

HOUSING AUTHORITY OF BERGEN COUNTY
One Bergen County Plaza, Hackensack, New Jersey

MINUTES OF ZOOM VIRTUAL MEETING OF JANUARY 27, 2022

THESE MINUTES ARE NOT VERBATIM BUT ARE INSTEAD A SYNOPSIS OF WHAT TRANSPIRED AT THE REGULAR MEETING OF JANUARY 27, 2022 – A ZOOM VIRUTAL MEETING OF THE HOUSING AUTHORITY OF BERGEN COUNTY BOARD OF COMMISSIONERS

PRESENT:

Chairman Daniel Ortega	Lynn Bartlett, Executive Director
Commissioner Angelo D’Arminio, Jr.	Terrence Corriston, General Counsel
Commissioner Joanne English Rollieson	Vincent Bufis, Field Operations Director
Commissioner Junior Hernandez (<i>attended at 5:27pm</i>)	Al Restaino III, Finance Director
Commissioner Harvey Sohmer	Julia Orlando, BCHHH Director
	Esther Gatria, HR Manager
	Joe D’Angelo, IT Specialist
	Heather Wei, Commissioner Support
	William Katchen, CPA

ABSENT:

Commissioner Peter Caminiti, Sr.
Commissioner Danielle Peterson

CALL TO ORDER

The meeting was called to order at 5:07pm. Executive Director, Lynn Bartlett read the following statement:

Consistent with the Byron 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 virtual meeting schedule of the HABC Board of Commissioners setting forth the date, time and hyperlink information was posted by The Record on January 3, 2022. The same notice was posted on the Authority website and provided to the County Clerk for posting at the County Administration Building on January 25, 2022. The minutes of this 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 all Commissioners were present but Commissioners Caminiti, Sr., and Peterson.

REORGANIZATION

Commissioner Ortega turned the meeting over to Terrence Corriston for the re-organization and election of officers for the 2022 year.

Mr. Corrison then requested nominations for Board Chair for the term. Commissioner D'Arminio, Jr. nominated Daniel Ortega; the motion was seconded by Commissioner English Rollieson. No other nominations were forwarded, upon roll call the vote passed unanimously.

VOTE:

Caminiti, Sr. – ABSENT
D'Arminio, Jr. – YES
English-Rollieson - YES
Hernandez – ABSENT
Ortega – YES
Peterson – ABSENT
Sohmer – YES

Next, Mr. Corrison asked for nominations for Vice-Chair. Chairman Ortega nominated Peter Caminiti, Sr.; the motion was seconded by Commissioner English-Rollieson. No other nominations were proffered. Upon roll call the vote passed unanimously.

VOTE:

Caminiti, Sr. – ABSENT
D'Arminio, Jr. – YES
English-Rollieson - YES
Hernandez – ABSENT
Ortega – YES
Peterson – ABSENT
Sohmer – YES

Lastly, Mr. Corrison asked for nominations for Treasurer. Chairman Ortega nominated Commissioner English-Rollieson, seconded by Commissioner Sohmer. No other nominations were made. Upon roll call the vote passed unanimously.

VOTE:

Caminiti, Sr. – ABSENT
D'Arminio, Jr. – YES
English-Rollieson - YES
Hernandez – ABSENT
Ortega – YES
Peterson – ABSENT
Sohmer – YES

The next order of business to follow addressed the appointment of Commissioner members to serve as Trustees on the Board of the Housing Development Corporation of Bergen County (HDC) and on sub-committees of the HABC.

The following appointments were made:

1. HABC Commissioners to serve a one-year term as a Trustee on the Board of the HDC:
Caminiti, Sr., Ortega, Sohmer

VOTE:

Caminiti, Sr. – ABSENT

D’Arminio, Jr. – YES

English-Rollieson - YES

Hernandez – ABSENT

Ortega – YES

Peterson – ABSENT

Sohmer – YES

2. HABC Commissioners appointed to the Personnel Committee of the HABC:
Caminiti, Sr., and Ortega

VOTE:

Caminiti, Sr. – ABSENT

D’Arminio, Jr. – YES

English-Rollieson - YES

Hernandez – ABSENT

Ortega – YES

Peterson – ABSENT

Sohmer – YES

MINUTES

The Chairman asked for a motion to approve the regular meeting minutes of the December 21, 2021, meeting of the HABC Board of Commissioners. Motion was made by Commissioner English Rollieson and seconded by Commissioner Sohmer; upon roll call the motion carried unanimously by all Commissioners present.

VOTE:

Caminiti, Sr. – ABSENT

D’Arminio, Jr. – YES

English-Rollieson - YES

Hernandez – ABSENT

Ortega – YES

Peterson – ABSENT

Sohmer – YES

EXECUTIVE DIRECTOR REPORT

Director Bartlett pointed out that she had previously circulated the report but added that REAC inspection at River Vale earned a score of 95%, which is outstanding.

Ms. Bartlett was also happy to announce that the HABC has been selected by HUD to be a Move to Work (MTW) agency. This provides the HABC the ability to be flexible to run programs with a more localized and direct approach without having to seek HUD waivers/approvals. She is very proud of the HABC and the changes that it will bring to the Housing Authority.

William Katchen presented the budget for FYE '23. There is a combined revenue of \$60,576,381 and appropriation of \$60,390,744. The largest expenditure is HAP and admin fees.

The State looks at the surplus as of the end of audit period adjusted for the non-cash appropriation, which are pension accounts. It is projected that at the end of new year, public housing conversion will bring in a surplus of \$3,119,549 dollars and the HCV Program will have \$5,062,492 dollars. Both amounts being very healthy and should be able to carry any unforeseen expenditures

Mr. Katchen recommended that the Board consider the budget for introduction to the State.

Finally, Ms. Bartlett added that the HDC Board of Trustees approved the amendments to their By-Laws and Articles of Incorporation allowing for the separation of the HABC and HDC. The main reason for the separation is that the HABC can no longer sustain operation of the HDC with full time HABC employees. The HDC has grown exponentially and is so successful that they require their own employees.

The record reflects that Commissioner Hernandez entered the meeting.

ATTORNEY REPORT

Terrence Corriston and Vinny Bufis met with attorneys for Mahwah Affordable Housing. They are looking at their future COAH obligations and would like to ensure that our site remains affordable for as long as 60 years. They would like to have HABC negotiate with them to ensure there is a deed restriction on the property. Mr. Corriston will report back once further negotiations are held.

CONSENT AGENDA

Chairman Ortega asked for a motion to approve the consent. Motion was made by Commissioner D'Arminio, Jr. and seconded by Commissioner Sohmer.

A. Resolution 2022-01

Resolution appointing 3 HABC Commissioners to serve as members of the Housing Development Corporation of Bergen County (HDC) Board of Trustees.

B. Resolution 2022-02

Resolution appointing 2 HABC Commissioners to serve as members of the HABC/HDC Personnel Committee.

- C. Resolution 2022-03**
Resolution approving the routine expenditures for the HABC for the period of 12/16/21 - 01/21/22.
- D. Resolution 2022-04**
Resolution approving the routine expenditures for the HDC for the period of 12/16/21 - 01/21/22.
- E. Resolution 2022-05**
Resolution approving the Annual Capital Budget of the HABC for the FY 2022-2023.
- F. Resolution 2022-06**
Resolution approving the HUD Budget submission for FY 2022-2023.
- G. Resolution 2022-07**
Resolution approving the Cash Management Plan for FY 2022-2023.
- H. Resolution 2022-08**
Resolution approving the grant agreement with the County of Bergen for the purpose of using \$350,000.00 in FY2021 Home Investment Partnerships (HOME) Program Funds for Tenant Based Rental Assistance (TBRA).
- I. Resolution 2022-09**
Resolution approving the grant agreement with the County of Bergen for the purpose of using \$25,000.00 in FY2021 Home Investment Partnerships (HOME) Program Funds for Security Deposit Assistance.
- J. Resolution 2022-10**
Resolution approving the Annual Agency Plan.
- K. Resolution 2022-11**
Resolution approving the amended and restated By-Laws for the Housing Development Corporation of Bergen County
- L. Resolution 2022-12**
Resolution approving the amended and restated Articles of Incorporation for the Housing Development Corporation of Bergen County

VOTE:

Caminiti – ABSENT

D’Arminio – ABSENT

English-Rollieson - ABSENT

Hernandez – YES

Ortega – YES

Peterson – YES

Sohmer – YES

Seeing no further business to discuss Commissioner Sohmer motioned and Commissioner Hernandez seconded to adjourn the meeting at 5:32 pm which was unanimously approved by all Commissioners present.

Prepared by: Heather Wei