

MINUTES OF THE KEANSBURG HOUSING AUTHORITY – BOROUGH OF KEANSBURG

The regular meeting of the Housing Authority was held on April 13, 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: Mary Foley, Carol DeBlasio, Mattie Anderson, Thomas Foley, Diane Nelson and Judy Ferraro.

Excused: Ann Commarato

Upon a motion made by Diane Nelson, seconded by Mattie Anderson to approve our regular and executive meeting minutes of March 16, 2016.

Roll Call Vote:

Mattie Anderson – Aye

Carol DeBlasio - Aye

Diane Nelson – Aye

Mary Foley - Aye

Thomas Foley – Aye

Judy Ferraro – Aye

REPORT OF THE CHAIRPERSON –None

REPORT OF THE EXECUTIVE DIRECTOR:

Douglas G. Dzema reported the following:

- 1) There was a developer meeting to discuss the RAD program held on March 7th with myself, Tom Furlong, Diane Nelson, Judy Ferraro Mary Foley, our developers Attorney, Amelia from McManimon and the developers to discuss developing a memorandum of understanding which will provide the development terms

The following items were also discussed:

Financial plan

Rents and subsidy

4% and 9 % tax credits thru HMFA

Investors

Qualified allocation plan

Meetings with HUD

Perth Amboy and attorney fees

Housing choice voucher program

A question was asked by Pat Tringali – How will this affect the employees. Doug Dzema stated that the developers will have their own criteria, their goal is to provide 1 ½ person to a bldg. and someone living on site.

What about retiree's? will they lose their benefits? We are negotiating with the developer to include funding to all on the benefits to continue.

Jeff Petchter apt. 506 asked about the increase in rents to residents paying flat rents? There is a possibility that the residents paying flat market rents will increase.

REPORT OF THE ASSISTANT EXECUTIVE DIRECTOR:

Summary of Cash:

Checking - \$226,893.43

CORRESPONDENCE: None

RESOLUTIONS:

Upon a motion made by Carol DeBlasio, seconded by Mattie Anderson to approve resolution 04-13-16-01 payment of bills for April

Roll call Vote:

Carol DeBlasio – Aye

Diane Nelson – Aye

Mattie Anderson – Aye

Mary Foley – Aye

Thomas Foley – Aye

Judy Ferraro – Aye

Upon a motion made by Diane Nelson, seconded by Thomas Foley to approve resolution 04-13-16-02, awarding a contract for HQS inspection

Roll Call Vote:

Carol DeBlasio – Aye

Diane Nelson – Aye

Mattie Anderson – Aye

Mary Foley – Aye

Thomas Foley – Aye

Judy Ferraro - Aye

REPORT OF THE ATTORNEY:

Richard Sciria reported the following:

- 1) Met with Douglas Dzema and sub-committees regarding panels for applicant interviews to see if resident involvement can be considered to screen applicants. We will invite NTN to attend our next meeting to see what we can and cannot allow for screening.
- 2) All financial disclosure forms are to be filled out and sent into the state by April 30th. Any questions call me.

REPORT OF THE ACCOUNTANT: None

COMMITTEE REPORTS:

Personnel – None

Buildings & Grounds –None

Resident Grievance – None

Applicant Screening – None

Finance – None

PUBLIC COMMENT:

Jeff Petcher, apt. 506, believes that the exterminating company that we are using is not doing a good job, too many apartment have bed bugs. They aren't using steam to kill them where the other company did. Douglas Dzema stated we will look into it.

Nancy Hosey, apt. 308, spoke about mentally ill residents that are not capable to maintaining their apartments. Richard Sciria stated that we will discuss in executive session.

Tracy Williams, apt. 310, spoke about a resident that needs personal care. Richard Sciria stated that we will take immediate legal action.

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

UNFINISHED BUSINESS: None

NEW BUSINESS: None

MEETING HELD – APRIL 13, 2016

ATTEST:

DOUGLAS G. DZEMA

SECRETARY/EXECUTIVE DIRECTOR