

**NOTES OF THE HOUSING AUTHORITY-BOROUGH OF KEANSBURG**

The regular meeting of the Housing authority was held on January 20, 2016 at Granville towers, 1 Church Street, Keansburg, New Jersey at 7:00 p.m.

Chairperson, Judy Ferraro read the Open Public Meetings Act Notice:

Salute to the Flag:

Present at roll call: Carol DeBlasio, Ann commarato, Diane Nelson, Thomas Foley, Mary Foley and Judy Ferraro.

Excused: Mattie Anderson

Upon a motion made by Carol DeBlasio, seconded by Mary Foley to approve our regular and executive session meeting of December 16, 2015.

Roll Call Vote:

Carol DeBlasio, - Aye

Ann Commarato – Aye

Diane Nelson – Aye

Thomas Foley – Aye

Mary Foley – Aye

Judy Ferraro –Aye

REPORT OF THE CHAIRPERSON: None

REPORT OF THE EXECUTIVE DIRECTOR:

Douglas G. Dzema reported the following:

- 1) We have reached our goal with the designated housing plan, 50% of it's public housing units for elderly applicants.
- 2) Response to the RFP for RAD developer are due by January 29<sup>th</sup>. We had contacted two developers that are interested.
- 3) We are in constant contact with the HUD office in reference to the RAD program. Financials are due by September.
- 4) I met with the Housing Authority staff on January 7<sup>th</sup> to update them on what has transpired the last few months with the RAD program. The main concern is the benefits for the retirees. We wish to negotiate with the incoming developer to keep a cash stream available to pay the benefits. We will keep everyone informed.
- 5) Capital fund update – generator delivery is expected on January 18<sup>th</sup> and apartment doors are in the process of being painted by the maintenance staff..
- 6) Richard Sciria, Attorney updated the Commissioners about the cablevision contract. Everything is now on hold.
- 7) We will amend the summary of cash report. The dividend is a JIF refund not a NJPHA reimbursement.

REPORT OF THE ASSISTANT EXECUTIVE DIRECTOR: None

CORRESPONDENCE: None

RESOLUTIONS:

Upon a motion made by Carol DeBlasio, seconded by Diane Nelson to approve resolution 01-20-16-01, payment of invoices.

Roll Call Vote:

Carol DeBlasio – Aye

Diane Nelson – Aye

Ann Commarato – Aye

Thomas Foley – Aye

Mary Foley – Aye

Judy Ferraro – Aye

Upon a motion made by Diane Nelson, seconded by Carol DeBlasio to approve resolution 0120-16-02, awarding a contract for emergency generator maintenance and repair services.

Roll Call Vote:

Carol DeBlasio – Aye

Diane Nelson – Aye

Ann Commarato – Aye

Thomas Foley – Aye

Mary Foley – Aye

Judy Ferraro – Aye

Upon a motion made by Diane Nelson, seconded by Mary Foley to approve resolution 01-20-16-03, ratifying contract for elevator maintenance and repair services.

Roll Call Vote:

Carol DeBlasio – Aye

Diane Nelson – Aye

Ann Commarato – Aye

Thomas Foley – Aye

Mary Foley – Aye

Judy Ferraro – Aye

Upon a motion made by Ann Commarato, seconded by Diane Nelson to approve resolution 01-20-16-04, approving the inter-local agreement between the Perth Amboy Housing Authority and the Keansburg Housing Authority.

Roll Call Vote:

Carol DeBlasio – Aye

Diane Nelson – Aye

Ann Commarato – Aye

Thomas Foley – Aye

Mary Foley – Aye

Judy Ferraro – Aye

Upon a motion made by Carol DeBlasio, seconded by Diane Nelson to approve resolution 01-20-16-05 approving the risk management consultant agreement.

Roll Call Vote:

Carol DeBlasio – Aye

Diane Nelson – Aye

Ann Commarato – Aye

Thomas Foley – Aye

Mary Foley – Aye

Judy Ferraro – Aye

**REPORT OF THE ATTORNEY:**

Richard Sciria reported the following:

- 1) A memo was sent to the sub-committee to see what the commissioners would like to do to establish panels, we will set up meeting to develop panels.

**REPORT OF THE ACCOUNTANT: None**

**COMMITTEE REPORTS:**

Personnel

Buildings and grounds

Resident grievance

Applicant screening

Finance

**PUBLIC COMMENT:**

Nancy Hosey, apt. 308, requested to be at staff meeting regarding the RAD, Doug Dzema stated that she wasn't an employee.

Doug Dzema discussed the RAD program with the tenants, letting them know that there will be 80 vouchers which will be project based assistance. The vouchers would be attached to the building. We do have a deadline to submit financials which is September 2016

Jeffery Pecther, apt. 506, spoke about the tenant that moved into building for January. He asked about the developer for the RAD, Doug Dzema stated that the developer's responsibility is to over see the building

Thoms Jadus, apt. 504, spoke about smoking in the apartments. Douglas Dzema stated that there is new HUD legislation being considered and there is no grandfathering of existing policies.

**UNFINISHED BUSINESS: NONE**

**NEW BUSINESS: None**

Upon a motion made by Carol DeBlasio, seconded by Diane Nelson to enter into executive session to discuss personnel matters and possible litigation. All in favor

**MEETING HELD – JANUAR 20, 2016**

**ATTEST:**

**DOUGLAS G DZEMA**