

**HIGHLAND PARK HOUSING AUTHORITY
BOARD MEETING**

June 26, 2025

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 18, 2024, 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: Commissioner William Rainwater, Commissioner David Copperman, Commissioner Thuy Bozzett, Chair Ruby Hope, Deborah Hurley – Executive Director, Borough of Highland Park.

Absent: Commissioner Padriac Millet, Commissioner Seth Hahn, Council Liaison - Matthew Hersh, Terrance Corriston Esq., Counsel

Approval of Minutes:

Minutes of May 8, 2025 meeting.

Motion: Commissioner William Rainwater

Second: Commissioner Thuy Bozzett

Discussions:

There was no discussion.

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

Public Comment

6E:

Resident mentioned that new management was very efficient regarding a reminder to register his car.

219 S. 6th: Resident complained that notices have been sent out to people about picking up after their dogs but wants to know why there are no working cameras. Deborah Hurley, Executive Director mentioned that our annual and 5 yr plan mentioned that cameras would be purchased and quotes will be secured for installation. Resident additionally mentioned that Kronman is always cleaned up but Park Terrace is neglected. Denise Blake, Director of Housing responded by emphasizing that keep both properties clean is a priority of the administration.

206 S 7th: Resident claimed that she had seen maintenance all the time picking stuff and keeping area clean.

3P: Resident mentioned that shopping carts in the building were stolen and wants to know when and how to get additional ones. Denise mentioned that she plans to donate two that she has at her home and Reema is working to get new ones donated to the building.

6T: Resident said that the new Social Worker helped him navigate the system to obtain social services.

Closed at 6:40 pm

New Business:

Chair Ruby hope mentioned that Fee Accountant, Tony Polcari would be presenting the 2026 fiscal budget.

Tony Polcari's presentation was very thorough by reviewing each page which will be presented to the DCA for approval. The budget will be presented electronically once board approved, and DCA will review and send back for formal board adoption.

In addition, Deborah mentioned the importance of reviewing the cost allocation plan, which Tony Polcari presented.

Verizon also made a presentation to the resident community and was present to assist with sign up and address questions and concerns.

Communications:

No Discussions.

Attorney's Report:

No Discussions.

Executive Director Report

Deborah Hurley, Executive Director presented the following:

- HUD responded to the submitted HUD Audit response. The following areas were addressed:
 - Status of resident commissioner
 - Approved resolution necessary of Cost Allocation Plan.
 - Status of the Administrative Plan
 - Secured copy of Council contract for Public Housing.

Commissioner Copperman inquired about the status of the resident commissioner. Exec. Director, Deborah Hurley mentioned that we sent out another notice via-email and received two responses. We will need to interview the candidate and then submit to the borough for council to vote. In addition, Commissioner Copperman inquired about the status of the resident council formation. Denise Blake, Director of Housing provided information.

Staff Reports:

Chair Ruby Hope noted that staff reports were included in the board packets. In addition, Chair Hope mentioned that the town is planning to address the sidewalks, as it appears appears that one of the curbs has already been completed.

Commissioner William Rainwater inquired about the gazebo. Denise explained that the roofers fixed the flashing on the roof that had come undone with the last storm, but they left a small part unattached, which now flaps in the wind. As a result, the gazebo remains closed. Despite repeated follow-ups, the roofer is busy to return right now but promises to fix it once his busy season ends.

Committee Reports:

No Committee reports. There was no further discussion.

Resolutions:

2025-14 Resolution to approve the monthly bill list for the month of May in the amount of \$16,783.16

Moved: Commissioner Thuy Bozzett

Seconded: Commissioner William Rainwater

Discussion: No discussion.

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

2025-15 Resolution by the Commissioners of the Highland Park Housing Authority to Approve the FY 2026 Budget.

Moved: Commissioner Thuy Bozzett

Seconded: Commissioner David Copperman

Discussion: No discussion.

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

Old Business:

Commissioner Rainwater inquired about the status of a Section 8 employee hire. Deborah Hurley, Exec. Dir. mentioned that we may have an update for the board shortly. There is a seasoned person that plans to retire and is interested in the position in a consulting capacity.

Public Comment for Other Matters:

219 S. 6th Ave:

Resident said that there are signs posted clearly—no loitering. However, people continue to gather in that area who neither live there nor are visiting residents. Chair Ruby Hope advised resident to call Law enforcement so that administration can assist with follow up. Also, resident claimed the landscapers only cut the grass but do not trim the edges. Management agreed to inquire.

5F:

Resident revisited the mention of “fraud” item in the budget. The response from Chair was that budget line was originally created to address potential fraud. HUD requires us to maintain a category for it, even though we've never had to use the category.

1E:

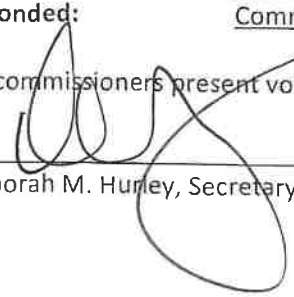
Resident mentioned the gazebo is a source of fresh air and sunshine and wanted to see if something can be done to open it quickly. Executive Director, Deborah Hurley mentioned that she would look into it .

Chair Ruby Hope closed the Public Meeting at 8:05 pm

Motion to adjourn: Commissioner William Rainwater

Seconded: Commissioner Thuy Bozzett

All commissioners present voted to adjourn at 8:07 pm


Deborah M. Hurley, Secretary, Executive Director