

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

MINUTES OF THE MEETING OF JANUARY 19, 2010

THESE MINUTES ARE NOT VERBATIM BUT ARE INSTEAD A CONDENSED VERSION OF WHAT TRANSPIRED AT THE REGULAR MEETING OF JANUARY 19, 2010.

PRESENT: Commissioner Joseph Rutch, Chairman
Commissioner Kay Nest, Vice Chairman
Commissioner Junior Hernandez, Treasurer
Commissioner Daniel Ortega
Commissioner James Rotundo
Commissioner Andrew Rudman
David F. Sivella, Executive Director
Terrence J. Corrison, Esq., Counsel
Domingo Senande Deputy Director
Stephanie Sutura, Deputy Director
Vincent Wynter, Finance Director
Esther Gatria, Executive Administrative Assistant
Carmen Medina, Receptionist

ABSENT: Commissioner Shirley Finn

NOTICE OF MEETING

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 8, 2010, 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.

Chairman Rutch called the meeting to order at 5:08p.m.

APPROVAL OF MINUTES

On motion by Commissioner Nest, seconded by Commissioner Rotundo, the minutes of the meeting of December 15, 2009, were approved.

VOTE: AYES: All Present Commissioners (5)
ABSENT: Commissioner Finn (1)

DIRECTORS REPORT

Mr. Sivella reported on the following subjects:

South Hackensack Project: Mr. Sivella stated that starting on Thursday, January 21, the Section 8 application list will open and leasing will soon begin. The HABC is hoping to have the units leased by February 15. The COAH units have already been marketed and are going through the selection process.

Riverside Ave. Building (Lyndhurst): Mr. Sivella introduced Lyndhurst Mayor Richard DiLascio, Assemblywoman Charlotte Vandervalk (District 39), Nancy Chazen (National Multiple Sclerosis Society) and Berek Don (Daibes Enterprises). Mr. Sivella explained that approximately seven years ago, there was an application put in at the HABC from Daibes Enterprises for 80 project based units of senior housing for their newly constructed building on Riverside Ave., in Lyndhurst. There was also an agreement made with the town of Lyndhurst, in order to facilitate this application. The vouchers were never assigned to that building. Over the past year, Daibes Enterprises re-applied and submitted new project based vouchers application. However, this time they teamed with Assemblywoman Vandervalk and added a request for the HABC to work with them in order to provide special needs housing. This would be the second of its type in the country (the first housing complex is in Minnesota). Mr. Sivella stressed the importance of this type of housing for independent special needs. At this point, he invited the members of the group to comment on the project. Mr. Don reiterated Mr. Sivella’s point of the importance and need for housing for independent special needs and Daibes Enterprises will be requested 40 special needs vouchers for this purpose. He also added that Daibes Enterprises will be providing approximately 6,000 sq. ft. of commercial space to the National MS Society for office space and will be presenting a 50 year lease for this space for \$1 per month, renewable upon 50 years. All utilities will be included in the lease as well. In addition, Daibes Enterprises will be retrofitting the apartments as needed for wheelchair accessibility. Assemblywoman Vandervalk commented that there is no housing for adult onset handicaps, such as MS and certain types of Autism, and that people who are handicap but can still lead independent lives will greatly benefit from this project. Mayor DiLascio added that the building is in a great location, not far from town hall and there is a park across the street, stores on the main floor and the town is happy to welcome this community and the project has their full support. At this point, Chairman Rutch suggested there should be a motion to support this project.

Commissioner Rudman moved for a motion to support the concept pending the adoption of a formal resolution authorizing the vouchers, the motion was seconded by Commissioners Rotundo and Nest.

VOTE: AYES: All Present Commissioners (6)
 ABSENT: Commissioner Finn (1)

ATTORNEY’S REPORT

Mr. Corrison reported that the HABC is further pursuing its right with respects to the owner of the Lorraine Avenue property. There is also another foreclosure, in Leonia (Station Parkway) and we expect the HDC to have the opportunity to purchase the property for the resale price of \$109,000. He expressed concern that a similar unit in the past was foreclosed and upon further investigation, it was found that it had been

refinanced at market value; apparently neither the bank nor the title company realized there was a deed restriction. He suggested that a survey be done to make sure that the units are still owner occupied and maybe do corrective deeds where necessary to record that there is a master deed that restricts the use.

Mr. Corrison also recommended that Resolution 2010-13 be removed from the consent agenda because it is not necessary.

PUBLIC COMMENTS

A motion to open the meeting to the public was made by Commissioner Rotundo and seconded by Commissioner Ortega.

VOTE: AYES: All Present Commissioners (6)
 ABSENT: Commissioners Finn (1)

There were no public comments.

CONSENT AGENDA

Commissioner Rotundo moved that Resolution 2010-13 be removed from the consent agenda. Commissioner Rudman seconded the motion.

VOTE: AYES: All Present Commissioners (6)
 ABSENT: Commissioner Finn (1)

Commissioner Rotundo moved that the amended consent agenda be approved, Commissioner Rudman seconded the motion.

VOTE: AYES: All Present Commissioners (5)
 ABSENT: Commissioner Finn (1)
 ABSTAIN: Commissioner Rutch (1) (only on Resolutions 05-09)

Resolution 2010-01

Resolution ratifying the HABC list of bills for the period of 12/16/2009 – 01/13/2010.

Resolution 2010-02

Resolution ratifying the HDC list of bills for the period of 12/16/2009 – 01/13/2010.

Resolution 2010-03

Resolution adopting a Cash Management Plan.

Resolution 2010-04

Resolution providing for an Addendum to the HABC's procurement policy in accordance with the American Recovery and Reinvestment Act, amending Resolution 2009-36.

Resolution 2010-05

Resolution executing grant agreement with the County of Bergen for Emergency Shelter Grant Funds for the Bergen County Housing, Health and Human Services Center.

Resolution 2010-06

Resolution executing grant agreement with the County of Bergen for Community

Development Block Funds for the Bergen County Housing, Health and Human Services Center.

Resolution 2010-07

Resolution executing grant agreement with the County of Bergen for Home Program Funds for Security Deposits for the Bergen County Housing, Health and Human Services Center.

Resolution 2010-08

Resolution executing grant agreement with the County of Bergen for Homeless Prevention and Rapid Rehousing Recovery Funds for the Bergen County Housing, Health and Human Services Center.

Resolution 2010-09

Resolution voiding Resolution No. 2009-75, in lieu of Resolution No. 2010-05, 2010-06, 2010-07 and 2010-08.

Resolution 2010-10

Resolution amending the procurement policy of the HABC, so that it will be in compliance with the American Recovery and Reinvestment Act of 2009.

Resolution 2010-11

Resolution authorizing the HABC to enter into a contract with ALSA Architecture & Engineering, for the removal and replacement of Hydro Pulse Boilers at Boiling Springs and Brookside Gardens.

Resolution 2010-12

Resolution adopting the January 2010 revision of the HABC Purchasing Manual.

Commissioner Rotundo moved that the meeting be adjourned. Commissioner Rudman seconded the motion.

VOTE: AYES: All Present Commissioners (6)
 ABSENT: Commissioner Finn (1)

Meeting adjourned at 5:44 p.m.

Minutes prepared by Esther Gatria