



Housing Authority of Bergen County
One Bergen County Plaza
Hackensack, New Jersey

MINUTES OF ZOOM VIRTUAL MEETING OF JUNE 22, 2023

THESE MINUTES ARE NOT VERBATIM BUT ARE INSTEAD A SYNOPSIS OF WHAT TRANSPIRED AT THE REGULAR MEETING OF JUNE 22,2023 – A ZOOM VIRUTAL MEETING OF THE HOUSING AUTHORITY OF BERGEN COUNTY BOARD OF COMMISSIONERS

PRESENT:

Chairman Daniel Ortega
Commissioner Peter Caminiti, Sr.
Commissioner Joanne English Rollieson
Commissioner Danielle Peterson
Commissioner Harvey Sohmer

Lynn Bartlett, Executive Director
Vincent Bufis, Field Operations Director
Shahin Rahvar, Director of Voucher Pr.
Terrence Corrison, General Counsel
Joe D’Angelo, IT Support
Heather Wei, Commissioners Support

ABSENT:

Commissioner Son Ki “Andy” Min

CALL TO ORDER

The meeting was called to order at 5:37pm. 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 17, 2023. The same notice was posted on the Authority website and provided to the County Clerk for posting at the County Administration Building on January 17, 2023. The minutes of this regular meeting will be available following the next regularly scheduled meeting.

PLEDGE OF ALLEGIANCE

Director Bartlett led all in the pledge of allegiance.

ROLL CALL

Upon roll call, Commissioner Min was absent.

MINUTES

Director Bartlett asked for a motion to approve the regular meeting minutes of the May 25, 2023, meeting of the HABC Board of Commissioners. A motion was made by Commissioner Caminiti, Sr. and seconded by Commissioner Sohmer upon roll call the motion carried unanimously by all Commissioners present.

VOTE:

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

EXECUTIVE DIRECTOR REPORT

Director Bartlett pointed out that she had previously circulated the report. The only updates were the explanations provided to outline the changes to the Personnel Manual. More specifically, the probationary period for new employees is now 6 months and the health insurance section to identify probationary period is 60 days.

The Alcohol and Drugfree in Workplace section was also updated in accordance with NJJIF in connection with the legalization of marijuana. The Equal Opportunity and ADA policy was updated, and language included for protected categories of pregnancy.

Lastly, at a meeting with other Executive Directors and with the end of COVID and return to work, HUD's field office and headquarters have stepped up their monitoring. This is just an FYI, as the HABC has not yet received notice but anticipate it will happen. The PHA's currently going through review have come back and stated the number one finding has been the difference in Federal procurement policies and State. Under State law a PHA can participate in co-ops and can procure under State contract vendors. The Feds and OIG have determined that this is non-compliant with federal procurement laws. Will follow up if contacted.

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

ATTORNEY REPORT

Terrence Corriston stated that he had no new business to report this month.

CONSENT AGENDA

Director Bufis asked for a motion to approve the Consent Agenda. Commissioner Caminiti, Sr. made a motion to approve the consent agenda and was seconded by Commissioner Sohmer.

A. Resolution 2023-34

Resolution approving the routine expenditures for the HABC for the period of 05/18/23 - 06/15/23.

B. Resolution 2023-35

Resolution clarifying the previously approved amendments to the personnel policy manual.

VOTE:

Caminiti, Sr. – YES
English-Rollieson - YES
Min – ABSENT
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 Peterson motioned and Commissioner Caminiti, Sr. seconded to adjourn the meeting at 5:50pm which was unanimously approved by all Commissioners present.

Prepared by: Heather Wei