

Regular Meeting
October 24, 2016

The regular meeting of the Housing Authority of the Township of Brick was held on October 24, 2016 at 6:30 PM at the David Fried Community Room, 157 Chambers Bridge Road, Brick, NJ 08723.

The meeting was called to order by Chairman Schick at 6:30 PM.
The meeting began with the reading of the Sunshine Law Statement.

Upon Roll Call those present were:

Commissioner Catalano	Commissioner Russell
Commissioner Dyer	Commissioner Dunne
Vice Chairman Scaturro (via telephone)	Chairman Schick

Also present were Executive Director Alesia Watson, and Terry Brady, Board Attorney.
Absent from the meeting was Commissioner Terebush.

APPROVAL OF MINUTES

Motion to approve the minutes of the Board of Commissioners meeting September 19, 2016 was made by Vice Chairman Scaturro and seconded by Commissioner Catalano. Upon roll call, Commissioners Russell, Catalano, Dunne, Vice Chairman Scaturro and Chairman Schick voted "Aye". Commissioner Dyer abstained because he was not in attendance for this meeting.

PRESENTATIONS:

Mr. Bakari Lee from McManimon Scotland who is our RAD special counsel attorney introduced and discussed the two resolutions on tonight's agenda. The first resolution for Board approval is #2016-42 appointing three Commissioners to serve on the Board of Trustees of the Brick Housing and Community Development Corporation. He explained to the Board that in order to participate in the RAD program one of the HUD requirements is that a management company other than the Housing Authority manage the property once you convert to RAD. The goal is to create a nonprofit corporation entity which will serve as trustees of the management company. Mr. Lee suggested that out of the 7 trustees that 4 of those members will be from the Authority which will consist of the Chair, Vice Chair, Resident Commissioner and the Executive Director, those four members will appoint the other three. Commissioner Russell asked about the terms of those appointments. Mr. Lee explained that the members will serve as long as they hold that position. The Chair will serve as long as he is chair, the Executive Director will serve as long as they are Executive Director, however the other three members will have 4 year terms as noted in the corporation's bylaws. Commissioner Russell asked if the nonprofit had to raise funds. Mr. Lee said no, although they can. Commissioner Dyer expressed concern over the oversight of the property. Mr. Lee explained that the Board oversees the Corporation and the Corporation oversees the property. Mr. Lee stressed this is a HUD requirement embedded with the RAD program regulations. He also noted this is the first step in the process in forming the corporation. There being no more questions the second resolution for Board approval was explained.

PRESENTATIONS continued:

Mr. Lee noted that the second resolution #2016-43 authorizing the issuance of not to exceed \$2,900,000 Rental Assistance Demonstration Bonds and related instruments and determining other matters in connection therewith is all part of the application to local finance regarding the bond and how we are quickly moving to closing the RAD deal and how we need to secure the bond. Commissioner Catalano had questions on how the loan operates, if refinancing is available and if we can carry debt of a mortgage. Mr. Furlong, Fee accountant who was also in attendance said yes we could refinance down the line and yes our finances are strong enough to go in this direction. Mr. Brady assured Board Members that we will still operate accordingly with open public meetings with the Board and the trustee corporation conducting their meetings, Fiscal procurement and local public contract laws must be abided and its business as usual. Chairman Schick thanked Mr. Lee and Mr. Furlong for taking the time to discuss this matter with the Board.

TREASURER'S REPORT

Commissioner Catalano read the report for those present. Motion to approve the treasurer's report was made by Commissioner Russell and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted "Aye".

Motion to approve for payment vouchers, Section 8 Account was made by Commissioner Dunne and seconded by Commissioner Catalano. Upon roll call, all Commissioners voted "Aye".

Motion to approve for payment vouchers, Operating Account was made by Commissioner Dunne and seconded by Commissioner Catalano. Upon roll call, all Commissioners voted "Aye".

Motion to approve for payment vouchers, Tenant Security Account was made by Commissioner Dunne and seconded by Commissioner Catalano. Upon roll call, all Commissioners voted "Aye".

Motion to approve for payment vouchers, Capital Fund Account was made by Commissioner Dunne and seconded by Commissioner Catalano. Upon roll call, all Commissioners voted "Aye".

EXECUTIVE DIRECTORS REPORT

Mrs. Watson read her report for those present. There was a discussion regarding the Laundry Concessions – Mr. Brady recommended we did not cancel the contract at this time and other options were discussed. Mrs. Watson said she would look into a buyout from our current company handling our laundry rooms. Commissioner Catalano asked if the monthly take in could make enough for the buyout. Mrs. Watson said she will have to review all the Financial data.

COMMITTEE REPORT

Chairman Schick noted for the record that the Finance Committee met and reviewed all the material that Mr. Bakari Lee presented and discussed with the Board.

OLD BUSINESS

None to report or discuss.

NEW BUSINESS

- **Resolution 2016-41** authorizing a Change Order for the G. Meyer Group. Motion to authorize a change order for the G. Meyer Group to add power washing of the third and fourth floor at Forge pond was made by Commissioner Russell and seconded by Commissioner Catalano. Upon roll call, all Commissioners voted "Aye".
- **Resolution 2016-42** appointing three Commissioners to serve on the Board of Trustees of the Brick Housing and Community Development Corporation.

Chairman Schick reiterated that the three names to be added would be himself, the Vice Chairman Stephan Scaturro and the resident Commissioner Pete Dunne. Motion to approve the appointments was made by Commissioner Catalano and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye"

- **Resolution 2016-43** authorizing the issuance of not to exceed \$2,900,000 Rental Assistance Demonstration Bonds and related instruments and determining other matters in connection therewith.

Motion to authorize the issuance of not to exceed \$2,900,000 Rental Assistance Demonstration Bonds and related instruments and determining other matters in connection therewith was made by Commissioner Catalano and seconded by Chairman Schick. Upon roll call, all Commissioners voted "Aye".

- **Resolution 2016-44** authorizing the execution of a conciliation agreement with the U.S.H.U.D Office of Fair Housing and Nancy J. Weiner.

Mr. Brady mentioned that this is to settle the pending discrimination case that was filed against the Authority. Motion to approve the authorization of the execution of a conciliation agreement with the U.S.H.U.D Office of Fair Housing and Nancy J. Weiner was made by Commissioner Russell and seconded by Commissioner Catalano. Upon roll call, all Commissioners voted "Aye".

- **Resolution 2016-45** adopting a reasonable accommodation policy for residents with disabilities.

Motion adopting a reasonable accommodation policy for residents with disabilities was made by Commissioner Russell and seconded by Commissioner Catalano. Upon roll call, all Commissioners voted "Aye".

PUBLIC INPUT

Ms. Wilma Flagg, Forge Pond resident expressed her gratitude for the resident services department.

Ms. Diana Partusch, Forge Pond resident mentioned that several lights are out around the building. Ms. Watson explained to the Board that this has been an ongoing issue with the manufacture whom is now out of business. Ms. Partusch had several concerns about the post office delivery, the Christmas party and the status of the Security Booth. Mrs. Watson told Diana that she will meet with her and discuss those concerns with her.

Mr. Ron Brooks, George Conway resident mentioned that there are several cracks in the sidewalks around the front of George Conway. Mrs. Watson said that all the sidewalks will be repaired or patched over time.

Mr. Sal Abazia, Forge Pond resident said that a sign should be put up not to feed the squirrels. Ms. Carmen Serrano, George Conway resident said she is having problems with the tenants that live above her. Ms. Watson said that she will meet with her in the office to discuss this matter.

Ms. Jessica Hooverman a sister of a George Conway resident said she would like a safer smoking facility for the tenants and the hot water in her sisters unit is unacceptable and should be looked at. Mrs. Watson said she will speak with maintenance about the hot water.

Nancy George, Forge Pond asked for the status on Ovation Way. Ms. Watson said that repairs have been made.

Ann Selk, David Fried resident asked the Board for donations for the Thanksgiving dinner sponsored by Epiphany Church.

There was a discussion regarding Direct TV. Commissioner Dunne noted how media master is actually a contractor for Direct TV and were grouped like a hotel. Ms. Watson stated we have problems with direct tv and added she has a call into Comcast regarding a reduced rate for cable and she will pass along literature regarding a reduced internet program.

ADJOURNMENT

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Russell and seconded by Commissioner Catalano. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:54PM.

Alesia R. Watson, PHM RPPO
Secretary/Assistant Executive Director