

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

MINUTES OF ZOOM VIRTUAL MEETING OF SEPTEMBER 22, 2022

THESE MINUTES ARE NOT VERBATIM BUT ARE INSTEAD A SYNOPSIS OF WHAT TRANSPIRED AT THE REGULAR MEETING OF SEPTEMBER 22, 2022 – A ZOOM VIRUTAL MEETING OF THE HOUSING AUTHORITY OF BERGEN COUNTY BOARD OF COMMISSIONERS

PRESENT:

Chairman Daniel Ortega	Lynn Bartlett, Executive Director
Commissioner Peter Caminiti, Sr.	Vincent Bufis, Field Operations Director
Commissioner Joanne English Rollieson	Al Restaino III, Finance Director
Commissioner Junior Hernandez	Shahin Rahvar, Director of Vouchers
Commissioner Danielle Peterson	Terrence Corriston, General Counsel
Commissioner Harvey Sohmer	Julia Orlando, BCHHH Director
	Heather Wei, Communications/Commissioner Assistance

CALL TO ORDER

The meeting was called to order at 5:34pm. 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.

MINUTES

Chairman asked for a motion to approve the regular meeting minutes of the July 24, 2022, meeting of the HABC Board of Commissioners. Motion was made by Commissioner Sohmer and seconded by Commissioner English Rollieson; upon roll call the motion carried unanimously by all Commissioners present.

VOTE:

Caminiti, Sr. – YES
English-Rollieson - YES
Hernandez – YES
Ortega – YES
Peterson – YES
Sohmer – YES

EXECUTIVE DIRECTOR REPORT

Director Bartlett pointed out that she had previously circulated the report. The only update she had was to inform the Board that the HABC audit had not yet started. They are currently working on the HDC audit. Will mostly likely be ready for presentation to the Board at December's meeting.

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

ATTORNEY REPORT

Terrence Corriston reported that there were a large number of non-payment of rent cases that recently went to trial. Out of the twenty cases, 2/3rds were settled by either a repayment plan or participant receiving emergency rental assistance.

CONSENT AGENDA

Chairman Ortega asked for a motion to approve the consent. Motion was made by Commissioner Caminiti, Sr. and seconded by Commissioner Peterson.

A. Resolution 2022-46

Resolution approving the routine expenditures for the HABC for the period of 07/20/22 - 09/15/22.

B. Resolution 2022-47

Resolution approving a Renewal Agreement with MRI Software to provide computer software services to the HABC.

C. Resolution 2022-48

Resolution approving a contract with D&L Paving Contractors for asphalt, concrete and curbing repairs installation and resurfacing "as needed".

D. Resolution 2022-49

Resolution approving a contract with Reiner Group, Inc for HVAC routine maintenance and repair on "as needed" and when necessary alteration and replacement of HVAC systems.

E. Resolution 2022-50

Resolution approving expenses related to the Uniform Relocation Act for Jose Uguento, tenant at 155 Hudson Street, Hackensack.

F. Resolution 2022-51

Resolution approving expenses related to the Uniform Relocation Act for Top One Supermarket, tenant at 3-7 Jackson Avenue, Hackensack.

G. Resolution 2022-52

Resolution approving the write-off of uncollected rents.

H. Resolution 2022-53

Resolution approving a Shared Services Agreement with the Housing Authority of the City of Passaic for the provision of verifying rent reasonableness.

I. Resolution 2022-54

Resolution approving the submission of the MTW Supplement Plan to the 2022 HABC PHA Plan and execution of any documents required to the U.S. Department of Housing and Urban Development.

VOTE:

Caminiti, Sr. – YES

English-Rollieson - YES

Hernandez – YES

Ortega – YES

Peterson – YES

Sohmer – YES

PUBLIC COMMENTS

As there were no members of the public in attendance, a motion to open the meeting to the public was not necessary.

Seeing no further business to discuss Commissioner Hernandez motioned and Commissioner Peterson seconded to adjourn the meeting at 5:43 pm which was unanimously approved by all Commissioners present.

Prepared by: Heather Wei