

HOUSING AUTHORITY OF BERGEN COUNTY
One Bergen County Plaza, Fl 2
Hackensack, NJ 07601

MINUTES OF THE MEETING OF DECEMBER 21, 2017

THESE MINUTES ARE NOT VERBATIM BUT ARE INSTEAD A SYNOPSIS OF WHAT TRANSPIRED AT THE REGULAR MEETING OF DECEMBER 21, 2017.

PRESENT: Chairman Daniel Ortega
 Commissioner Junior Hernandez (late)
 Commissioner Danielle Peterson
 Commissioner Bob Taschler
 Commissioner Steven Weinstein

Lynn Bartlett, Executive Director
Kevin McCann, Director of Finance
Julia Orlando, BCHHH Director
Esther Gatria, Human Resources Manager
Vincent Bufis, Field Operations Manager
Terrence Corrison Esq., General Counsel

ABSENT:

Commissioner Steven Kopf
Commissioner Joanne English Rollieson

CALL TO ORDER

Chairman Ortega called the meeting to order at 6:07 pm and asked that the open public meetings statement be read. Executive Director Lynn Bartlett read the following:

Consistent with the Bryon M. Baer Open Public Meetings Act P.L.1975c231, all meetings of public bodies shall be open to the public at all times. Notice of the regular meeting was provided to The Record and the Jersey Journal on December 15, 2016, and was provided to the County Clerk for posting at the County Administration Building, at which time the date time and place were set forth. The minutes of this meeting will be available following the next regularly scheduled meeting.

PLEDGE OF ALLEGIANCE

Chairman Ortega lead the Board in the Pledge of Allegiance.

ROLL CALL

Chairman Ortega asked that roll be called. Commissioners Ortega, Hernandez, Peterson, Taschler and Weinstein were present. Commissioners Kopf and English-Rollieson were absent.

APPROVAL OF MINUTES

A motion was made by Commissioner Weinstein to approve the regular minutes of the meeting of NOVEMBER 21, 2017. Motion was seconded by Commissioner Taschler and unanimously approved.

ROLL CALL VOTE:

Chairman Ortega – AYE

Commissioner Hernandez – AYE

Commissioner Peterson - AYE

Commissioner Taschler – AYE

Commissioner Weinstein - AYE

ABSENT: Commissioners Kopf and English-Rollieson (2)

EXECUTIVE DIRECTOR REPORT

Director Bartlett reported that there were no updates to the Executive Director report that was circulated in the Board Packet.

Chairman Ortega asked if there were any questions, and there were none.

ATTORNEY REPORT

Mr. Corrison reported that he had nothing new to report. There are pending litigated matters but nothing to report on as yet.

Commissioner Hernandez asked if anything had come up since the Board of Commissioner's meeting in Mahwah. Mr. Corrison had reported that there have been no inquires or issues that have come up since the meeting. He stated that both he and staff are working with residents on the issue reported at that meeting. Commissioner Hernandez stated his belief that the Authority Board of Commissioners should go back to Mahwah for a follow up meeting and ask what's going on. Chairman Ortega expressed his belief that the Board of Commissioners should inquire of residents in general and not just one property that is why several Commissioner meetings will be held at different buildings in the coming year.

Chairman Ortega pointed out that there were very few residents in attendance at Mahwah and credited this to the overall maintenance and responsiveness of HABC staff to both the residents and the property. He stated that if there were issues the

meeting would have been overwhelmingly attended by residents all with complaint. Chairman Ortega compliment maintenance staff for their work and commitment to maintaining the property and responding to resident needs.

Mr. Corrison pointed out that the Authority is taking a big step tonight by implementing the Parking Policy that is on the consent agenda. Commissioner Weinstein stated that one of the major issues heard at the meeting was the parking situation and that by passing the Parking Policy the Board is taking immediate action to address their issues.

PUBLIC SESSION

Chairman Ortega asked for a motion to open the meeting to the public. A motion was made and seconded by Commissioners Weinstein and Taschler, all were in favor.

Chairman Ortega asked if any member of the public wished to address the Board.

Seeing there was no one from the public that wished to address the Board, a motion was made by Commissioner Hernandez and seconded by Commissioner Weinstein to close the public portion of the meeting, all were in favor.

CONSENT AGENDA

Chairman Ortega then asked for a motion to approve the Consent Agenda. Motion was made by Commissioner Hernandez and seconded by Commissioner Weinstein.

ROLL CALL VOTE:

Chairman Ortega – AYE
Commissioner Hernandez – AYE
Commissioner Peterson - AYE
Commissioner Taschler – AYE
Commissioner Weinstein - AYE
ABSENT: Commissioners Kopf and English-Rollieson (2)

- A. Resolution 2017-85
Resolution approving the routine expenditures for the HABC for the period of 11/9/17-12/11/17
- B. Resolution 2017-86
Resolution approving the routine expenditures for the HDC for the period of 11/9/17-12/11/17
- C. Resolution 2017-87
Resolution authorizing the 2018 Holiday Schedule for the Housing Authority of Bergen County

- D. Resolution 2017-88
Resolution authorizing the 2018 Board of Commissioner Meeting dates of the Housing Authority of Bergen County
- E. Resolution 2017-89
Resolution appointing a Qualified Purchasing Agent for the Housing Authority of Bergen County
- F. Resolution 2017-90
Resolution authorizing a contract with Standard Elevator Corp and Clifton Elevator Service Co. for elevator maintenance and repair services for Brookside Gardens, Franklin Heights, Hasbrouck Heights and Ridgecrest Apartments.
- G. Resolution 2017-91
Resolution authorizing a contract with Total Fire Safety, LLC for fire alarm and fire suppression system testing, inspection and repair services for the authority's facilities
- H. Resolution 2017-92
Resolution approving the addition of Emerson Veterans Supportive Housing to the snow plowing contract with Raymond Brothers Landscaping for the 2017-18 season
- I. Resolution 2017-93
Resolution authorizing a contract extension with Slade Elevator Corp for elevator maintenance and repair services at MLK Senior Center and apartments
- J. Resolution 2017-94
Resolution appointing the 2018 JIF Fund Commissioner
- K. Resolution 2017-95
Resolution approving a parking policy for all HABC and HDC owned and managed properties
- L. Resolution 2017-96
Resolution authorizing a grant agreement for HVAC improvements at Bogota, Hasbrouck Heights and Dumont
- M. Resolution 2017-97
Resolution authorizing a grant agreement for BCHHH operations
- N. Resolution 2017-98
Resolution authorizing a grant agreement for TBRA funds

The vote upon roll call was:

ROLL CALL VOTE:

Chairman Ortega – AYE
Commissioner English-Rollieson - AYE
Commissioner Hernandez – AYE
Commissioner Kopf - AYE
Commissioner Taschler – AYE
Commissioner Weinstein - AYE
ABSENT: Commissioner Peterson (1)

Before adjourning Chairman Ortega wished everyone very happy holidays.
Commissioner Peterson then made a motion to adjourn the meeting which was
seconded by Commissioner Weinstein and it was unanimously approved at 6:15pm.

Prepared by: Lynn Bartlett