



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

MINUTES OF ZOOM VIRTUAL MEETING OF MARCH 23, 2023

THESE MINUTES ARE NOT VERBATIM BUT ARE INSTEAD A SYNOPSIS OF WHAT TRANSPIRED AT THE REGULAR MEETING OF MARCH 26, 2023 – A ZOOM VIRUTAL MEETING OF THE HOUSING AUTHORITY OF BERGEN COUNTY BOARD OF COMMISSIONERS

PRESENT:

Chairman Daniel Ortega

Commissioner Peter Caminiti, Sr.

Commissioner Junior Hernandez (*arrived at 5:40pm*)

Commissioner Joanne English Rollieson (*arrived at 5:39*)

Commissioner Danielle Peterson

Commissioner Harvey Sohmer

Lynn Bartlett, Executive Director

Vincent Bufis, Field Operations Director

Al Restaino III, Finance Director

Julia Orlando, BCHHH Director

Shahin Rahvar, Director of Vouchers

Terrence Corriston, General Counsel

Joe D'Angelo, IT Support

Heather Wei, Commissioners Support

ABSENT:

None

CALL TO ORDER

The meeting was called to order at 5:32pm. 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

Chairman Ortega led all in the pledge of allegiance.

ROLL CALL

Upon roll call Commissioners English Rollieson and Hernandez were absent but arrived shortly after.

MINUTES

Chairman asked for a motion to approve the regular meeting minutes of the February 23, 2023, meeting of the HABC Board of Commissioners. A motion was made by Commissioner Peterson and

seconded by Commissioner Caminiti, Sr. upon roll call the motion carried unanimously by all Commissioners present.

VOTE:

Caminiti, Sr. – YES
English-Rollieson - ABSENT
Hernandez – ASBSENT
Ortega – YES
Peterson – YES
Sohmer – YES

EXECUTIVE DIRECTOR REPORT

Director Bartlett pointed out that she had previously circulated the report.

She introduced President, Matthew Carcich and Chief Lending Officer, Diane Scriveri of Freedom Bank to discuss the current banking crisis and HABC assets and investments.

President Carcich explained that the most important thing to understand is that it will be a nonevent for banks like Freedom Banks because investing hundreds of millions into crypto is not what Freedom Bank does. Overly simple business model, they take local deposits and lend to local business.

Freedom bank currently has \$6 Million in loans secured by \$1.2 Billion in assets. They are constantly doing stress tests throughout their portfolio. No historical losses in the past 10 years and way above in every earning category possible. Above all HABC deposits are collateralized. No intention of changing business plan anytime in the future.

Commissioner Caminiti questioned whether the HABC is meeting all the criteria regarding regulations? Do we get audited and/or regulated? Mr. Carcich explained that Freedom is audited and regulated monthly and then yearly a Federal Safety and Soundness Examination takes place. So yes, the HABC meets all current criteria.

Diane Scriveri explained that Freedom Bank completes an Annual Report every year and once completed will be disbursed to the Board.

Executive Bartlett then reported on the 1099 issues with the IRS. The HABC has since retained DeCotiis, FitzPatrick, Cole & Giblin, LLP to represent and reach out to the IRS to negotiate and abate penalties assigned. They are still waiting for a response from the IRS.

Additionally, she reported that the County will be recognizing the HABC Staff who assisted during the Boiling Springs, East Rutherford fire a couple of months ago.

Lastly, the Residences at Upper Saddle River is finally completed. Housing staff are currently working on eligibility and lease up and tenants are starting to move in.

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

ATTORNEY REPORT

Terrence Corriston reported that he had been to court for two successful Warrant of Removals. The only other item he had to discuss was Resolution 2023-19 with regards to the demolition for asbestos remediation and demolition of structures located at 3-7 Jackson Avenue and 18 Lodi Street, 155 Hudson Avenue. He would further discuss during the Consent Agenda.

CONSENT AGENDA

Chairman Ortega asked for a motion to approve the consent removing Resolution 2023-19 to vote on separately. Motion was made by Commissioner Hernandez and seconded by Commissioner Caminiti, Sr.

A. Resolution 2023-17

Resolution approving the routine expenditures for the HABC for the period of 02/17/23 - 03/16/23.

B. Resolution 2023-18

Resolution approving a contract with Lewis Consulting for remedial investigation for soil to delineate the petroleum impacted soil at 3-7 Jackson Avenue and 18 Lodi Street, Hackensack.

C. Resolution 2023-20

Resolution approving a contract with DMJ Solutions for fire alarm and fire suppression system testing, inspections, and repair services for the Authority's facilities.

D. Resolution 2023-21

Resolution approving a contract with Delta Dental for dental coverage for a two-year period beginning May 1, 2023.

E. Resolution 2023-22

Resolution approving the write-off of uncollected debts.

VOTE:

Caminiti, Sr. – YES

English-Rollieson - YES

Hernandez – YES

Ortega – YES

Peterson – YES

Sohmer – YES

Terrence Corriston explained that there is a new statute that requires when the lowest bidder on a public works contract is more than 10% less than next lowest bidder, the bid winner must complete a separate certification acknowledging payment of prevailing wages and recognize that they are under penalty of a criminal act if they falsify the certification.

So as an add on to the resolution the HABC is seeking a motion to approve the resolution pending receipt of the certification from Caravella within a week of passing.

A motion was made by Commissioner Caminiti, Sr. and seconded by Commissioner Harvey Sohmer to approve the resolution pending the receipt of a certification from Caravella within the next week.

Resolution 2023-19

Resolution approving a contract with Caravella Demolition for asbestos remediation and demolition of structures located at 3-7 Jackson Avenue and 18 Lodi Street, 155 Hudson Avenue (front and rear), Hackensack.

VOTE:

Caminiti, Sr. – YES

English-Rollieson - YES

Hernandez – YES

Ortega – NO

Peterson – YES

Sohmer – YES

PUBLIC COMMENTS

As there were no members of the public in attendance, a motion to open the meeting to the public was not necessary.

Seeing no further business to discuss Commissioner Caminiti, Sr. motioned and Commissioner Peterson seconded to adjourn the meeting at 6:02 pm which was unanimously approved by all Commissioners present.

Prepared by: Heather Wei