

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 for a Regular Session <https://global.gotomeeting.com/join/346393821> or by calling 1-872-240-3212, code 346-393-821 at 6:31 PM on March 11, 2021, the hour and date duly established for the holding of said meeting.

The meeting was called to order by the Chair Martinez.

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 HPHA website on March 3, 2021. The link above was also provided on the above.

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

PRESENT

ABSENT

Commissioners:

Commissioners:

Ruby Hope, Commissioner
Raysa Martinez, Chair
Jason Postelnik, Commissioner
Evelyn Sedehi, Commissioner
Diane Reh, Commissioner

Regis Methven, Commissioner
William Rainwater, Commissioner

Authority General Counsel:

Terrence Corriston, Esq.

Council Liaison:

Tara Canavera

Administration:

Donna Brightman, Executive Director
Runi Sriwardena, Housing Director

Minutes:

A motion to approve the minutes of the regular meeting held on February 11, 2021 was made by Commissioner Sedehi and seconded by Commissioner Postelnik.

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

Abstain: None
Absent: Methven Rainwater

The Chair thereupon declared said motion approved.

Public Comment I: none

New Business:

Commissioner Martinez acknowledged the two letters included in the packet from the daughter of a tenant thanking Ms. Sriwardena, Mr. Thurston and Ms. Gilles.

Commissioner Sedehi asked if the letters were shared with the employees.

Housing Director Sriwardena answered, yes, the ones that were mentioned.

Commissioner Martinez stated that the article in the AHN magazine about the two housing authorities was impressive.

Executive Director Brightman asked Commissioner Reh if she wanted to discuss the resolution passed by the Borough regarding PILOTS and prevailing wage.

Commissioner Reh stated that there is a new law pending that states if a municipality grants a PILOT payment to a development, the builder must then pay prevailing wage. The Borough passed a resolution opposing this new law.

Commissioner Sedehi asked why the Borough would oppose this.

Commissioner Reh replied because it drives up the cost of the development.

Councilwoman Canavera stated that she abstained from voting as she did not have a full understanding of the proposed legislation.

Commissioner Martinez asked what effect does this have on the HPHA.

Commissioner Reh stated it's more for the HPAHC if they were to get involved in development.

Commissioner Postelnik stated this only pertains to developments that receive PILOTS.

Commissioner Martinez asked that the resolution be emailed to the BOC.

Executive Director Brightman clarified as follows:

PHA's are subject to Davis-Bacon and when we converted to RAD this requirement went away. The HPHA is subject to prevailing wage in the State of NJ as we are a public body.

Councilwoman Canavera stated that this is a proposed bill, it has not passed yet and if it does, we need to abide by it.

Communications: none

Attorney's Report: none

Accountant Reports – none

Executive Director Brightman's report:

Commissioner Martinez commented about the delays with the FHLB and NJHMFA.

Commissioner Hope commented that this was discussed at the prior meetings of the HPAHC and Kronman GP. She stated that Executive Director Brightman has reached out to Bill Katchen and that the trustees requested that the attorney write a letter to Mr. Katchen.

Commissioner Martinez commented on Housing Director Sriwardena's and Kettly Gilles reports and stated that they are very comprehensive. She also commented on the non-payment of rent at Park Terrace.

Housing Director Sriwardena stated that once the eviction moratorium is lifted, she would take the necessary actions to recoup the rent owed.

Housing Director Sriwardena then informed the BOC that the County of Middlesex has contacted her about providing the COVID vaccine in the building.

Commissioner Martinez stated that would be great!

Committee report:

Commissioner Reh stated that the HPAHC housing committee met to discuss possible development and will be meeting with potential partners.

Resolutions:

a) Reso #2021-5 – Adopting Monthly Bill List for February 2021

Motion moved by Commissioner Hope and seconded by Commissioner Postelnik to adopt Resolution #2021-5.

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

The Chair thereupon declared said motion approved.

b) Reso #2021-6 – Renew Contract for Generator Maintenance & Repair Contractor to Genserve, Inc. from 3/1/21-2/28/23 for an Amount not to Exceed \$40,000

Motion moved by Commissioner Sedehi and seconded by Commissioner Reh to adopt Resolution #2021-6.

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

The Chair thereupon declared said motion approved.

Old Business: none

Public Comment II: None

Comments:

Commissioner Sedehi thanked Kettly Gilles for helping her to get the JIF courses.

Housing Director Sriwardena stated that her new title is Saint Kettly.

ADJOURNMENT

Motion by Commissioner Sedehi and seconded by Commissioner Hope to adjourn at 7:00 PM.

All commissioners present voted in favor.

The BOC wished Commissioner Hope a very happy birthday.

Donna Brightman, Exec. Director/Secretary