

**HIGHLAND PARK HOUSING AUTHORITY
BOARD MEETING**

October 10, 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 Thuy Bozzet, Commissioner David Copperman, Commissioner Seth Hahn, Commissioner Padriac Millet, Commissioner William Rainwater, Deborah Hurley, Executive Director, Borough of Highland Park, Council Liaison, Matthew Hersh, Terrance Corrison, Esq., Counsel

Approval of Minutes:

July 11, 2024

September 12, 2024

Motion: Commissioner Millet

Second: Commissioner Copperman

Discussions:

Due to an error in the July and September bill lists, approval of the minutes was postponed until the October meeting, where an explanation was given. Executive Director Deborah Hurley reviewed June’s records and determined that the bill list approved in July had been inadvertently duplicated in September’s list, though no double payment was made. A corrected bill list was provided. Commissioner Copperman noted it was a clerical error, which the board acknowledged, and no further discussion was needed for the July and September minutes.

Minutes for July 11, 2024

September 12, 2024

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chair Ruby Hope	X			
Commissioner Thuy Bozzet	X			
Commissioner David Copperman	X			
Commissioner Seth Hahn			X	

Commissioner Padriac Millet	X
Commissioner William Rainwater	X

Public Comment

Unit 3A: Inquired if a solution was reached surround the community room bathroom? Denise Blake, Housing Director, provided insights on the best approach moving forward. Both the Maintenance and Housing Director will continue to monitor the situation."

New Business: Executive Director Deborah Hurley provided an overview of the recent HUD Review, noting that no fraud was detected. Key findings included deficiencies in the Housing Choice Voucher program, although HUD is satisfied with the current management by Zena Sutton, Director of Section 8 from the Edison Housing Authority. A resident board member is required, and the board continues to face challenges in fulfilling this role. Commissioner Rainwater asked counsel, Terrance Corrison, for clarification on identifying a resident commissioner and the possibility of obtaining a waiver. Counsel Corrison explained the best approach, emphasizing that HUD regulations require a Section 8 voucher participant as a resident representative since the authority lacks public housing. Additional highlights of the review include several policy updates that need addressing, with a 30-day deadline to respond to the report.

Communications:

There was no discussion.

Attorney's Report:

There was no discussion.

Executive Director Report

Executive Director Deborah Hurley reported that the annual and five-year plans are in progress, and preparations are underway for the financial audit scheduled in November. Chair Hope asked about the status of the balconies, to which the Executive Director confirmed that all contracting work on the balconies has been completed. She also identified additional capital improvements that will need to be addressed next year.

Staff Reports:

Chair Ruby Hope noted that staff reports were included in the board packets and noted positive reports in collecting rents and occupancy rate is good at Park Terrace and Kronman. Commissioner David Copperman and Commissioner Rainwater inquired about the status of the Section 8 program. Zena Sutton, Director of Section 8, provided responses that updated them on present status and activity within the department as well as voucher holders' success rate in securing housing. There was no further discussion.

Committee Reports:

There was no discussion.

Resolutions:

2024- 20 Resolution by the Commissioners of the Borough of Highland Park Housing Authority to approve bill list for the months of July and August \$29,541.73.

Moved: Commissioner Rainwater
Seconded: Commissioner Millet

Discussion: There was no discussion.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chair Ruby Hope	X			
Commissioner Thuy Bozzet	X			
Commissioner David Copperman	X			
Commissioner Seth Hahn	X			
Commissioner Padriac Millet	X			
Commissioner William Rainwater	X			

2024- 23 Resolution to approve the monthly bill list for September 2024 in the amount of \$14,814.15.

Moved: Commissioner Rainwater
Seconded: Commissioner Copperman

Discussion: Commissioner Rainwater asked for clarification on the PILOT payment for the board’s reference. It was confirmed that the full payment of \$27,000 was categorized under the Kronman Board payment.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chair Ruby Hope	X			
Commissioner Thuy Bozzet	X			
Commissioner David Copperman	X			
Commissioner Seth Hahn	X			
Commissioner Padriac Millet	X			
Commissioner William Rainwater	X			

2024- 24 Resolution by the Commissioners of the Highland Park Housing Authority to Appoint Commissioner Willaim Rainwater as Vice Chair.

Moved: Commissioner Millet
Seconded: Commissioner Hahn

Discussion: There was no discussion.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chair Ruby Hope	X			
Commissioner Thuy Bozzet	X			
Commissioner David Copperman	X			
Commissioner Seth Hahn	X			
Commissioner Padriac Millet	X			

Commissioner William Rainwater

X

Old Business: Commissioner Copperman asked about the status of the sidewalk repairs. Executive Director Deborah Hurley reported that several residents attended the recent council meeting to raise the issue, and discussions with the town are ongoing to explore potential assistance. Commissioner Copperman also inquired about the voice class, which was not listed. Denise Blake provided an update on this matter, as we weren't getting enough attendance, and he has been requested to participate at the community center.

Public Comment for Other Matters:

Unit: 606 Benner St.: Light by the dumpster has been out for a while at Park Terrace.

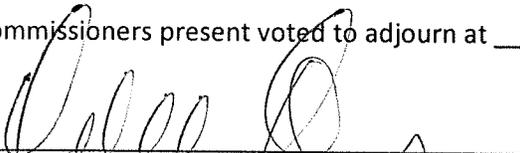
No further discussion

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

Motion to adjourn: Commissioner Rainwater

Seconded: Commissioner Millet

All commissioners present voted to adjourn at 7:06 pm



Deborah M. Hurley, Secretary, Executive Director

