

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 June 13, 2019, the hour and date duly established for the holding of said meeting.

The meeting was called to order by Chairwoman Martinez.

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 April 16, 2019, 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:

Raysa Martinez, Chair
Regis Methven, Commissioner
William Rainwater, Commissioner
Diane Reh, Commissioner
Evelyn Sedehi, Commissioner

Council Liaison:

Matthew Hale

Administration:

Donna Brightman, Executive Director
Runi Sriwardena, Housing Director

ABSENT

Commissioners:

Steve Chudnick, Commissioner

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin

Administration:

Mike Yannuzzi, Maintenance Mgr. WHA

Minutes:

A motion to approve the minutes of the reorganization/regular meeting held on May 9, 2019 was made by Commissioner Rainwater and seconded by Commissioner Sedehi and upon roll call the vote was as follows:

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

The Chair thereupon declared said motion approved.

Public Comment I:

Karin Jackson, 3P, asked if the Authority could purchase new bingo equipment.

Chairwoman Martinez asked her to let Housing Director Sriwardena know what was needed and the price.

Tom Nolan, 3H, asked if the \$13,000 window change order was the cost of the windows.

Executive Director Brightman answered, no, that is just the change order.

Ms. Jackson stated that she heard the blinds and curtains do not fit the new windows.

Executive Director Brightman responded that the Authority is purchasing new blinds for all the tenants. Unfortunately, we cannot purchase curtains.

Ms. Jackson also stated that we really need curtains because the Borough put in new lights and they shine into the apartments and they are very bright.

Executive Director Brightman asked Matt Hale if he could look into the matter.

Commissioner Methven stated that he believes the light intensity could be adjusted.

Juan Ratliff, apt. #219, inquired as to when the remaining window shades would be installed at Park Terrace.

Housing Director Sriwardena stated that Joe Thurston is very busy and that he will get to it as soon as possible.

Mr. Ratliff asked when we are doing the 5 year cycle painting of apartments.

Housing Director Sriwardena stated that it will be scheduled; however, currently we are too busy with the RAD work.

Mr. Nolan asked if we move the furniture for the painters.

Executive Director Brightman stated that we do not as that is the tenants' responsibility but the painter will also do it for a fee.

Beleria Tatum, 3B, asked if we clean carpets.

Executive Director Brightman replied that we do not as it is the tenants' responsibility.

New Business:

Chairwoman Martinez stated that all commissioners were sent the HUD article which outlines a proposed change in housing regulations. She explained that currently HUD requires that authorities prorate assistance for tenants that cannot prove they are in the U.S. legally. The new rule would not allow any assistance to be given to a family that had an undocumented member living with them. The Authority would have to evict them and this action would hurt children and render families homeless.

A discussion ensued and it was decided that Terry Corrison would be asked to prepare a letter for comment.

Councilman Hale asked that the information be sent to him as he wanted to send it to the Highland Park Immigration Committee for comment.

Executive Director Brightman handed out additional information about the need for housing in New Jersey and the Day of Action to help keep families together on June 26, 2019 (in response to the proposed HUD regulation).

Communications: None

Attorney's Report: none

Account's Report: none

Executive Director's Report:

Executive Director Brightman stated that the bathrooms should be completed at Park Terrace within two weeks. The windows are underway at Kronman and so far there are no issues.

Commissioner Sedehi said that she looked at the windows and they did a great job.

Commissioner Reh asked about a replacement for Don Monk.

Councilman Hale stated that Ruby Hope was appointed last night and they were also working on Regis Methven's reappointment.

Staff Reports:

Housing Director Sriwardena report:

Chairwoman Martinez commented that the water heater was fixed.

Commissioner Sedehi commented on the fire report.

Commissioner Reh asked about the Easter Seal position.

Section 8 report:

Chairwoman Martinez asked if the report included the PBV.

Executive Director Brightman answered, no; this is only the existing Section 8 report.

Committee reports:

Chairwoman Martinez assigned committees as follows:

Personnel: Steve Chudnick (Chair)
Evelyn Sedehi
Raysa Martinez

Finance and Administration: William Rainwater (Chair)
Raysa Martinez
Ruby Hope

Tenant Relations: Evelyn Sedehi (Chair)
Raysa Martinez
Ruby Hope

Buildings and Grounds: Regis Methven (Chair)
Diane Reh
Raysa Martinez

Policy: Diane Reh (Chair)
Steve Chudnick
Raysa Martinez

RAD/Strategic Planning: William Rainwater
Regis Methven
Raysa Martinez

Commissioner Sedehi thanked the residents that do the outside gardening and said that the grounds look fantastic.

Commissioner Methven stated that he is monitoring the landscapers.

Commissioner Reh congratulated Matt Hale on his re-election and Commissioner Methven for receiving the volunteer of the year award.

RESOLUTIONS

- a) Reso # 2019-26 - Resolution to Award Change Order #2 for the Window Replacements at Samuel J. Kronman in the Amount of \$13,229.00

Motion moved by Commissioner Sedehi and seconded by Commissioner Reh to adopt Resolution #2019-26.

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

The Chair thereupon declared said motion approved.

b) Reso #2019-27 – Award Auditing Services for Year Ending 3/31/19 to Hymanson, Parnes & Giampolo for the Sum of \$12,120.00

Motion moved by Commissioner Sedehi and seconded by Commissioner Methven to adopt Resolution #2019-27.

Discussion

Commissioner Rainwater asked why the lowest bidder was not recommended.

Executive Director Brightman explained that the decision was based on experience and that the price difference is \$120.00

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

The Chair thereupon declared said motion approved.

c) Reso #2019-28– Adopting Monthly Bill List for May 2019

Motion moved by Commissioner Reh and seconded by Commissioner Rainwater to adopt Resolution #2019-28.

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

The Chair thereupon declared said motion approved.

Old Business:

Commissioner Sedehi asked Commissioner Methven if he was able to contact PSE&G for resident training.

Commissioner Methven responded, no, I was not able to get through.

Chairwoman Martinez asked if the Borough was going to pick-up the construction debris at Park Terrace.

Executive Director Brightman responded, no, the Borough was not able to assist the Authority.

Commissioner Rainwater inquired about the landscapers.

Commissioner Methven stated he is monitoring the situation, it has improved and he has direct contact with the supervisor in case there is a problem.

Public Comment II

Ms. Tatum, 3B, stated that the soda machine doesn't work and it takes her money. She asked if we can get a new machine.

Housing Director Sriwardena stated that she will call the vendor.

Mr. Nolan asked what the new bathroom will look like.

Executive Director Brightman stated that she will try to get a picture and post it on the bulletin board.

Angela Perone, 1J, stated that her water was still not hot enough.

Housing Director Sriwardena asked her to put in a work order and stated that the hot water heater is functioning much better than before and the gauges show that the temperature is being maintained.

Juan Ratliff asked when the tenants at Park Terrace were going to get a resident council.

Commissioner Methven responded that it was up to the residents and that he would be willing to help them organize.

Ms. Perone, 1J, asked if Kronman had one.

Commissioner Methven responded, not at this time.

Mr. Ratliff asked when his bathroom was getting done.

Housing Director Sriwardena stated that she will check the schedule but it should be soon.

Ms. Jackson asked if they were getting walk-in showers.

Executive Director Brightman responded, yes.

ADJOURNMENT

Motion by Commissioner Sedehi and seconded by Commissioner Rainwater to adjourn at 7:18 PM.

All commissioners present voted in favor.

Donna Brightman, Exec. Director/Secretary

