



Housing Authority of Bergen County
One Bergen County Plaza, 2nd Floor
Hackensack, New Jersey

MINUTES OF ZOOM VIRTUAL MEETING OF JULY 25, 2024

THESE MINUTES ARE NOT VERBATIM BUT ARE INSTEAD A SYNOPSIS OF WHAT TRANSPIRED AT THE REGULAR MEETING OF JULY 25, 2024 – A ZOOM VIRUTAL MEETING OF THE HOUSING AUTHORITY OF BERGEN COUNTY BOARD OF COMMISSIONERS.

PRESENT:

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

Lynn Bartlett, Executive Director
Michele Dilorgi, Deputy Director
Vincent Bufis, Director of Operations
Al Restaino, Finance Director
Shahin Rahvar, Director of Voucher Programs
Christina Baluja, Acting Director BCHHH
Terrence Corriston, General Counsel
Joe D'Angelo, IT Support

ABSENT: None

CALL TO ORDER

The meeting was called to order at 5:32PM. 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 9, 2024. 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, 2024. 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 Caminiti, Sr. was absent.

MINUTES

Director Bartlett asked for a motion to approve the regular meeting minutes of the June 27, 2024 meeting of the HABC Board of Commissioners. A motion was made by Commissioner English Rollieson and seconded by Commissioner Caminiti, Sr.

VOTE:

Caminiti, Sr. – YES

English-Rollieson - YES

Min – YES

Ortega – YES

Peterson – YES

Sohmer – YES

EXECUTIVE DIRECTOR REPORT

Executive Director Bartlett pointed out that she had previously circulated the report. She addressed the Board as it would be her last meeting as Executive Director. She thanked them for the opportunity to work and grow with the HABC. She then formally introduced Michele Dilorgi as Deputy Director who would be running the meetings moving forward and ensure the Board they were in the best of hands.

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

ATTORNEY REPORT

Terrence Corrison reported that he continues to monitor repayment agreements for eviction cases and address new cases as they arise.

PUBLIC COMMENTS

A motion to open the meeting to the public was made by Commissioner Caminiti, Sr. and seconded by Commissioner Sohmer.

VOTE:	AYES:	All Present Commissioners (6)
	ABSENT:	None

Paul Nickels began by wishing Lynn the best and welcoming Michele to the team. He then addressed the Board wanting to know if there were issues with the new Housing Inspectors as he had been receiving many complaints. He also asked for an update on Shelter operations.

Director Bartlett asked that as he send the names of the tenants he was advocating for directly to her and she would ensure they were addressed individually and privately.

Acting Director of the BCHHH, Christina Baluja, explained that the new Clinical Coordinator started this week, and new hires will begin over the course of the next several weeks. The focus had been put on the sheltering component, which is now stabilized. The attention has now turned to the Next Step operations.

Shenell Harris, resident at Ramapo Brae Lane, addressed the Board regarding repair concerns in Mahwah relative to her unit and her neighbors.

Director Bartlett explained they were aware of the issues and are currently working to remedy them. She also suggested a meeting with herself, Michele, and Vincet Bufis to address specific concerns about repairs and compliance.

Ms Harris agreed and thanked the Board for their time.

Lisette Rosado was also in attendance but did not address the Board.

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

VOTE: AYES: All Present Commissioners (6)
 ABSENT: None

CONSENT AGENDA

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

A. Resolution 2024-36

Resolution approving the routine expenditures for HABC for the period of 06/20/24 - 07/18/24.

B. Resolution 2024-37

Resolution pre-approving pre-payment of routine expenditures for the period of 7/19/24 - 9/20/24.

C. Resolution 2024-38

Resolution authorizing a Change Order with Freedom Bank for banking services for money management.

D. Resolution 2024-39

Resolution authorizing a contract with Luxury Floors for flooring replacement at David F Roche, Dumont and Boiling Springs Gardens, East Rutherford.

E. Resolution 2024-40

Resolution authorizing a renewal of membership in the Public Housing Joint Insurance Fund.

VOTE:

Caminiti, Sr. – YES

English-Rollieson - YES

Min – YES

Ortega – YES

Peterson – YES

Sohmer – YES

Seeing no further business to discuss Chairman Ortega motioned and Commissioner Camini, Sr. seconded to adjourn the meeting at 5:52PM which was unanimously approved by all Commissioners present.

Prepared by: Heather Wei