

**HIGHLAND PARK HOUSING AUTHORITY
BOARD MEETING**

June 13, 2024

6:30 PM

MINUTES

The Regular Meeting of the Board of Commissioners of the Highland Park Housing Authority was held in the conference room at the Highland Park Housing Authority. The meeting was called to order at 6:30 pm.

Please note that adequate notice of this meeting as required by the Open Public Meetings Act of 1975, has been provided adequate notice. A copy of the meeting notice was provided on November 1, 2023, and posted on the Highland Park Housing Authority website and Housing Authority’s official designated bulletin board located at 242 South Sixth Avenue, Highland Park, NJ and sent to the Borough Hall of Highland Park for posting and submitted to the Home News Tribune and Star-Ledger.

Roll Call

In attendance: Chair Ruby Hope, Commissioner David Copperman, Commissioner Evelyn Sedehi, Commissioner Padriac Millet, Deborah Hurley, Executive Director, Borough of Highland Park, Council Liaison, Matthew Hersh, Terrance Corriston, Esq., Counsel, Tony Polcari, Polcari and Polcari, Accountant

Absent: Vice Chair Raysa Martinez
Commissioner William Rainwater

Motion to approve the May 9, 2024

Motion: Commissioner Sedehi

Second: Commissioner Millet

Discussions: Chair Ruby Hope indicated that in the minutes, under committee, the reference to committee members attending community meetings, should be changed to “personnel committee members’. There was no further discussion. *(Vote did not have a quorum and tabled for next board meeting.)*

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chair Ruby Hope	X			
Vice Chair Raysa Martinez			X	
Commissioner David Copperman				X
Commissioner Padriac Millet	X			
Commissioner Evelyn Sedehi	X			
Commissioner William Rainwater			X	

Public Comment

219 Unit:

- Complaint regarding the noise level and the gathering of youth in the parking lot. Chair Ruby Hope stressed the importance of calling the police, which allows the authority to follow up. In addition, a letter will go out to residents emphasizing the parking area is not a place to gather for safety reasons and to be respectful to residents in the community with the noise level.
- Expressed concern about the landscaping. Chair Ruby Hope mentioned that the landscaping contract was on the agenda for approval.

Unit 1 C:

- Platform in bathroom needs to be addressed. The board indicated that the authority staff would address.

New Business: Tony Polcari, Polcari and Polcari presented an overview of the financials. Discussion was had with the board, which overall indicates that the authority is in good shape financially.

Communications:

There was no discussion.

Attorney's Report: Terrence Corrison, Esq. mentioned collection of funds was received. Also, there is an eviction pending.

Executive Director Report: Deborah Hurley, Exec. Director mentioned that both Edison and Highland Park's maintenance team would be trained together on the new NSPIRE procedures, which replaces the old REAC inspection process. Also, HUD will be conducting an onsite audit at the Highland Park Housing Authority the last week in June. Board members will be required to participate in an interview with the HUD team. Board members wanted to know what should be expected. Overall, Executive Director Deborah Hurley expressed that this is Highland Park's first audit and the questions presented in the letter will be the focus. The interviews with the board would be informal. Also, the executive director will be reaching out next week to schedule the interviews.

Staff Reports:

Chair Ruby Hope mentioned that the reports from staff were provided in the board packets. There was no further discussion.

Committee Reports: Chair Ruby Hope requested that Commissioner Millet present his report on grounds and maintenance. Commissioner Millet mentioned that he met and walked the grounds with the staff. It was determined that the old dumpster at Park Terrace should be replaced. A landscaper was discussed and is presented on the board's agenda for approval.

Resolutions:

2024- 17 Resolution by the Commissioners of the Borough of Highland Park Housing Authority to approve bill list for the month of May, 2024 in the amount of \$25, 270.91.

Moved: Commissioner Evelyn Sedehi
Seconded: Commissioner Padriac Millet

Discussion: There was no discussion.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chair Ruby Hope	X			
Vice Chair Raysa Martinez			X	
Commissioner David Copperman	X			
Commissioner Padriac Millet	X			
Commissioner Evelyn Sedehi	X			
Commissioner William Rainwater			X	

2024-18 Resolution authorizing award of a contract to D’Onofrio & Son, Inc. for landscaping services at Kronman and Park Terrace.

Motion: Commissioner Evelyn Sedehi
Seconded: Commissioner David Copperman

Discussion: There was no discussion.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chair Ruby Hope	X			
Vice Chair Raysa Martinez			X	
Commissioner David Copperman	X			
Commissioner Padriac Millet	X			
Commissioner Evelyn Sedehi	X			
Commissioner William Rainwater			X	

Old Business:

Chair Ruby Hope mentioned that work on balconies remains in progress. However, the six balconies that needed repair have been completed.

Public Comment for Other Matters:

219 Unit :

- Expressed illegal dumping is taking place.
- Boxes need to be broken down when being disposed.
- A personnel question was raised. It was expressed by the Board Chair that personnel matters are not allowed to be discussed during public meetings.

1E Unit: expressed that residents using the community room should do their part to keep the room clean.

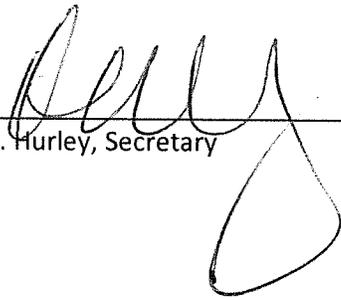
Resident: A concern was expressed about the cracks in the sidewalks. Also, the housing authority should consider labeling bottles that are used with chemicals.

Chair Ruby Hope closed the Public Meeting at 7:20 pm

Motion to adjourn: Commissioner Evelyn Sedehi

Seconded: Chair Ruby Hope

All commissioners present voted to adjourn at 7:25 pm



Deborah M. Hurley, Secretary