

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

MINUTES OF THE MEETING OF APRIL 16, 2012

THESE MINUTES ARE NOT VERBATIM BUT ARE INSTEAD A CONDENSED VERSION OF WHAT TRANSPIRED AT THE REGULAR MEETING OF APRIL 16, 2012.

PRESENT:

Commissioner Kay Nest, Vice Chairman
Commissioner Lauren Marie Zyriek
Commissioner Danielle Peterson
Commissioner Joseph Rutch
Terrence Corrison, Esq., Counsel
Domingo Senande, Acting Executive Director
Eileen Black, Finance Director
Julia Orlando, Director BC Housing, Health and Human Services Center
Lynn Bartlett, Director of Housing and Development
Richard Goddin, Property Manager
Esther Gatria, Executive Assistant/HR

ABSENT:

Commissioner James Rotundo, Chairman
Commissioner Junior Hernandez, Treasurer
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.

Vice-Chairman Nest called the meeting to order at 5:08p.m.

APPROVAL OF MINUTES

On motion by Commissioner Rutch, seconded by Commissioner Zyriek, the minutes of the meeting of March 19, 2012, were approved.

VOTE: AYES: All Present Commissioners (4)
 ABSENT: Commissioners Hernandez, Rotundo and Rudman (3)

EXECUTIVE DIRECTOR'S REPORT

Domingo Senande reported on the following subjects:

HHH CENTER: Mr. Senande asked Ms. Julia Orlando to report of the Bergen County Housing, Health and Human Services Center (HHH Center). Ms. Orlando reported that currently she was working on several initiatives. The first was to expand the use of the kitchen and she was working with Bergen Community College in the effort. She also reported that TB testing has been reinstated at the HHH Center. She was also working to bring vocational assessment and training to the HHH Center and the County and other community groups were supporting this endeavor. She also reported on the 100K Homes Campaign. She explained that this was a national initiative that was trying to find 100K homes for most vulnerable homeless individuals in the County. She explained the criteria for vulnerability to the Board. The target set by the Campaign for Bergen for this month for the HHH Center was to house one and she was happy to report that they were able to house nine people. She also reported that eight people had been placed at Van Sciver and there was only one vacancy left. Ms. Senande added that the HHH Center was one of the leaders at a nationwide level in tackling homelessness and that Ms. Orlando would be traveling to a national conference in Washington, D.C. representing the Housing Authority.

SECTION 8/FINANCIALS: Mr. Senande requested Eileen Black to please report on the financials. Ms. Black reported that not much had changed from the last meeting. She reported that the Administrative fees had been increased for the year, from 75% to 80% of normal pro-ration. Therefore, the HABC is receiving a total of \$200K that had not been planned for in the budget, which lowers the budget shortfall to \$560K. Ms. Black reviewed the reports with the Board and added that the HABC was owed \$155K in vouchers from the County for the HHH Center.

HABC Headquarters Move: Mr. Senande reported that a tentative move-in date had been set with the County for September 20 -21, 2012.

Bergenfield REAC: Mr. Senande asked Mr. Goddin to report on the progress being made at Bergenfield in preparation for the REAC inspection. Mr. Goddin reported

the tenant apartment inspections had been completed and work orders were less than anticipated. Currently, his team was working on the common areas and he felt that the building would do well on the inspection.

Development: Mr. Senande stated that thanks to Mr. John Biale, HDC Board President, developments were moving ahead. He noted that on the consent agenda was a resolution awarding 10 project based vouchers to the HDC and Regan Development Corporation for special needs housing in Montvale. He added there were more projects in the works and that he would further discuss those during closed session.

ATTORNEY'S REPORT

Mr. Corrison stated that he would report during closed session, since all issues had to do with pending real estate matters.

PUBLIC COMMENTS

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

VOTE: AYES: All Present Commissioners (4)
 ABSENT: Commissioners Hernandez, Rotundo and Rudman (3)

Larry Yates: Mr. Yates asked Mr. Corrison if he had received a letter in reference to Ms. Christmas and that she was now being represented by counsel. A discussion ensued and Mr. Corrison replied that he was now aware that Ms. Christmas was being represented by counsel.

A motion to close the meeting to the public was made by Commissioner Rutch and seconded by Commissioner Peterson.

VOTE: AYES: All Present Commissioners (4)
 ABSENT: Commissioners Hernandez, Rotundo and Rudman (3)

CONSENT AGENDA

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

VOTE: AYES: All Present Commissioners (4)
 ABSENT: Commissioners Hernandez, Rotundo and Rudman (3)

RESOLUTIONS: CONSENT AGENDA

- A. **Resolution 2012-47**
Resolution approving the routine expenditures for the HABC for the period

of 03/15/2012 – 04/10/2012.

- B. **Resolution 2012-48**
Resolution approving the routine expenditures for the HDC for the period of 03/15/2012 – 04/10/2012.
- C. **Resolution 2012-49**
Resolution approving the Annual Statement/Budget for the 2012 CFP Grant.
- D. **Resolution 2012-50**
Resolution awarding 10 Project Based Vouchers to the HDC and Regan Development Corporation for the Montvale Commons project.
- E. **Resolution 2012-51**
Resolution authorizing the Chairman/Executive Director to execute a contract with Pritchard Industries, Inc., for window washing services at various locations.
- F. **Resolution 2012-52**
Resolution authorizing the Chairman/Executive Director to execute a contract with Ken's Tree Care for the removal of trees at Kirk Properties in River Vale.
- G. **Resolution 2012-53**
Resolution authorizing the Chairman/Executive Director to execute a contract with Yanuzzi & Sons Inc., for the demolition of structures at Kirk Properties in River Vale.

Commissioner Rutch moved that the meeting go into closed session to discuss real estate matters. Commissioner Zyriek seconded the motion.

VOTE: AYES: All Present Commissioners (4)
 ABSENT: Commissioners Hernandez, Peterson and Rudman (3)

Commissioner Rutch moved that the meeting go out of closed session. Commissioner Zyriek seconded the motion.

VOTE: AYES: All Present Commissioners (4)
 ABSENT: Commissioners Hernandez, Peterson and Rudman (3)

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

VOTE: AYES: All Present Commissioners (4)
 ABSENT: Commissioners Hernandez, Peterson and Rudman (3)

Meeting adjourned at 6:18p.m.

Minutes prepared by: Esther Gatria