

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 July 11, 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:

Steve Chudnick, Commissioner
Ruby Hope, Commissioner
Raysa Martinez, Chair
Regis Methven, Commissioner
William Rainwater, Commissioner
Diane Reh, Commissioner
Evelyn Sedehi, Commissioner

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin
(6:50 PM)

Council Liaison:

Matthew Hale

Administration:

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

Chairwoman Martinez welcomed Ruby Hope and stated that she will be sworn in when Counsel Corrison arrives and asked her to tell us a little about herself.

Commissioner Hope stated that she has lived in Highland Park since 2001 and that her parents used to live in the building. She added that she was an attorney for Johnson & Johnson. She stated that she is looking forward to serving as she has a public heart.

Minutes:

A motion to approve the minutes of the regular meeting held on June 13, 2019 was made by Commissioner Sedehi and seconded by Commissioner Rainwater 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:	Chudnick
Absent:	None

The Chair thereupon declared said motion approved.

Discussion

Commissioner Reh asked if Councilman Hale had a chance to find out anything about the lights in the Borough parking lot.

Councilman Hale stated that he spoke to the Business Administrator who stated that the lights cannot be moved but they can be tilted away from the building. They will try to do that in the next couple of weeks.

Public Comment I:

Raymond Jones, 6D, stated that some tenants do not want showers and that he has back issues and needs a bathtub to soak.

Executive Director Brightman stated that he can obtain a reasonable accommodation form from Housing Director Sriwardena for his doctor to fill out. She stated that once it comes back, we can discuss what can be done.

Karin Jackson, 3P, stated that she wants a walk-in shower as it is hard for her to get in and out of a tub.

Tom Nolan, 3H, asked if the showers will look like the picture that was posted.

Executive Director Brightman answered, yes.

New Business:

Commissioner Methven asked if it was possible to withhold payment to the landscapers as they sprayed round-up and killed grass unnecessarily.

Housing Director Sriwardena responded that she heard from the supervisor today and they will rectify the problem.

Communications:

Chairwoman Martinez noted the Borough resolution to appoint Ruby Hope as a commissioner, the list of commissioners and the updated committee list.

Attorney's Report: none

Account's Report: none

Executive Director's Report:

Executive Director Brightman stated that she posted a comment on behalf of the BOC on the Federal Register notice regarding the proposed rule for undocumented participants.

Councilman Hale stated that the immigration and refugee committee posted a comment as well.

Executive Director Brightman went on to say that the bathroom renovation at Park Terrace is about 80% complete. The windows and doors at Kronman are complete and the parking lot balconies and lighting are next.

Chairwoman Martinez asked Executive Director Brightman to speak about the new state law regarding contractors.

Executive Director Brightman stated that effective May 1st; all contractors must participate in apprenticeship and training programs in order to renew their Public Works Contractor certificate which is required to do work for government entities.

Councilman Hale stated that the legislation was meant to foster apprenticeship and training in order to create more jobs and it did not intend to create an adverse effect. He stated that an amendment to the law is being worked on that would allow contractors to renew if they paid into training programs.

Commissioner Chudnick asked what the consequences were for non-compliance.

Executive Director Brightman stated the contractor would be fined.

Councilman Hale asked for a list of contractors that will not be able to comply.

Executive Director Brightman stated that it's every one of our contractors as we use mostly mom-and-pop businesses.

Councilman Hale stated that he will bring the issue to the Council's attention.

There was some discussion about writing letters of opposition; however, it was decided that the BOC should not participate in lobbying activities.

Staff Reports:

Housing Director Sriwardena report:

Commissioner Rainwater asked if the vending machine issue was resolved.

Housing Director Sriwardena stated that the company overhauled the machines and they seem to be working better.

Councilman Hale asked if the bingo equipment was addressed.

Housing Director Sriwardena stated that the Authority purchased new bingo items.

Commissioner Methven stated that the A/E did a walk-through of the building and developed a punch list for the windows.

Chairwoman Martinez commented that it was amazing how much work Kettly Giles does for the tenants.

Section 8 report: none

Committee reports: none

Counsel Corrison administered the Oath of Office to Ruby Hope.

Board members welcomed her.

RESOLUTIONS

a) Reso #2019-29– Adopting Monthly Bill List for June 2019

Motion moved by Commissioner Rainwater and seconded by Commissioner Sedehi to adopt Resolution #2019-29.

Discussion

Executive Director Brightman stated that the HPHA bill list deals with staff and Section 8 expenses. She pointed out that there is a payment for the windows that was issued from the HPHA account in order to pay the window contractor in a timely fashion and that it will be reimbursed by Kronman GP when NJHMFA sends the payments.

Commissioner Sedehi inquired as to whether the phone bills were less than before.

Executive Director Brightman replied that they were.

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

Absent: None

The Chair thereupon declared said motion approved.

b) Reso #2019-30 – Authorizing the ED to Pay the July/August 2019 Invoices

Motion moved by Commissioner Sedehi and seconded by Commissioner Reh to adopt Resolution #2019-30.

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

The Chair thereupon declared said motion approved.

c) Reso #2019-31 – Award Change Order #4 for the Window Replacements at Samuel J. Kronman in the Amount of \$13,000

Motion moved by Commissioner Sedehi and seconded by Commissioner Hope to adopt Resolution #2019-31.

Discussion

Executive Director Brightman stated that the window stops were not in the original bid specs and they are needed.

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

The Chair thereupon declared said motion approved.

d) Reso #2019-32 – Resolution to Appoint Board Members to the Highland Park Affordable Housing Corp. and Highland Park – Kronman GP Inc.

Motion moved by Commissioner Chudnick and seconded by Commissioner Methven to adopt Resolution #2019-32.

Discussion

Executive Director Brightman stated that Commissioner Sedehi resigned from the HPAHC and Ruby Hope was being appointed as her replacement.

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

The Chair thereupon declared said motion approved.

Old Business: none

Public Comment II

Juan Ratliff stated that his bathroom was done today and the contractors did a great job and cleaned-up after themselves. However, we need to do something about the painter.

Ms. Jackson said the windows are nice and the contractors were good and they gave us a party after the job was done. She told Commissioner Methven that they sprayed roundup on her wildflowers and killed them.

Tom Nolan asked when the bathroom would be done.

Executive Director Brightman responded mid-September.

Clara O'Neill, 6L, asked when the roof would be done.

Executive Director Brightman responded mid-September.

Mr. Jones said that he could not hear the swearing-in of Ruby Hope and requested a copy of the Oath.

Counsel Corrison responded that he needs to file an OPRA request.

Mr. Nolan asked who was doing the bathrooms.

Executive Director Brightman responded, Santorini.

Mr. Ratliff asked why the landscapers don't weed.

There was no further discussion.

ADJOURNMENT

Motion by Commissioner Sedehi and seconded by Commissioner Hope to adjourn at 7:50 PM.

All commissioners present voted in favor.

Donna Brightman, Exec. Director/Secretary