

**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 at 6:30 PM on September 8, 2022, the hour and date duly established for the holding of said meeting.

The meeting was called to order by Chairman Rainwater at 6:30 PM.

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, and sent to Borough Hall for posting as follows:

Join Zoom Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/8506929169?pwd=b3REbHF2Tm14bTJvdmhHa3RZd0Z6QT09>

Meeting ID: 850 692 9169

Passcode: 362007

One tap mobile

+13092053325,,8506929169#,,,,\*362007# US

+13126266799,,8506929169#,,,,\*362007# US (Chicago)

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

**PRESENT**

Commissioners:

Raysa Martinez, Commissioner  
William Malloy, Commissioner  
Jason Postelnik, Commissioner  
William Rainwater, Chair  
Evelyn Sedehi, Commissioner

Authority General Counsel :

Terrence Corrison, Esq., Breslin & Breslin

Administration:

Donna Brightman, Executive Director

**ABSENT**

Commissioners:

Ruby Hope, Commissioner

Council Liaison:

Tara Canavera

Administration:

Runi Sriwardena, Housing Director

A motion to approve the minutes of the Regular Meeting held on July 14, 2022 was made by Commissioner Sedehi and seconded by Commissioner Postelnik and upon roll call the vote was as follows:

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

Public Comment: none

New Business: none

Communications:

Chairman Rainwater reported that there was very little business at the HPAHC and Kronman meetings. Padraic Millet was appointed as a trustee.

Chairman Rainwater stated that he feels the chair and vice-chair of the HPHA should be the ones to serve as trustees.

Attorney's Report:

Counsel Corrison reported that he filed a complaint against the tenant at Park Terrace who owes two years back rent but the case has not been called yet as there is still a backlog.

Accountant's Report: none

Staff reports:

Resident Services report:

Commissioner Sedehi would like to see numbers of the assisted.

Section 8 report:

Executive Director Brightman reported that HUD gave us new funding for four more vouchers. It's been many years since we received a Section 8 increase.

Housing Director's report:

Commissioner Sedehi inquired about the hot water heater problem.

Executive Director Brightman stated that it's a reoccurring problem as the water heater shuts-off and has to be reset. Residents are getting upset about the frequency of the problem. We have had it serviced by Dunigan but we are going to have it looked at by Allied, a boiler company.

Executive Director Brightman stated that we have a number of unit turnovers due to deaths.

Executive Director Brightman stated that we have hired two new staff members: Miguel, maintenance manager and Marissa for Section 8. We had two retirement parties for Lauren, one with the tenants and the other with the staff.

Commissioner Sedehi asked if Miguel moved into the apartment.

Executive Director Brightman responded no, not yet.

Committee reports: none

Resolutions:

- a) Reso #2022-23 – Appoint Housing Authority of the Borough of Highland Park Commissioner to Serve on the Highland Park Affordable Housing Corp.

Motion moved by Commissioner Sedehi and seconded by Commissioner Postelnik to adopt Resolution #2022-23.

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

The Chair thereupon declared said motion approved.

Old Business:

There was a discussion about when to reopen the community room to normal hours and when the BOC would resume in-person meetings.

The discussion centered around the risk of COVID-19 and how it might affect the above actions.

After much discussion, a resolution was introduced to return the community room to normal hours and to have in-person BOC meetings effective 10/13/22.

Comments:

The BOC requested that the Executive Director look into options for a hybrid meeting in the community room, if a commissioner wanted to call-in or participate by zoom.

Executive Director Brightman informed the BOC that the Mayor was scheduled to interview a potential resident commissioner.

Public Comment II: none

## **ADJOURNMENT**

Motion by Commissioner Sedehi and seconded by Commissioner Martinez to adjourn at 7:06 PM. All commissioners present voted in favor.

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Donna Brightman, Exec. Director/Secretary