

MINUTES OF A REGULAR SCHEDULED 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 Scheduled Session <https://global.gotomeeting.com/join/707017613> at 6:30 PM on September 9, 2021, the hour and date duly established for the holding of said meeting.

The notice of compliance was read by Executive Director Brightman and the pledge of allegiance was recited.

The meeting was called to order by the Chairman Rainwater at 6:36 PM.

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/707017613> and was faxed to the Home News Tribune and Star Ledger and posted on the HPHA website on September 2, 2021.

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

PRESENT

Commissioners:

Ruby Hope, Commissioner  
Jason Postelnik, Commissioner  
(attended meeting but did not  
vote as term expired 9/1 –  
reappointment on 9/14)  
William Rainwater, Chair  
Diane Reh, Commissioner  
Evelyn Sedehi, Commissioner

ABSENT

Commissioners:

Raysa Martinez, Commissioner  
Darlene Sharp, Commissioner

Council Liaison:

Tara Canavera

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin

Administration:

Donna Brightman, Executive Director  
Runi Sriwardena, Housing Director

A motion to approve the minutes of the Rescheduled Meeting held on July 22, 2021 was made by Commissioner Sedehi and seconded by Commissioner Hope and upon roll call the vote was as follows:

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

Public Comment I: none

New Business: none

Communications:

It was noted that Darlene Sharp has been appointed by the Borough as a commissioner to the HPHA.

Attorney's Report:

Counsel Corrison reported that lockouts will not occur until January, settlement conferences are underway but none of our cases yet.

Chairman Rainwater asked Counsel Corrison if he knew when our cases might be scheduled.

Counsel Corrison stated that he did not know.

Executive Director's report:

Executive Director Brightman reported that the Park Terrace FHLB grant has been closed-out. She further reported that the NJHMFA construction loan on Kronman has also been paid-off. She stated that the Borough was sent their PILOT payment.

Commissioner Hope inquired as to what is a PILOT.

Executive Director Brightman explained that the HPHA pays a payment in lieu of taxes to the town which is based on 10% of the gross shelter rents.

Staff reports:

Resident Services: Commissioner Sedehi stated that Kettly's reports are always remarkable.

Section 8 Report: Executive Director Brightman reported that our HUD representative, Ken Ackinson, is retiring.

Housing Director Report:

Runi Sriwardena reported that rent collection at Park was at 70% but two tenants received rental assistance in which one was overpaid.

Executive Director Brightman instructed Housing Director Sriwardena to report the over-payment to the county.

Chairman Rainwater inquired as to how the new Maintenance Supervisor was making out.

Housing Director Sriwardena responded, very well, he seems to know a lot and works well with Jeff Marder.

Committee:

Chairman Rainwater handed out the Committee assignments to the BOC members. He reported that an emergency meeting of the Kronman trustees was called. At that meeting, the trustees reduced the Kronman Management fee from 8 to 5 percent per PNC's request. He reported that Executive Director Brightman, Bill Katchen and Commissioner Postelnik had a call with PNC prior to the meeting to discuss the situation.

Resolutions:

a) Reso #2021-26 – Establishing Payment Standards for the HCV Program

Motion moved by Commissioner Sedehi and seconded by Commissioner Reh to adopt Resolution #2021-26.

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

The Chair thereupon declared said motion approved.

b) Reso #2021-27 – Adopting Monthly Bill List for August 2021

Motion moved by Commissioner Sedehi and seconded by Commissioner Hope to adopt Resolution #2021-27.

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

The Chair thereupon declared said motion approved.

c) Reso #2021-28 – Annual Update of HCV Utility Allowance

Motion moved by Commissioner Sedehi and seconded by Commissioner Reh to adopt Resolution #2021-28.

ROLL CALL: Hope Martinez Postelnik Rainwater Reh Sedehi Sharp  
AYES: Hope Rainwater Reh Sedehi

NAYS: None  
Abstain: Postelnik  
Absent: Martinez Sharp

The Chair thereupon declared said motion approved.

d) Reso #2021-29 – Elevator Contractor

Motion moved by Commissioner Sedehi and seconded by Commissioner Hope to adopt Resolution #2021-29.

Discussion

Chairman Rainwater asked Executive Director Brightman to change Woodbridge to Highland Park in the reso.

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

The Chair thereupon declared said motion approved.

Old Business: None

Public Comment II: None

**ADJOURNMENT**

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

All commissioners present voted in favor.

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Donna Brightman, Exec. Director/Secretary