

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

MINUTES OF ZOOM VIRTUAL MEETING OF MAY 26, 2022

THESE MINUTES ARE NOT VERBATIM BUT ARE INSTEAD A SYNOPSIS OF WHAT TRANSPIRED AT THE REGULAR MEETING OF MAY 26, 2022 – A ZOOM VIRUTAL MEETING OF THE HOUSING AUTHORITY OF BERGEN COUNTY BOARD OF COMMISSIONERS

PRESENT:

Chairman Daniel Ortega	Vincent Bufis, Field Operations Director
Commissioner Peter Caminiti, Sr.	Terrence Corriston, General Counsel
Commissioner Angelo D’Arminio, Jr.	Julia Orlando, BCHHH Director
Commissioner Junior Hernandez (<i>arrived at 5:38</i>)	Shahin Rahvar, Director of Vouchers
Commissioner English Rollieson	Esther Gatria, Human Resource Manager
Commissioner Danielle Peterson	Heather Wei, Commissioner Support

ABSENT:

Lynn Bartlett, Executive Director
Commissioner Harvey Sohmer

CALL TO ORDER

The meeting was called to order at 5:33pm. Field Operations Director, Vincent Bufis, 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.

STATEMENT REGARDING PUBLIC COMMENT

At the designated time on the Agenda, members of the public may speak. Until then, members of the public shall be muted. Once the public comment session begins, members of the public will be unmuted and may ask to be recognized.

Please do not speak out of turn or disrupt the meeting by shouting, interrupting or using profanity. Any person who persists in such conduct may be muted and and warned that if such conduct contiues he or she may be muted or removed from the meeting.

At the conclusion of comments from those attending remotely, the Board will address any comments or questions which were submitted in writing forty-eight hours before the meeting.

PLEDGE OF ALLEGIANCE

Chairman Ortega led all in the pledge of allegiance.

ROLL CALL

Upon roll call all Commissioners were present but Commissioner Sohmer.

MINUTES

Chairman asked for a motion to approve the regular meeting minutes of the April 28, 2022, meeting of the HABC Board of Commissioners. Motion was made by Commissioner D'Arminio, Jr. and seconded by Commissioner Caminiti, Sr.; upon roll call the motion carried unanimously by all Commissioners present.

VOTE:

Caminiti, Sr. – YES

D'Arminio, Jr. – YES

English-Rollieson - YES

Hernandez – YES

Ortega – YES

Peterson – YES

Sohmer – ABSENT

EXECUTIVE DIRECTOR REPORT

Field Operations Director, Vincent Bufis, pointed out that the Executive Directors report had been previously circulated.

The only additions FO Director Bufis had was that HCV Section 8 applications were made available the week of May 16 through May 20. Received just under 15,000 applications and a randomized lottery was conducted to select the 350 lottery winners for the active waitlist.

Additionally, the HABC/HDC bus trip was held. New and old employees were able to see 11 properties.

As there were no comments or questions, nothing further was added or discussed.

ATTORNEY REPORT

Terrence Corrison wanted to address the additional late resolution added to the agenda. It authorizes the execution of a Developers Agreement with the Township of Mahwah. The township will pay the HABC a \$1M to keep the affordability at Ramapo Brae and the HABC has committed to keeping the rentals and the condos affordable.

FO Director Bufis asked for a motion to approve Resolution 2022-38. Motion was made by Commissioner English Rollieson and seconded by Commissioner D'Arminio, Jr.

A. Resolution 2022-38

Resolution approving a Developers Agreement with the Township of Mahwah.

VOTE:

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

PUBLIC COMMENTS

A motion to open the meeting to the public was made by Chairman Ortega and seconded by Commissioner Peterson.

VOTE: AYES: All Present Commissioners (6)
 ABSENT: Commissioner Sohmer

A member of the public, Zoom identified them as Roughgarden, did attend the meeting, however, they did not address the Board.

A motion to close the meeting to the public was made by Commissioner Caminiti, Sr. and seconded by Chairman Ortega

VOTE: AYES: All Present Commissioners (6)
 ABSENT: Commissioner Sohmer

CONSENT AGENDA

FO Director Bufis asked for a motion to approve the consent with Resolution 2022-38 having been voted on separately. Motion was made by Commissioner D’Arminio, Jr. and seconded by Commissioner Caminiti, Sr.

B. Resolution 2022-32

Resolution approving the routine expenditures for the HABC for the period of 04/21/22 - 05/20/22.

C. Resolution 2022-33

Resolution approving the transfer of the Fairview Gardens apartments from the HDC to the HABC.

D. Resolution 2022-34

Resolution approving a contract with Cristi Cleaning Services Corp for window washing services.

E. Resolution 2022-35

Resolution approving a contract with JG Painting & Contracting LLC for painting of occupied apartment interiors, common areas, and vacant apartment interiors as needed.

F. Resolution 2022-36

Resolution approving expenses related to the Uniform Relocation Act for tenants at 155 Hudson Avenue, 10 Lodi Street, 18 Lodi Street and 3-7 Jackson Avenue, Hackensack.

G. Resolution 2022-37

Resolution approving a contract with Emergency Pest Control, Inc and Buggin Out Pest Control LLC for monthly exterminating services and as needed bed bug treatments.

VOTE:

Caminiti, Sr. – YES

D'Arminio, Jr. – YES

English-Rollieson - YES

Hernandez – YES

Ortega – YES

Peterson – YES

Sohmer – ABSENT

Seeing no further business to discuss Commissioner Caminiti, Sr., motioned and Commissioner D'Arminio, Jr. seconded to adjourn the meeting at 5:44 pm which was unanimously approved by all Commissioners present.

Prepared by: Heather Wei