

**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 14, 2023 in the conference room of the HPHA, 242 South Sixth Ave., Highland Park, NJ.

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 April 18, 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:

Ruby Hope, Commissioner
Raysa Martinez, Commissioner
William Rainwater, Chair
Evelyn Sedehi, Commissioner

ABSENT

Commissioners:

Gail Chonoles, Commissioner
William Malloy, Commissioner

Council Liaison:
Tara Canavera

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

Administration:

Donna Brightman, Executive Director
Elizabeth Noll, Sect. 8 Admin.

Nominations for Chairperson:

Commissioner Rainwater nominated Commissioner Hope and this was seconded by Commissioner Sedehi.

ROLL CALL: Chonoles Hope Malloy Martinez Rainwater Sedehi
AYES: Hope Martinez Rainwater Sedehi
NAYS: None

Abstain: None
Absent: Chonoles Malloy

There were no more nominations for Chairperson.

Motion to close nominations for Chairperson was moved by Commissioner Rainwater and seconded by Commissioner Sedehi.

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

The BOC congratulated Chairwoman Hope and Commissioner Rainwater handed over the gavel.

A motion to approve the minutes of the regular scheduled meeting held on Sept. 14, 2023 was made by Commissioner Sedehi and seconded by Commissioner Martinez and upon roll call the vote was as follows:

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

Commissioner Sedehi asked if there was anything that needed to be signed.

Executive Director Brightman responded that there was not.

Public Comment:

Karen Jackson, 3P, asked if there is only one working air conditioner in the community room.

Commissioner Sedehi answered, no, we turned the others off in order to hear what people are saying.

Ms. Jackson asked when we will get notices regarding the balcony repairs.

Executive Director Brightman stated to not worry as the residents will have plenty of time to prepare.

Juan Ratliff stated that we should all remember that we work for the tenants and tenants should not be treated like step-children.

Chairwoman Hope commented that if he sees a specific problem to notify the BOC.

New Business:

Mr. David Copperman was in the audience as he is in the process of being appointed to the BOC.

Executive Director Brightman told Mr. Copperman that as soon as he gets appointed and gets sworn in by the Town clerk, we will send you a packet of information, and will set a time to meet with him to give him some history.

Communications:

Chairwoman Hope stated that the HPAHC and Kronman minutes were in the packet and asked if any of the commissioners had questions.

No questions were presented.

Chairwoman Hope asked about the elevator and asked if it was repaired.

Executive Director Brightman answered, yes, but we are not happy with the current vendor as their response time leaves a lot to be desired.

Attorney's Report: none

Accountant's Report: none

Executive Director Brightman's report:

Executive Director Brightman deferred to Housing Director Sriwardena's report that was sent under separate cover.

Staff Reports:

The BOC thanked Kettly Giles for all she does for the residents.

Section 8: Executive Director Brightman stated that we received notification just today that we got a High Performer rating. She stated that she doesn't know how Elizabeth Noll did it, as we are having difficulty renting units within the HUD payment standard.

Committee reports:

Commissioner Sedehi stated that there was a tenant meeting today and she will send the BOC her notes.

Chairwoman Hope asked Denise Blake to tell the BOC a little about herself.

Resolutions:

a) Reso #2023-26 – Reso to Rescind Reso #2023-21

Motion moved by Commissioner Rainwater and seconded by Commissioner Sedehi to adopt Resolution #2023-26.

Discussion

Section 8 Administrator Noll explained that Gilson was the lowest bidder and was awarded the contract. However, they had no staff in NJ and could not set-up appointments and we could not wait for them to get up and running as we had a backlog of inspections. Therefore, we terminated the contract for non-performance.

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

The Chair thereupon declared said motion approved.

b) Reso #2023-27 – Award Two Year Contract for HQS Inspection Services to Home Stat Inspection from 8/1/23 to 7/31/25

Motion moved by Commissioner Sedehi and seconded by Commissioner Martinez to adopt Resolution #2023-27.

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

The Chair thereupon declared said motion approved.

c) Reso #2023-28 – Award Contract for Balcony Rehab at Kronman Building to EKO Construction, LLC for \$130,000

Motion moved by Commissioner Sedehi and seconded by Commissioner Martinez to adopt Resolution #2023-28.

Discussion

Executive Director Brightman explained that 10 sealed bids were received, the lowest was \$130,000 and the highest was \$1,955,000. She mentioned that the A/E was astounded with the price differences.

Commissioner Martinez inquired if we had any experience with EKO.

Executive Director Brightman answered, no, but the second lowest bidder is our contractor. However, the A/E firms have vetted EKO and feels comfortable in recommending them for the job.

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

The Chair thereupon declared said motion approved.

Public Comment II:

Juan Ratliff stated that a tenant at Park Terrace has pit bulls.

Executive Director Brightman asked Mr. Ratliff to speak to Ms. Blake after the meeting about the situation.

Mr. Ratliff also complained about people not putting garbage in the dumpster but instead leaving the garbage outside the dumpster as they send their kids and they can't reach the dumpster.

Commissioner Sedehi remarked that we should look at the cameras to see who is doing this.

Karen Jackson, 3P, stated that people throw their garbage outside instead of putting it in the dumpsters, even when the cans are full.

ADJOURNMENT

Motion by Commissioner Sedehi and seconded by Commissioner Rainwater to adjourn at 7:00 PM. All commissioners present voted in favor.

Donna Brightman, Exec. Director/Secretary