 and December 11.

ROLL CALL:	Barnes Chen Quaintance Reh Sedehi Thomas Weltman
AYES:	Barnes Chen Reh Sedehi Thomas Weltman
NAYS:	None
Abstain:	None
Absent:	Quaintance

The Chair thereupon declared said motion approved.

d) Reso #2013-52 – Adopting Monthly Bill List

Motion moved by Commissioner Chen and seconded by Commissioner Reh to adopt Resolution #2013-52.

Discussion

Councilwoman Welkovits asked how much the kitchen renovation cost.

(The kitchen renovation cost \$200,647.)

Chairwoman Sedehi asked if Counsel had a report.

Counsel Corrison stated that he attended a HUD conference about RAD whereby the HUD representative said they were overwhelmed by applications.

Chairwoman Sedehi then formed a RAD committee to meet with the RAD consultant on Monday, October 28, at 2:30 PM. The committee will consist of Commissioners Weltman, Reh and Sedehi.

ROLL CALL:	Barnes Chen Quaintance Reh Sedehi Thomas Weltman
AYES:	Barnes Chen Reh Sedehi Thomas Weltman
NAYS:	None
Abstain:	None
Absent:	Quaintance

The Chair thereupon declared said motion approved.

Second Public Comment

Nancy Bernstein apologized to the Board for her outburst chastising Ms. Jackson for complaining about the laundry room.

MP asked what would happen if the Authority does not receive RAD.

Counsel Corrison responded that hopefully Congress would authorize additional units.

Attorney Report – see above

Accountant Report – none

Commissioner Report – none

ADJOURNMENT

Motion by Commissioner Morgan and seconded by Commissioner Thomas to adjourn at 7:00 PM.

All commissioners present voted in favor.

Donna Brightman, Exec. Director/Secretary