

*HOUSING AUTHORITY OF BERGEN COUNTY
25 ROCKWOOD PLACE, SUITE 205
ENGLEWOOD, NEW JERSEY*

MINUTES OF THE MEETING OF FEBRUARY 22, 2012

THESE MINUTES ARE NOT VERBATIM BUT ARE INSTEAD A CONDENSED VERSION OF WHAT TRANSPIRED AT THE REGULAR MEETING OF FEBRUARY 22, 2012.

PRESENT:

Commissioner James Rotundo, Chairman
Commissioner Kay Nest, Vice Chairman
Commissioner Junior Hernandez, Treasurer
Commissioner Danielle Peterson
Commissioner Lauren Marie Zyriek
Donald A. Caminiti, Esq., Counsel
Domingo Senande, Acting Executive Director
Lynn Bartlett, Director of Housing and Development
William Katchen, Fee Accountant
Richard Goddin, Property Manager
Esther Gatria, Executive Assistant

ABSENT:

Commissioner Joseph Rutch
Commissioner Andrew Rudman

NOTICE OF MEETING

Mr. Senande 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 regular meeting was provided to The Record and the Jersey Journal on January 19, 2012, and was provided to the County Clerk for posting at the County Administration Building, at which time the date, time and place were set forth. The minutes of the regular meeting will be available following the next regularly scheduled meeting.

Chairman Rotundo called the meeting to order at 5:06p.m.

APPROVAL OF MINUTES

On motion by Commissioner Nest, seconded by Commissioner Zyriek, the minutes of the meeting of January 23, 2012 were approved.

VOTE: AYES: All Present Commissioners (5)
 ABSENT: Commissioners Hernandez, Rutch and Rudman (3)

EXECUTIVE DIRECTOR'S REPORT

Domingo Senande reported on the following subjects:

BUDGET: Mr. Senande requested that Mr. William Katchen review the budget for FY 2012/2013 with the Board. Mr. Katchen reviewed the three resolutions before the Board pertaining to the budget. Mr. Katchen informed the Board that the public housing funds projected to be received for operations of the public housing buildings are going to remain consistent till the end of 2011. However, next year cuts are projected to be at about 10% to 15% lower and added that the capital fund was at least 25% lower than two years ago. Mr. Katchen reported that the Housing Choice Voucher Program will be funded at 73% (as opposed to two years ago at 92.5%) and as a result, the HABC will have a deficit of \$750K. Housing Assistance Payments will also have a deficit of approximately \$750K, due to HUD requiring that more surplus funds be used. The surplus funds for the year will be \$268,560.00. In reference to the State budget, surplus funds will have to be used for all programs to the extent of \$1,255,830.00. The surplus (as audited) on the unrestricted side about \$3,900,000.00 at the beginning of the year and on was about the same on the restricted account. Once the budget is approved by the State, it will be brought before the Board for adoption. Mr. Senande added the HABC was taking steps to reduce the deficit, such as moving to the County Administration Building. Mr. Katchen added that all of the trade organizations are protesting the cuts in funding for administrative purposes without changing regulations requiring less man-power. If funding is not restored, additional steps to reduce the deficit will have to be explored.

Mr. Senande reviewed the financial reports. He noted that overall the properties have done better to budget and noted that this was a REAC year, but that the mild winter has helped the budget. COCC was at the budget amount and for the rest of the programs it was either at budget or close.

HHH CENTER: Mr. Senande reported that so far the HHH Center has housed over 230 people.

176 PARIS/NORTHVALE: Mr. Senande requested that Mr. Goddin report on the Northvale project. Mr. Goddin reported that due to the weather construction has progressed at a faster than expected pace and commended the contractor and

site manager for a great job and excellent communication between all parties involved. *(Commissioner Hernandez arrived during Mr. Goddin's report)*

RIVER VALE: Mr. Senande reported that the HABC was in the process of going out to bid for tree removal services and demolition work for Kirk property.

FAIRVIEW: Mr. Senande reported that he and Mr. Katchen went before the Borough of Fairview and asked Mr. Katchen to comment on the meeting. Mr. Katchen reported that the Borough of Fairview has approximately \$400K in an RCA (Regional Contribution Agreement) account and there is a July 1st deadline to spend or obligate the developer escrow funds or the State will recapture the funds, which are allocated for the rehabilitation of properties. Fairview has asked the HABC/HDC to participate in changing the fund allocation from rehab to either substantial rehabilitation or new construction. COAH has been contacted and they are in favor of changing the allocation, since they want to see the funds used. Mr. Katchen stated that in the next few weeks, Fairview and the HABC/HDC will be meeting to discuss the best use of the funds.

ATTORNEY'S REPORT

Mr. Caminiti stated that there was nothing to report at this time.

PUBLIC COMMENTS

A motion to open the meeting to the public was made by Commissioner Zyriek and seconded by Commissioner Nest.

VOTE: AYES: All Present Commissioners (5)
 ABSENT: Commissioners Rutch and Rudman (2)

Larry Yates: Mr. Yates stated that he was a Public Advocate for Donell Prince and Selena Christmas. He stated that there were still issues with reinstating Mr. Prince's voucher which, according to his client, was wrongfully terminated.

Mr. Yates then stated that Ms. Christmas has been trying to move but has been unsuccessful. Mr. Yates alleged that landlords are discriminating against Section 8 tenants, which is against the law, and felt that the Housing Authority should work to end this problem.

Mr. Yates and Ms. Selena Christmas: Mr. Yates reported that Ms. Christmas has stated to him that her public comments at the meetings were not on the HABC's website, but that he could not confirm the allegation since he had not personally checked the website. Ms. Christmas stated that the minutes on the website state "no public comments".

Ms. Christmas also reported on the various issues she has been having with renting

an apartment, mainly she alleged that when landlords realize the tenant receives Section 8, the rent is increased and this issue needs to be investigated. She stated that she is currently willing to wait for an apartment and that if she does not get it she will "cause the biggest stink that you have ever heard of in the history of Section 8." She added that she was willing to wait for this apartment because it will save her money, is close to her job and doctors but that the landlord has not been cooperative and she believes they are stalling in order to increase the rent. Mr. Rotundo asked Ms. Christmas to clarify that the building property management was allegedly breaking the law and not the Housing Authority. Ms. Christmas replied that was correct. Mr. Rotundo stated that the HABC's attorney would have to look into the matter to see what could be done.

Mr. Yates then inquired about the real estate broker fees charged to tenants. Mr. Rotundo replied that the regulations would need to be checked.

Ms. Christmas reported that her credit report has been adversely affected due to when the HABC withholds payment to the landlord due to failed inspections. The landlord reported her to the credit bureaus, even though she had not withheld her portion of the rent. Mr. Yates interjected and stated that Ms. Christmas was not blaming the HABC for this issue, but wanted to make the Authority aware this practice.

Ms. Christmas inquired if the HABC held meetings with landlords. Ms. Senande replied that due to the large number of participating landlords (approximately 2000) holding a landlord meeting was not feasible.

Mr. Senande noted that during the above discussion, Esther Gatria checked the HABC's website and printed out directly from the website the minutes of the meeting attended by Ms. Christmas and Mr. Yates. He added that at the January 2012 meeting there were no public comments. The December 2011 meeting minutes did indeed contain Mr. Prince's and Ms. Christmas' public comments and offered to read them into the record. Ms. Christmas declined the offer. It was noted for the record that the public comments were indeed in the approved minutes posted online. Copies of the print out were provided to Mr. Yates.

Mr. Senande replied that in reference to Mr. Prince, the HABC had no comment at this time.

Mr. Senande informed Ms. Christmas and Mr. Yates that there were organizations that investigated complaints of discrimination against tenants and that a list would be provided to them for their convenience.

A motion to close the meeting to the public was made by Commissioner Hernandez and seconded by Commissioner Nest.

VOTE: AYES: All Present Commissioners (5)

ABSENT: Commissioners Rutch and Rudman (2)

CONSENT AGENDA

A motion to approve the consent agenda as amended was made by Commissioner Hernandez and seconded by Commissioner Nest.

VOTE: AYES: All Present Commissioners (5)
ABSENT: Commissioners Rutch and Rudman (2)

RESOLUTIONS: CONSENT AGENDA

- A. **Resolution 2012-15**
Resolution approving the routine expenditures for the HABC for the period of 01/11/12 – 02/14/12.
- B. **Resolution 2012-16**
Resolution approving the routine expenditures for the HDC for the period of 01/11/12 – 02/14/12.
- C. **Resolution 2012-17**
Resolution authorizing the Chairman/Executive Director to execute a contract with Luxury Floors for carpeting and flooring installation on an “as needed” basis.
- D. **Resolution 2012-18**
Resolution authorizing the Chairman/Executive Director to execute a two year contract with Total Fire Safety, LLC, for fire alarm testing, inspection and repairs at various locations.
- E. **Resolution 2012-19**
Resolution authorizing the Chairman/Executive Director to execute a two year contract with Cerullo Fire Protection, for fire suppression testing, inspection and repairs at various locations.
- F. **Resolution 2012-20**
Resolution authorizing the purchase of Canon iR3235G copiers for the following locations: Bergenfield, East Rutherford, Dumont and Palisades Park.
- G. **Resolution 2012-21**
Resolution authorizing the Chairman/Executive Director to execute an agreement for legal services.
- H. **Resolution 2012-22**
Resolution authorizing the Chairman/Executive Director to execute an agreement for the annual audits.
- I. **Resolution 2012-23**
Resolution approving the AMP Budgets.

- J. **Resolution 2012-24**
Resolution approving the late filing of the 2012 Budget.
- K. **Resolution 2012-25**
Resolution introducing the annual budget for the FY 04/01/12 – 03/31/13.
- L. **Resolution 2012-26**
Resolution authorizing eight (8) change orders for the HVAC System replacement project at Highland View Apartments.
- M. **Resolution 2012-27**
Resolution authorizing the write-off of uncollected debt as stated in the HUD Handbook 7511.1 for PH accounting collection losses.
- N. **Resolution 2012-28**
Resolution amending Resolution 2012-08 revision the contract with Friendship House for services at the BCHHH Center.
- O. **Resolution 2012-29**
Resolution authorizing to bid for banking and financial services.
- P. **Resolution 2012-30**
Resolution authorizing an Shared Services Agreement with Cliffside Park Housing Authority for the provision of consulting services.
- Q. **Resolution 2012-31**
Resolution consenting to a change of the parties that comprise the ownership of Riverside Plaza Residential Urban Renewal, LLC.

Commissioner Zyriek moved that the meeting be adjourned. Commissioner Hernandez seconded the motion.

VOTE: AYES: All Present Commissioners (5)
 ABSENT: Commissioners Rutch and Rudman (2)

Meeting adjourned at 5:40p.m.

Minutes prepared by: Esther Gatria