



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

MINUTES OF ZOOM VIRTUAL MEETING OF SEPTEMBER 28, 2023

THESE MINUTES ARE NOT VERBATIM BUT ARE INSTEAD A SYNOPSIS OF WHAT TRANSPIRED AT THE REGULAR MEETING OF SEPTEMBER 28, 2023 – A ZOOM VIRTUAL MEETING OF THE HOUSING AUTHORITY OF BERGEN COUNTY BOARD OF COMMISSIONERS

PRESENT:

Chairman Daniel Ortega

Commissioner Peter Caminiti, Sr. *(arrived at 5:51pm)*

Commissioner Joanne English Rollieson

Commissioner Danielle Peterson

Commissioner Harvey Sohmer

Lynn Bartlett, Executive Director

Michele Dilorgi, Deputy Director

Terrence Corriston, General Counsel

Shahin Rahvar, Director of Voucher Program

Esther Gatria, Human Resource Manager

Heather Wei, Commissioners Support

ABSENT:

Commissioner Son Ki “Andy” Min

CALL TO ORDER

The meeting was called to order at 5:48pm. 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

Director Bartlett led all in the pledge of allegiance.

ROLL CALL

Upon roll call, Commissioner Min was absent.

MINUTES

Director Bartlett asked for a motion to approve the regular meeting minutes of the July 27, 2023, meeting of the HABC Board of Commissioners. A motion was made by Commissioner Sohmer and seconded by Chairman Ortega upon roll call the motion carried unanimously by all Commissioners present.

VOTE:

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

EXECUTIVE DIRECTOR REPORT

Director Bartlett pointed out that she had previously circulated the report. The only item she wanted to address was that they are watching budgetary costs go up due to contract rents increasing throughout Bergen County, causing to overspend HAP budget by over 1.2 Million. This is fine because of the amount in reserves and because the HABC has been designated an MTW agency. Also, an increase in admin fees will offset these costs.

Lastly, Director Barlett reported that Esther Gatria, Human Resources Director, has resigned and will be leaving the Housing Authority. Director Bartlett wanted to thank her for her 13 years of service and wish her the best of luck in all future endeavors.

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

ATTORNEY REPORT

Terrence Corriston reported that he finally almost finished discussions with Mahwah. A few more revisions are to be made to the deed restrictions and then should be able to move forward.

PUBLIC COMMENTS

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

CONSENT AGENDA

Director Bartlett asked for a motion to approve the Consent Agenda. Motion was made by Commissioner Caminiti, Sr. and seconded by Commissioner English Rollieson.

A. Resolution 2023-44

Resolution approving the routine expenditures for the HABC for the period of 07/20/23-09/22/23.

B. Resolution 2023-45

Resolution authorizing the purchase of 1001 Ramapo Brae Lane.

C. Resolution 2023-46

Resolution awarding a contract for HVAC services as needed.

D. Resolution 2023-47

Resolution authorizing the sale of 1401 Ramapo Brae Lane.

E. Resolution 2023-48

Resolution awarding an A/E contract for the renovation of decks at Ramapo Brae Townhomes.

F. Resolution 2023-49

Resolution authorizing a grant agreement for CDBG funds for the upgrade of the Carucci Apartment Elevators.

G. Resolution 2023-50

Resolution authorizing an amendment to the Shared Services Contract with the County of Bergen to provide Sheltering and Next Step services at the HHH.

H. Resolution 2023-51

Resolution authorizing the execution of a Property Management Agreement with the HDC.

VOTE:

Caminiti, Sr. – YES

English-Rollieson - YES

Min – ABSENT

Ortega – YES

Peterson – YES

Sohmer – YES

Seeing no further business to discuss Commissioner English Rollieson motioned, and Commissioner Peterson seconded to adjourn the meeting at 6:01pm which was unanimously approved by all Commissioners present.

Prepared by: Heather Wei