

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 May 9, 2018, the hour and date duly established for the holding of said meeting.

The meeting was called to order by Chairman Chudnick.

Runi Sriwardena 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 December 20, 2017, 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
Raysa Martinez, Commissioner
Regis Methven, Commissioner
Donald Monk, Commissioner (6:32 PM)
Diane Reh, Chairwoman

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin

Council Liaison:

Matthew Hersh (6:32 PM)

Administration:

Donna Brightman, Executive Director
Runi Sriwardena, Housing Director Mike
Yannuzzi, Mike, Maintenance Manager – WHA

ABSENT

Commissioners:

Evelyn Sedehi, Commissioner
William Rainwater, Commissioner

Minutes:

A motion to approve the minutes of the regular meeting held on April 11, 2018 was made by Commissioner Reh and seconded by Commissioner Methven and upon roll call the vote was as follows:

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

The Chair thereupon declared said motion approved.

Public Comment I: None

Communications: None

Director's Report:

Park Terrace: Executive Director Brightman reported that Park Terrace will close on May 30th.

Kronman: Executive Director Brightman reported that information is still being gathered for NJHMFA. She reported that the bathroom modifications, vent system and the work the housing authority was going to do has been rebid. Bids are due back May 22nd. We need a quick turnaround in order to meet the NJHMFA deadline. Therefore, a special meeting will be held on May 24, 2018 at noon to approve the contractor who will perform this work.

Commissioner Monk asked if the environmental update was awarded.

Executive Director Brightman responded, not yet, as we are still getting prices and it cannot be more than 6 months old. If we go with a different company, we can approve it at the May 24 meeting as well.

Commissioner Reh inquired as to what changed in the roof code.

Executive Director Brightman responded that it was energy related to the roof insulation. We have not received the new specs yet.

Executive Director Brightman stated that she is still putting together the additional costs for Kronman so that the budget can be updated.

Attorney's Report: none

Account's Report: none

Staff:

Director of Housing's Report:

Chairman Chudnick inquired about the landscaping contractor.

Commissioner Methven stated that he has been monitoring their work and that they go too fast with the machines.

Chairman Chudnick asked about the fire pump leak.

Housing Director Sriwardena responded that the leak will be fixed on Thursday by Foremost.

Commissioner Reh stated that she is pleased to see that Easter Seals is replacing Bonnie's position.

Housing Director Sriwardena responded that it's not approved yet but it is looking good.

Commissioner Reh asked if the SK Café needs anything.

Housing Director Sriwardena stated that they can always use donations. She will forward a list of needs to the BOC.

Committee Reports: none

RESOLUTIONS

a) Reso #2018-24 – Adopting Monthly Bill List for April 2018

Motion moved by Commissioner Reh and seconded by Commissioner Monk to adopt Resolution #2018-24.

Discussion

Commissioner Methven questioned the payment to CMS Construction for \$3,522.0 as it seems very high for the amount of work performed.

Executive Director Brightman stated that she would look into it.

Commissioner Reh noted that an invoice was made out to WHA so she requested that it be changed to HPHA before signing the check.

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

The Chair thereupon declared said motion approved.

b) Reso #2018-25 – Reso to Appoint Board members to the Highland Park-Kronman GP Inc.

Motion moved by Commissioner Monk and seconded by Commissioner Martinez to adopt Resolution #2018-25.

Discussion

Executive Director Brightman explained that Kronman GP is replacing the role of the HPAHC so that there will be no conflict with PNC if the HPAHC wanted to pursue other activities. The

attorney's suggested that the same BOC members appointed to the HPAHC be appointed to this corporation.

Commissioner Martinez asked about the difference between Kronman GP and the HPAHC.

Executive Director Brightman explained that the Kronman RAD is the only activity Kronman GP will perform whereas the HPAHC may pursue other activities in the future.

Counsel Corrison stated that each entity will have its own liability.

Commissioner Monk asked about audits.

Counsel Corrison responded that all entities will be audited.

Commissioner Monk then asked about increased costs.

Executive Director Brightman responded that we are still doing the same amount of work but now it's spread among three entities.

ROLL CALL:	Chudnick	Martinez	Methven	Monk	Rainwater	Reh	Sedehe
AYES:	Chudnick	Martinez	Methven	Monk	Reh		
NAYS:	None						
Abstain:	None						
Absent:	Rainwater	Sedehe					

The Chair thereupon declared said motion approved.

c) Reso #2018-26 – Award Laundry Services Contract to FMB Laundry from 6/1/18 through 5/31/21

Motion moved by Commissioner Monk and seconded by Commissioner Martinez to adopt Resolution #2018-26.

Discussion

Commissioner Martinez asked about the commission.

Counsel Corrison responded that it should be concession not commission.

ROLL CALL:	Chudnick	Martinez	Methven	Monk	Rainwater	Reh	Sedehe
AYES:	Chudnick	Martinez	Methven	Monk	Reh		
NAYS:	None						
Abstain:	None						
Absent:	Rainwater	Sedehe					

The Chair thereupon declared said motion approved.

New Business

Commissioner Martinez asked if the BOC had concerns about what changes the secretary of HUD is proposing.

Commissioner Reh stated that Councilman Hersh sent all of us an article which outlined the proposed changes.

Executive Director Brightman and Housing Director Sriwardena explained that the increase in minimum rent proposed from \$50 to \$150 had to do with tenants that do not have documented income. Housing Director Sriwardena explained that the HPHA has an in depth questionnaire that the tenant must fill out.

Counsel Corrison stated that a time limit for residing in public housing was being considered.

A discussion ensued about raising the tenant share of rent from 30 to 35 percent.

Executive Director Brightman stated that although this is being proposed, assisted tenants are lucky to have a limit imposed compared to unassisted tenants that may be paying in excess of 60 percent of their income for housing costs.

Public Comment II

Angela Perone, 1J, stated that she just moved in 2 weeks ago and loves the staff, the residents and the BOC. She went on to say that she is visually impaired and that she would appreciate it if any notices can be put under her door.

Housing Director Sriwardena replied, of course.

Karin Jackson, 3P, inquired as to why the Borough cannot put the dumpster back on the pad correctly.

Commissioner Methven said he will talk to the driver.

Debbie Bradley, 2M, stated that when the landscaping company mows the lawn all the dirt comes in her windows.

Commissioner Methven said it was hard for the grass to grow in the back and we should just put mulch down.

Ms. Bradley also stated that she heard that HUD's rent increase was going to be 40 percent and that would hurt her as would 35 percent as prices are going up on everything.

Dee Donnelly, Apt. 1H, said she has vision problems too and would like notices under her door as well.

Bonnie Bonnano, 2F, stated that since our electric bills are so high maybe we should consider solar panels.

Executive Director Brightman stated that she did look into this and it was not cost effective.

Commissioner Reh asked about the Borough Grid.

Housing Director Sriwardena stated that Kronman was included and she is waiting to hear about Park Terrace.

Bonnie Bonnano, 2F, stated that maybe ceiling fans would help.

Elsa Vivanco, 5J, asked about whether or not new laundry machines were going to be installed. She went on to say that there are new machines that do not require laundry detergent for people who are allergic to chemicals.

Angela Perone, 1J, stated that we may want to check our electric meters as she had them changed when she owned a home which resulted in savings.

Ms. Jackson stated that we should all make an effort to conserve energy.

Commissioner Reh stated that maybe we can do a poster.

Housing Director Sriwardena said we have them on the doors.

Executive Director Brightman suggested that if the residents really made an effort to conserve maybe we could have more activities with the money saved.

Joanne Rogers, 1C, asked why the air conditioners were replaced in the community room.

Commissioner Methven responded that they were needed for apartments.

Executive Director Brightman stated that all the Park Terrace air conditioner units will be changed when we convert to RAD.

Councilman Hersh asked if anyone at the Authority had been appointed to the sustainable HP.

Executive Director Brightman replied, no.

Councilman Hersh said he will check into it.

Housing Director Sriwardena stated that they have come to the HPHA and made presentations to the tenants.

ADJOURNMENT

Motion by Commissioner Monk and seconded by Commissioner Methven to adjourn at 7:35 PM.

All commissioners present voted in favor.

Donna Brightman, Exec. Director/Secretary