

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 March 12, 2019, the hour and date duly established for the holding of said meeting.

The meeting was called to order by Chairman Chudnick.

Housing Director 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 September 18, 2018, 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, Chairman
Raysa Martinez, Commissioner
Regis Methven, Commissioner
Evelyn Sedehi, Commissioner

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin

Council Liaison:

Matthew Hale

Administration:

Donna Brightman, Executive Director
Runi Sriwardena, Housing Director
Mike Yannuzzi, Maintenance Mgr. WHA

ABSENT

Commissioners:

William Rainwater, Commissioner
Diane Reh, Commissioner

Minutes:

A motion to approve the minutes of the regular meeting held on February 14, 2019 was made by Commissioner Sedehi and seconded by Commissioner Methven and upon roll call the vote was as follows:

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

The Chair thereupon declared said motion approved.

Public Comment I:

Tom Nolan, 3H, said he did not understand what a voucher was and asked if the building was converting to a condo or co-op.

Executive Director Brightman responded, no, it was not and explained what a voucher was.

New Business:

Commissioner Methven stated that about a year ago Cablevision dug up part of the Borough's and Authority's properties. They restored the Borough's property but not ours. He has complained to the Borough to no avail.

Councilman Hale said that he would look into the matter.

Chairman Chudnick asked the Board what they thought about moving the Board meeting back to Wednesdays as Matt Hale cannot attend on Thursdays.

Executive Director Brightman stated that she would prepare a by-law change for consideration for the April meeting.

Executive Director Brightman stated that the Reorganization meeting will be held over until May due to the RAD closing.

Communications:

Chairman Chudnick acknowledged the NJCC report on Park Terrace and Donald Monk's resignation. He stated that Councilman Hale will follow-up with the Mayor in terms of a replacement.

Executive Director Brightman stated that she forwarded Mr. Monk's resignation letter to the Mayor.

Attorney's Report: None

Account's Report: none

Executive Director's Report:

Commissioner Sedehi asked if there were any changes to the management agreement.

Executive Director Brightman stated just in staff assignments. The fee has remained consistent for the last four years.

There was a discussion about the hot water heaters.

Executive Director Brightman stated that mixing valves will be installed after the RAD closing as we do not have the funding for it right now. The mixing valves should help the hot water situation, especially at peak hours.

The Board asked if this should have been installed by the Puerto Rican Action Board.

Executive Director Brightman replied that this is what they offered and what the HPHA agreed to at the time.

Commissioner Methven stated that he has heard of people having issues with the agency.

Executive Director Brightman stated that Kronman should close the end of March and that the staff was working on the tenant files. She pointed out that the RAD rents have increased by about \$30.00 which helps the budget.

Committee Reports:

Building & Grounds:

Chairman Chudnick asked if the new landscaper's started.

Commissioner Methven stated that he met with them today and how refreshing it was to meet with the company to discuss expectations.

RESOLUTIONS

a) Reso # 2019-7 – Adopting Monthly Bill List for February 2019

Motion moved by Commissioner Sedehi and seconded by Commissioner Martinez to adopt Resolution #2019-7.

Discussion

Commissioner Sedehi commented that the new phones were in.

Commissioner Martinez pointed out that the date of adoption needs to be changed to the 12th from the 14th.

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

The Chair thereupon declared said motion approved.

- b) Reso #2019-8 – Resolution of the BOC of the HPHA Approving an Intergovernmental Services Agreement

Motion moved by Commissioner Sedehi and seconded by Commissioner Martinez to adopt Resolution #2019-8.

Discussion

Commissioner Sedehi stated that the best thing the Board did was hiring Woodbridge.

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

The Chair thereupon declared said motion approved.

- c) Reso #2019-9 – Reso of the HPHA Approving & Authorizing the Execution & Delivery of Various Docs, Certificates and Agreements in Connection with the Tax Credit RAD Conversion of Kronman Apts.

Motion moved by Commissioner Sedehi and seconded by Commissioner Methven to adopt Resolution #2019-9.

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

The Chair thereupon declared said motion approved.

- d) Reso #2019-10 – Designate Fee Accountant from 4/1/19 to 3/21/21 to William Katchen for a Sum of \$45,600

Motion moved by Commissioner Sedehi and seconded by Commissioner Martinez to adopt Resolution #2019-10.

Discussion

Chairman Chudnick stated that only one quote was received and this is a two-year contract.

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

The Chair thereupon declared said motion approved.

e) Reso #2019-11 – Designate General Counsel from 4/1/19 – 3/31/21 to Breslin & Breslin

Motion moved by Commissioner Sedehi and seconded by Commissioner Methven to adopt Resolution #2019-11.

Discussion

Chairman Chudnick stated that this is also a two-year contract.

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

The Chair thereupon declared said motion approved.

f) Reso #2019-12 – Award Contract for Plumbing Repair Services Contractor to Owen S. Dunigan from 4/1/19 – 3/31/21

Motion moved by Commissioner Sedehi and seconded by Commissioner Martinez to adopt Resolution #2019-12.

Discussion

Commissioner Martinez pointed out that the dates do not match and wanted to know if the contract starts in March or April?

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

The Chair thereupon declared said motion approved.

g) Reso #2019-13 – Renew Contract for Elevator Maintenance & Repair Contractor with Current Elevator Technology from 5/1/19-4/30/21

Motion moved by Commissioner Sedehi and seconded by Commissioner Martinez to adopt Resolution #2019-13.

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

The Chair thereupon declared said motion approved.

h) Reso #2019-14 – 2019 Adopted Budget Reso Fiscal Year 4/1/19 to 3/31/20

Motion moved by Commissioner Sedehi and seconded by Commissioner Methven to adopt Resolution #2019-14.

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

The Chair thereupon declared said motion approved.

Old Business:

Commissioner Sedehi asked if there were any issues with the drop-off in the front of the building.

Housing Director Sriwardena replied, no, it's much better.

Public Comment II

Juan Ratliff, Apt. #219, wanted to know why some tenants still have the blue recycle garbage cans when they are supposed to use only the dumpster.

Housing Director Sriwardena stated that another inspection will be done to eliminate them.

Mr. Ratliff then informed Housing Director Sriwardena that people are moving the picnic tables.

Housing Director Sriwardena responded that she will look into bolting them down.

Mr. Ratliff then accused Commissioner Methven of being prejudiced against Puerto Ricans.

Commissioner Methven replied to Mr. Ratliff and said that he misunderstood his comment as it was about the agency.

Karin Jackson, apt. # 3P, stated that she read about a plant for the backyard which is a short bamboo.

Executive Director Brightman asked her to give the information to Commissioner Methven as part of the facility committee.

Ms. Jackson said that she would also like wild flowers.

Mr. Nolan asked about the voucher and whether or not he could move.

Executive Director Brightman responded that he could, after one year.

Debbie Bradley, apt. # 6F, asked if the water heater was adequate to service the building.

Executive Director Brightman responded that it was.

Mr. Ratliff asked when the exterminator was coming as he has ants.

Housing Director Sriwardena asked that he call in a work order.

Angelia Perrone, apt. # 1J, said that her family was in the plumbing business and hot water heaters only last for a certain amount of time and inquired as to how old they were.

Executive Director Brightman responded about 8 years old.

Ms. Perrone said that the water heaters get sediment on the bottom of the heating unit. She mentioned that Joe Thurston tightened a bolt in her unit and it increased her hot water temperature.

ADJOURNMENT

Motion by Commissioner Sedehi and seconded by Commissioner Methven to adjourn at 7:10 PM.

All commissioners present voted in favor.

Donna Brightman, Exec. Director/Secretary