

**HIGHLAND PARK HOUSING AUTHORITY
BOARD MEETING**

July 11, 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, Vice Chair Raysa Martinez, Commissioner David Copperman, Commissioner William Rainwater, Commissioner Evelyn Sedehi, Commissioner Padriac Millet, Deborah Hurley, Executive Director, Borough of Highland Park, Council Liaison, Matthew Hersh, Terrance Corriston, Esq., Counsel

Approval of Minutes:

June 13, 2024

May 9, 2024

Motion: Commissioner Sedehi

Second: Commissioner Rainwater

Discussions: Chair Hope asked if there were any comments or corrections for the month of May and June minutes. Commissioner Copperman mentioned that he believed the accountant's report should reflect that our financial forecast should be changed from decent to good in the month of June minutes.

Minutes for May 9, 2024

	<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			

Minutes for June 13, 2024

	<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

- Resident** -Denise will discuss with Jeff her balcony door.
- 5F Resident** -Shower door vs. rail

Closed at 6:38 pm

New Business: Commissioner Copperman asked a question regarding how many vehicles do residents have at HPHA? There wasn't an immediate response, but we could assess and provide it at the next meeting. Commissioner Copperman expressed his concern for people parking in the area that blocks the side entrance. Denise Blake, Director of Housing expressed that people use the side to door to unload only. There were visits during certain times of the day conducted by board chair, and it was observed that cars were not parked by the side door all the time. Commissioner Millet suggested we purchase unloading signage that specifies limited time that it is understood how long you can park to unload your groceries, luggage, etc.

Also, Commissioner Copperman inquired about the damage of the sidewalk and wanted to know the status. Board Chair Ruby Hope indicated that nothing has transpired since the last meeting with the administration. However, pictures have been taken since the last meeting that reflect deterioration. Follow up with the administration will take place.

In addition, we have a resident that is paid once a month to write a community newsletter.

Communications:

There was no discussion.

Attorney's Report: Terrence Corrison, Esq. mentioned that normal proceedings are taking place for residents who need to be taken to court for nonpayment. There was no further discussion.

Executive Director Report: Deborah Hurley, Exec. Director mentioned that during the month of August there will be a rfp for the elevator and quotes secured for the awnings. The HUD Audit went well and once they complete their report, we will have time to respond and address their concerns and or finding. The Section 8 Administrator has resigned, and we wished her farewell. A job description has been updated and posted on Indeed. We hope to conduct interviews and secure someone soon. Meantime, our Director of Section, Zena Sutton has stepped into the position and will be managing the department until we secure a person.

Staff Reports:

Chair Ruby Hope mentioned that the reports from staff were provided in the board packets. Commissioner Evelyn Sedehi commented that the maintenance reports should detail tracking the types of work orders that are being addressed. There was no further discussion.

Committee Reports: Chair Ruby Hope and Commissioner Copperman discussed the process of how the committees operate. It was suggested that the committees Commissioner Copperman serves on should meet to discuss procedures, etc. There was no further discussion.

Resolutions:

2024- 19 Resolution by the Commissioners of the Borough of Highland Park Housing Authority to approve bill list for the month of June, 2024 in the amount of \$19, 898.43.

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			

Old Business:

Commissioner Copperman express interest in attending one of the Section 8 briefings and mentioned that he has met with Zena Sutton and believes we are in good hands with her managing the department.

Public Comment for Other Matters:

5F -Experiencing some plumbing issue

-Sidewalk issue discussion was revisited. The administration shall investigate capital improvement funding to help us address repairing the sidewalks surrounding the grounds.

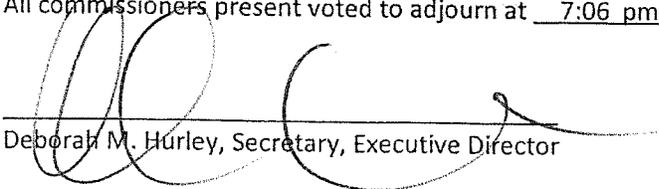
1J – Expressed a need to remove or trim several bushes that are overgrown.

Chair Ruby Hope closed the Public Meeting at 7:05 pm

Motion to adjourn: Commissioner Evelyn Sedehi

Seconded: Commissioner Padriac Millet

All commissioners present voted to adjourn at 7:06 pm


Deborah M. Hurley, Secretary, Executive Director