

MINUTES OF A RESCHEDULED 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 Rescheduled Session <https://global.gotomeeting.com/join/581235957>, access code: 581-235-957 at 6:30 PM on July 22, 2021, the hour and date duly established for the holding of said meeting.

The meeting was called to order by the Chairman Rainwater.

The notice of compliance was read by Executive Director Brightman.

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 as follows <https://global.gotomeeting.com/join/581235957>, access code: 581-235-957 and was faxed to the Home News Tribune and Star Ledger and posted on the HPHA website on July 14, 2021.

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

PRESENT

ABSENT

Commissioners:

Ruby Hope, Commissioner
Raysa Martinez, Commissioner
Jason Postelnik, Commissioner
William Rainwater, Chair
Diane Reh, Commissioner
Evelyn Sedehi, Commissioner
Darlene Sharp, Commissioner
(7:08 PM)

Council Liaison:
Tara Canavera

Authority General Counsel:

Terrence Corrison, Esq., Breslin & Breslin

Administration:

Donna Brightman, Executive Director
Runi Sriwardena, Housing Director

Public Comment I: none

New Business: none

Communications:

Commissioner Martinez inquired about the committee assignments.

Chairman Rainwater stated that after he gave the assignments to the Executive Director, she notified him that they were not in compliance with the by-laws and asked if I wanted to do a by-law amendment or go back and revise them with the existing committee structure.

Commissioner Hope commented that the committees did not meet during COVID and perhaps we should hold off doing any by-law amendments.

Chairman Rainwater stated that he could go back and redo the assignments to include Commissioners Postelnik and Commissioner Sharp.

Counsel Corrison pointed out that the Chair has a right to establish ad hoc committees, according to the by-laws.

Chairman Rainwater stated that for the purpose of the upcoming personnel meeting, the committee shall remain intact. He stated that he would come back in September with assignments.

Commissioner Reh reminded the BOC that they should have received an invitation for a memorial for Commissioner Methven.

Housing Director Sriwardena stated that she posted it.

Attorney's Report:

Counsel Corrison reported that he received notice from some counties concerning mediation; however, nothing from Middlesex County, mediation is mandatory before an eviction case can be heard.

Housing Director Sriwardena reported that we now have a third tenant at Park Terrace who is not paying rent.

Executive Director's report:

Executive Director Brightman stated that Reso #2021-26 was going to be pulled from the agenda. There is also a resolution to adopt a new lease.

Chairman Rainwater reported that at the Kronman meeting, prior to this one, the trustees did not vote on the resolutions presented. Therefore, there is no need to vote on Reso #2021-26 at this time.

Commissioner Wong wanted more time to review numbers and to have a conversation with PNC before voting.

Commissioner Sedehi asked if there was a time frame.

Chairman Rainwater said we could call a meeting as soon as the call takes place as we are

in default of the NJHMFA loan and we need to move quickly.

Staff reports:

Committee Reports:

There were no comments on reports.

Resolutions:

a) Reso #2021-20 – Adopting Monthly Bill List for June 2021

Motion moved by Commissioner Sedehi and seconded by Commissioner Postelnik to adopt Resolution #2021-20.

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

The Chair thereupon declared said motion approved.

b) Reso #2021-21 – Authorizing the ED to Pay the Monthly Invoices for July and August 2021

Motion moved by Commissioner Hope and seconded by Commissioner Sedehi to adopt Resolution #2021-21.

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

The Chair thereupon declared said motion approved.

c) Reso #2021-22 – Resolution Adopting a Modified Lease

Motion moved by Commissioner Hope and seconded by Commissioner Postelnik to adopt Resolution #2021-22.

Discussion

Chairman Rainwater asked if there were any parking issues.

Housing Director Sriwardena responded, not really but it could be clarified and that the biggest issue is the 180 day absence notice.

Chairman Rainwater expressed his concern asking if it would pertain to a resident in a nursing home.

Counsel Corrison commented that this is an issue with tenants that cannot accept that they cannot live independently any longer so they continue to pay rent, which prevents another person from coming into the building. He stated that the regulation refers to the abandonment of the unit.

Commissioner Postelnik stated that the clause states “may” so discretion can be used.

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

The Chair thereupon declared said motion approved.

d) Reso #2021-23 – Reso to Accept the Audit for FYE 3/31/21

Motion moved by Commissioner Sedehi and seconded by Commissioner Reh to adopt Resolution #2021-23.

Discussion

Chairman Rainwater asked if Kronman was excluded.

Commissioner Martinez stated that she read the audit but would have felt better if Bill Katchen was on the call.

Executive Director Brightman stated that Kronman and the HPAHC have their own audits.

There were no findings and that is the important thing.

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

The Chair thereupon declared said motion approved.

e) Reso #2021-24 – Renew the Flooring Contract with Aleman Carpet until March 31, 2022

Motion moved by Commissioner Reh and seconded by Commissioner Hope to adopt Resolution #2021-24.

Discussion

Commissioner Martinez asked what year does this contract go through.

Executive Director Brightman answered 2022, as this is an extension of an existing

contract.

Housing Director Sriwardena stated that Aleman was reliable and does good work.

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

The Chair thereupon declared said motion approved.

f) Reso #2021-25 – Award Auditing Services for YE 3/31/21 to Hymanson, Parnes & Giampolo for \$13,170

Motion moved by Commissioner Hope and seconded by Commissioner Postelnik to adopt Resolution #2021-25.

Discussion

Commissioner Hope asked if the price increased.

Executive Director Brightman replied, yes, as he is doing two audits, one for HPHA and the other for HPAHC.

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

The Chair thereupon declared said motion approved.

Reso #2021-26 – Reso to Amend the Ground Lease Agreement was pulled.

Old Business:

Commissioner Postelnik inquired as to whether or not it was decided that the BOC would begin in-person meetings in September.

Executive Director Brightman stated that it was thought about but now with the rise in cases we are not so sure that we should convene in-person.

Commissioner Sedehi asked if we knew who in the building was vaccinated.

Housing Director Sriwardena replied, no, we do not.

At this point in time, Commissioner Sharp joined the meeting.

Commissioner Postelnik and the others stated that they prefer virtual meetings.

Executive Director Brightman asked if the town clerk swore Ms. Sharp in.

Commissioner Sharp replied, yes.

The BOC welcomed her and she stated that she was happy to be here and was sorry to be late.

Public Comment II: None

ADJOURNMENT

Motion by Commissioner Sedehi and seconded by Commissioner Hope to adjourn at 6:58 PM.

All commissioners present voted in favor.

Donna Brightman, Exec. Director/Secretary