



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

MINUTES OF ZOOM VIRTUAL MEETING OF JULY 27, 2023

THESE MINUTES ARE NOT VERBATIM BUT ARE INSTEAD A SYNOPSIS OF WHAT TRANSPIRED AT THE REGULAR MEETING OF JULY 27, 2023 – A ZOOM VIRUTAL MEETING OF THE HOUSING AUTHORITY OF BERGEN COUNTY BOARD OF COMMISSIONERS

PRESENT:

Chairman Daniel Ortega
Commissioner Peter Caminiti, Sr.
Commissioner Son Ki “Andy” Min
Commissioner Danielle Peterson
Commissioner Harvey Sohmer

Lynn Bartlett, Executive Director
Michele Dilorgi, Deputy Director
Vincent Bufis, Field Operations Director
Al Restaino, Finance Director
Joe D’Angelo, IT Support
Heather Wei, Commissioners Support

ABSENT:

Commissioner Joanne English Rollieson

CALL TO ORDER

The meeting was called to order at 5:39pm. 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 English Rollieson was absent.

MINUTES

Director Bartlett asked for a motion to approve the regular meeting minutes of the June 22, 2023, meeting of the HABC Board of Commissioners. A motion was made by Commissioner Caminiti, Sr. and seconded by Chairman Ortega upon roll call the motion carried unanimously by all Commissioners present.

VOTE:

Caminiti, Sr. – YES

English-Rollieson - ABSENT

Min – YES

Ortega – YES

Peterson – YES

Sohmer – YES

EXECUTIVE DIRECTOR REPORT

Director Bartlett pointed out that she had previously circulated the report. The only update is that the Bergen County Housing Health and Human Service Center received a \$10,000 donation from Jerry Somes widow. The funds go to those transitioning from the Shelter into their own apartments and assist in purchasing furniture and other moving necessities.

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

ATTORNEY REPORT

Terrence Corriston did not attend the meeting due to a scheduling conflict.

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 (5)
	ABSENT:	Commissioner English Rollieson

Paul Nickels addressed the personnel issues at Christ Church and the Shelter and wants to know if anything will be done as the situation continues to get worse. Also, are there ESG funds?

Director Bartlett is aware of the changes at Christ Church. She explained there have been many discussions going on to ensure shelter operations and continued support to the shelter guests are continued. Actively working on this for a positive resolution. Yes, Emergency Solutions Grant (ESG) funds are available. Applicants can currently apply online.

Bonnie O'Brien, President of Transition Professionals, a community service that provides reentry services to those getting out of prison. She stated the reason for her attendance is because, while it has always been, it has become increasingly more difficult for her to help her clients get into housing. What is protocol? Some are denied shelter. Some are kicked out of shelters. She understands that there are rules and regulations but there is nothing else out there to offer. With Hackensack building everywhere, they want the homeless out with nowhere to send them.

Director Bartlett suggested to her a meeting outside of the Board meeting with herself and Julia Orlando to specifically target and address her questions.

Elvia Asencio, Social Worker at Transition Professionals addressed the Board regarding a current client she is working with. At which time Director Bartlett suggested a scheduled meeting so as not to not bring up a specific client's personal matters in a Board meeting.

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

VOTE: AYES: All Present Commissioners (5)
 ABSENT: Commissioner English Rollieson

CONSENT AGENDA

Director Bartlett asked for a motion to approve the Consent Agenda. Motion was made by Commissioner Caminti, Sr. and seconded by Commissioner Peterson. *Noted: Chairman Ortega voted no on Resolution 2023-41.*

A. Resolution 2023-36

Resolution approving the routine expenditures for the HABC for the period of 06/16/23 - 07/19/23.

B. Resolution 2023-37

Resolution pre-approving routine expenditures for August 2023.

C. Resolution 2023-38

Resolution approving a contract with Nielsen Ford for the purchase of a 2023 Ford F-250.

D. Resolution 2023-39

Resolution rejecting the sole bid submitted for a Quality Assurance Consultant.

E. Resolution 2023-40

Resolution rejecting the sole bid submitted for HVAC maintenance and repair services on an as needed basis.

F. Resolution 2023-41

Resolution authorizing a contract with Matina & Sons for a change order to provide additional services related to the parking lot expansion at DeSimone Court Townhomes, Ramsey.

G. Resolution 2023-42

Resolution authorizing an amendment to the Cash Management Plan.

H. Resolution 2023-43

Resolution authorizing a Sub-Grantee Agreement with United Community Corporation for the BRIDGES Program which aims to reduce homelessness in the State of NJ.

VOTE:

Caminiti, Sr. – YES

English-Rollieson - ABSENT

Min – YES

Ortega – YES / NO to Resolution 2023-41

Peterson – YES

Sohmer – YES

Seeing no further business to discuss Commissioner Peterson motioned and Commissioner Caminiti, Sr. seconded to adjourn the meeting at 6:03pm which was unanimously approved by all Commissioners present.

Prepared by: Heather Wei