

## HIGHLAND PARK HOUSING AUTHORITY

### BOARD MEETING

November 13, 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:** Chair Ruby Hope, Commissioner William Rainwater, Commissioner David Copperman, Commissioner Thuy Bozzett, Commissioner Seth Hahn, Commissioner Priscilla Hera, Deborah Hurley – Executive Director, Terrance Corriston Esq., Counsel

**Absent:** Commissioner Padriac Millet  
Council Liaison Matthew Hersh

#### Approval of Minutes:

Minutes of October 9, 2025 meeting.

**Motion:** Commissioner David Copperman

**Second:** Commissioner Thuy Bozzett

#### Discussions:

Commissioner David Copperman inquired about the audit and when it would be completed. Executive Director Deborah Hurley explained that audit process, which involves the fee accountant and auditor. Once completed, the board will be presented with audit for approval and it will be submitted to DCA and HUD.

	<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
Commissioner Priscilla Hera	X

### **Public Comment**

606 Benner St: The Resident raised a concern that the Park Terrace grounds, especially along 7th Avenue, are not being checked or maintained regularly. Chair Ruby Hope suggested that since Director of Housing Denise Blake is not present, will inform her since she assigns the maintenance team to those tasks.

Closed at 6:34 pm

### **New Business:**

Presentation by Martinique Costa, Labor's Local 55

Ms. Costa provided an overview of their labor union and how they are used to assist housing authorities with their maintenance needs. Their team can be requested for short- or longer-term assignments with a few days' notice, and they currently work with several housing authorities statewide.

Executive Director Deborah Hurley mentioned that counsel reviewed and refined the contract to better match the specific scope of work, the board will review it before it is placed on next month's agenda.

### **Communications:**

There were no discussions.

### **Attorney's Report:**

An eviction case involving ongoing tenant-on-tenant harassment went to court last week. Although the tenant attempted arson shortly before the hearing, she did not appear in court, resulting in a default judgment and warrant. The lockout is expected within a week, the police are aware and monitoring the situation.

### **Staff Reports:**

Chair Ruby Hope noted that staff reports were included in the board packets.

**Executive Director Report** - Executive Director Deborah Hurley, reported the following:

- We conducted a two-day fire watch, monitoring floors hourly and maintaining logs - following an inspection prompted by Housing Authority Insurance provider.
- Commissioner Padriac Millet visited Park Terrace with Director for Housing Denise Blake to review a plan for replacing water heaters, and preventive measures are being scheduled.
- Additionally, two RFPs—for an inspector and for computer services—were submitted.
- Director for Housing Denise Blake is starting reviewing tax credits.
- Community updates include Elijah's Promise delivering sandwiches next week and an appreciation day next Thursday with commissioners and the borough invited.

**Committee Reports:**

There were no discussions

**Resolutions:**

**2025-25 Resolution to approve the monthly bill list for the month of October 2025 in the amount of \$17,076.87.**

**Moved:** Commissioner Seth Hahn

**Seconded:** Commissioner David Copperman

**Discussion:** There was a query on a charge and Section 8 Director Zena Sutton explained that the Diamond RIM System is a computer based tool used to audit Section 8 folders, ensuring all documents, entries, and calculations are accurate and complete. It operates on a yearly subscription.

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

**2025-26 Resolution by the Board of Commissioners of the Highland Park Housing Authority Approving the schedule of the Board of Commissioners Meetings for the year 2026.**

**Moved:** Commissioner David Copperman

**Seconded:** Commissioner Thuy Bozett

**Discussion:** There was no discussion.

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

**2025-27 Resolution approving the selection of NETCONNECT to provide Computer and Cyber Security Services for the Highland Park Housing Authority.**

**Moved:** Commissioner David Copperman

**Seconded:** Commissioner Thuy Bozett

**Discussion:** There were three proposals received, NetConnect met the requirements, offering the lower two-year cost and experience.

	<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			
Commissioner Priscilla Hera	X			

**2025-28 Resolution approving the Award of a Contract to SPEDIENT Inc. for Inspection Services to the Highland Park Housing Authority for a Two-Year Period.**

**Moved:** Commissioner Thuy Bozzett

**Seconded:** Commissioner Seth Hahn

**Discussion:** The Section 8 department is required to execute inspections for move-in and annual recertifications. We issued a RFP and received one proposal, and based on strong past performance, we recommend hiring this firm with a termination-for-convenience clause to protect our budget.

	<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			
Commissioner Priscilla Hera	X			

**Old Business:**

No further discussion.

**Public Comment for Other Matters:**

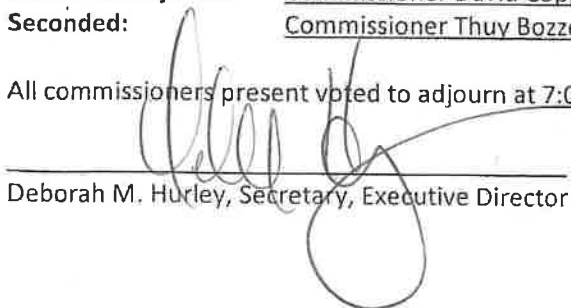
**5F:** Tenant express concern there are cleanliness issues near the elevators, especially from the second to the sixth floor. A thorough spring cleaning is needed, and the concern will be brought to Director of Housing Denise Blake for follow-up.

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

**Motion to adjourn:** Commissioner David Copperman

**Seconded:** Commissioner Thuy Bozzett

All commissioners present voted to adjourn at 7:05 pm

  
Deborah M. Hurley, Secretary, Executive Director