

# 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 March 9, 2023 via zoom as follows:

Join Zoom Meeting

<https://us02web.zoom.us/j/87678893906?pwd=TnBzbEd0a0RiUkNhbVBYM3p2bkhiZz09>

Meeting ID: 876 7889 3906

Passcode: 053837

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

Executive Director Brightman read the Notice of Compliance with the Open Public Meetings Act P.L. 1975, C.231 which provided that adequate 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 March 3, 2023 a copy of the notice of this meeting setting forth the date, time and location of this regular meeting was posted on the Highland Park website and Housing Authority's official designated bulletin board located at 242 South Sixth Avenue, Highland Park, NJ, and sent to Borough Hall for posting. It was also emailed to the Home News Tribune and Star Ledger.

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

PRESENT

Commissioners:

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

ABSENT

Commissioners:

Gail Chonoles, Commissioner

PRESENT

Council Liaison:  
Tara Canavera

Authority General Counsel :  
Terrence Corrison, Esq., Breslin &  
Breslin

Administration:

Donna Brightman, Executive Director  
Runi Sriwardena, Housing Director

A motion to approve the minutes of the regular scheduled meeting held on February 9, 2023 was made by Commissioner Sedehi and seconded by Commissioner Malloy and upon roll call the vote was as follows:

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

Public Comment:

Ms. Ruby Hope was in attendance and had no comments.

New Business:

Executive Director Brightman stated that she received an email from Matt Hersh that we are getting a new commissioner, David Greenblatt.

Councilwoman Canavera stated that he reached out to her and they were going to talk later on in the week.

Chairman Rainwater stated that he will send a letter to the Mayor regarding Gail Chonoles.

Communications:

Chairman Rainwater stated that Commissioner Postelnik resigned as he is now on the Council.

Commissioner Malloy reported on the prior meeting of Kronman and HPAHC. He stated that the bills were paid, the minutes were approved, rents are coming in and PNC is going to perform the 4<sup>th</sup> payment for Kronman LITC.

Attorney's Report:

Counsel Corrison reported that we can proceed with the judgement against the tenant at Park for the large amount of back rent. He reported that he negotiated a settlement for a tenant at Kronman to have it at the end of April.

Commissioner Sedehi asked what if she doesn't leave.

Counsel Corrison stated then we go right to eviction.

Accountant's Report: none

Executive Director Brightman's report: none

Staff Reports:

Chairman Rainwater commented that Housing Director Sriwardena's letter to the tenants was excellent.

Housing Director Sriwardena reported that we now have two Easter Seal workers for 29 hours weekly.

Commissioner Martinez asked if we had any COVID cases.

Housing Director Sriwardena responded very few that we know of, we are getting free COVID test kits from the county that we will distribute to the tenants.

Chairman Rainwater asked about the ant problem.

Housing Director Sriwardena stated that the treatments seem to be working.

Commissioner Sedehi asked where the maintenance report was.

Housing Director Sriwardena stated that she was sorry as they have been so busy but it should be available next month.

Commissioner Sedehi commented that Kettly Giles is always assisting tenants with housekeeping and hoarding.

Housing Director Sriwardena responded that we had two tenants that failed their HQS inspection and she had to work with them.

Commissioner Sedehi asked if we could get any help from the county or Parker House.

Housing Director Sriwardena stated that she will pass that on to Kettly.

Committee reports: none

Resolutions:

- a) Reso #2023-6 – Reso Re-Adopting the BOC Minutes of March 12, 2020, September 9, 2021 and January 12, 2023

Motion moved by Commissioner Sedehi and seconded by Commissioner Martinez to adopt Resolution #2023-6.

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

The Chair thereupon declared said motion approved.

b) Reso #2023-7 – Resolution Re-Adopting Reso Numbers: 2020-10, 2020-11, 2020-12, 2021-26, 2021-27, 2021-28, 2021-29, 2023-1, 2023-2, 2023-3, and 2023-4

Motion moved by Commissioner Sedehi and seconded by Commissioner Malloy to adopt Resolution #2023-7.

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

The Chair thereupon declared said motion approved.

c) Reso #2023-8 – Reso Adopting Monthly Bill List for February 2023

Motion moved by Commissioner Sedehi and seconded by Commissioner Malloy to adopt Resolution #2023-8.

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

The Chair thereupon declared said motion approved.

d) Reso #2023-9 – Extend Landscaping Contract with Custom Care Services for the 2023 Season for \$16,210

Motion moved by Commissioner Sedehi and seconded by Commissioner Malloy to adopt Resolution #2023-9.

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

The Chair thereupon declared said motion approved.

Old Business: none

Public Comment II: none

Comments:

Executive Director Brightman asked Counsel Corrison if discussing the Woodbridge transition was covered under executive session.

Counsel Corrison replied, no, it must be discussed in public.

It was decided that a public meeting will be scheduled in May to discuss the transition.

Executive Director Brightman inquired about filling the commissioner resident spot.

Counsel Corrison stated that letters must be sent to all the new enrollees since the last letter was sent. If there is no response, the Mayor/Council can fill the opening.

## **ADJOURNMENT**

Motion by Commissioner Sedehi and seconded by Commissioner Malloy to adjourn at 7:10 PM. All commissioners present voted in favor.

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Donna Brightman, Exec. Director/Secretary