

HOUSING AUTHORITY OF BERGEN COUNTY
One Bergen County Plaza – 2nd Floor, Hackensack

MINUTES OF MEETING OF MAY 23, 2019

THESE MINUTES ARE NOT VERBATIM BUT ARE INSTEAD A SYNOPSIS OF WHAT TRANSPIRED AT THE REGULAR MEETING OF MAY 23, 2019 OF THE HOUSING AUTHORITY OF BERGEN COUNTY BOARD OF COMMISSIONERS

PRESENT: Commissioner Peter Caminiti, Sr.
 Commissioner Junior Hernandez
 Commissioner Daniel Ortega
 Commissioner Steven Weinstein

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

ABSENT: Commissioner Joanne English Rollieson
 Commissioner Danielle Peterson

CALL TO ORDER

Chairman Ortega called the meeting to order at 5:40pm and Executive Director, Lynn Bartlett, read the following statement:

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 Bergen Record and posted on the Authority website on December 31, 2018 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 the regular meeting will be available following the next regularly scheduled meeting.

PLEDGE OF ALLEGIANCE

Chairman Ortega led all in the pledge of allegiance.

ROLL CALL

Upon roll call Commissioners Caminiti, Hernandez, Ortega, and Weinstein were all present.

MINUTES

The Chairman asked for a motion to approve the regular meeting minutes of the April 2019 meeting of the HABC Board of Commissioners. Motion was made by Commissioner Hernandez and seconded by Commissioner Caminiti. The motion carried upon roll call.

ROLL CALL VOTE

Commissioner Caminiti - YES
Commissioner Hernandez - YES
Commissioner Ortega – YES
Commissioner Weinstein – YES

IN FAVOR: All Present Commissioners (4)
ABSENT: English-Rollieson, Peterson (2)

EXECUTIVE DIRECTOR REPORT

Director Bartlett informed all Board members a new Tenant Service Coordinator was hired.

Ms. Bartlett reminded the Board of the new HUD REAC 2 week prior to scheduling protocol for building inspections. River Vale Senior Residence is the first building that will be inspected under the new protocol.

Monitoring and Management Reviews of Lehmann Gardens (Park Ridge), Emerson Veteran Housing, Franklin Street Villas (Northvale), MLK Apartments (Hackensack) and Grove Gardens (South Hackensack) were completed this month. All properties passed scored exceptionally, there were no findings for any of the properties monitored.

Ms. Bartlett circulated a draft of the HABC Annual Report draft. She asked that the Commissioners provide any missing information needed to finalized the report.

Ms. Bartlett also congratulated the Chairman on the arrival of his second daughter earlier in the afternoon. All Commissioners congratulated the Chairman and wish he and his wife well. The Chairman thanked everyone and informed all that Mom and baby were doing well.

Lastly, Ms. Bartlett pointed out the last minute addition resolution to the consent agenda authorizing a letter of intent submission for HUDs Move to Work expansion.

DEVELOPMENT

Ms. Bartlett reported that both she and John Biale, Director of Development for HDC, met with officials from the Borough of North Arlington earlier that afternoon to discuss the possibility of partnering to develop an affordable senior project in the borough. Chairman Ortega inquired which borough officials attended the meeting, Ms. Bartlett explained that Mayor Pronti, Borough Administrator Steve Lolocono and the Borough Affordable Housing Consultants Bob and Matt Ceberio.

ATTORNEY REPORT

Due to a scheduling conflict Mr. Corrison was unable to attend. He provided his report to Ms. Bartlett who reported that the HDC closed on the purchase of an affordable condominium in Mahwah. Ms. Bartlett also reported that the Authority has identified an eligible buyer for the Franklin Street Condo in Hackensack. Additionally a long standing eviction matter in Bergenfield has finally be scheduled for court.

PUBLIC COMMENT

Motion was offered by Commissioner Weinstein and seconded by Commissioner Caminiti to open the meeting to the public, all present Commissioners were in favor.

Seeing there was no one from the public wishing to address the Commissioners. Commissioner Caminiti made a motion to close the public portion of the meeting which was seconded by Commissioner Weinstein. This was unanimously approved.

CONSENT AGENDA

Motion was made by Commissioner English-Rollieson and seconded by Commissioner Caminiti. Upon roll call the motion carried unanimously.

A. Resolution 2019-30

Resolution approving the routine expenditures for the HABC for the period of 04/12/19-05/15/19

B. Resolution 2019-31

Resolution approving the routine expenditures for the HDC for the period of 04/12/19-05/15/19

C. Resolution 2019-32

Resolution approving a 10 year extension of the project based voucher award to The Heritage

D. Resolution 2019-33

Resolution approving the annual Section Eight Management Assessment Program (SEMAP) submission

E. Resolution 2019-34

Resolution awarding a contract for data warehouse system

F. Resolution 2019-35

Resolution authorizing submission of a Letter of Intent in response to HUD issued expansion of the Move to Work (MTW) Demonstration Program

ROLL CALL VOTE

Commissioner Caminiti - YES
Commissioner Hernandez - YES
Commissioner Ortega – YES
Commissioner Weinstein – YES

IN FAVOR: Caminiti, Hernandez, Ortega, Weinstein (4)
ABSENT: English-Rollieson, Peterson (2)

Given there was no further business to consider, Commissioner Caminiti then moved to adjourn 5:49pm which was unanimously agreed upon.

Prepared by: Lynn Bartlett