

BERKELEY TOWNSHIP HOUSING AUTHORITY

REGULAR MEETING: October 28, 2014

These Minutes are not verbatim, but a condensed version of what transpired at the Berkeley Township Housing Authority Board of Commissioners Meeting held on October 28, 2014 at 4:00 PM in the Community Room, located at the Administration Building at 44 Frederick Drive, Bayville NJ.

PRESENT: GRACE DEKKER, EXECUTIVE DIRECTOR
LYNNE NUTLEY, CHAIRPERSON
KATHLEEN NUNN, VICE-CHAIRPERSON
JUDITH NOONAN, COMMISSIONER
NIKOLAUS SEITZ, COMMISSIONER
KATHERINE FULCOMER, COMMISSIONER
NILDA GARIBALDI, COMMISSIONER
TERRENCE CORRISTON, LEGAL COUNSEL

ABSENT: SOPHIE KAUCHAK, COMMISSIONER
JANET MALANGA, TRANSCRIBER

CALL TO ORDER: Public Meetings Act, adequate notice of this meeting has been provided in the following manner; on January 17, 2014 a notice of all meetings was provided to the Township of Berkeley Clerks Office, the Asbury Park Press, and was posted on the Authority official public bulletin board at the BTHA's Administration Buildings as well as the BTHA's Website.

PLEDGE OF ALLEGIANCE: All those present recited the Pledge of Allegiance.

MOMENT OF SILENCE: A moment of silence was observed for the troops overseas.

ROLL CALL: Roll call was read as listed above.

AUTHORIZATION BY THE BOARD TO APPROVE THE MINUTES FOR THE SEPTEMBER BOARD MEETING:

A motion was made by Commissioner Noonan to approve the Minutes. The motion was seconded by Commissioner Seitz. Roll call found all others to be in favor.

AUTHORIZATION BY THE BOARD TO APPROVE THE MINUTES FOR THE CLOSED SESSION OF THE SEPTEMBER BOARD MEETING: No Closed Session

AUTHORIZATION BY THE BOARD TO APPROVE FOR PAYMENTS POINTS A THROUGH F: A motion was made by Commissioner Noonan to approve the payments. The motion was seconded by Commissioner Nunn. Roll call found all others to be in favor. A motion was also made by Commissioner Noonan to pay (F). The motion was seconded by Commissioner Nunn. Roll call found all others to be in favor.

REPORTS TO THE BOARD:

LEGAL COUNSEL –Mr. Corrison spoke to the Board about a letter Grace received from the Township regarding a pilot and the ongoing saga of the calculation. The Township is saying that they understand how it works and would like to take the HA up the offer on having a pilot presented and putting it into place with a signed agreement. The township is stating that they do not understand the HA's calculation. The HA must deduct the utility cost. The HA will explain it again to the township and the key is that the HA does not have to have an agreement it is voluntary and will offer what has previously been offered. The HA is exempt but may agree to pay a pilot payment which shall in no way exceed 10% of shelter rents. Shelter rents are not defined in the NJ statute it is an old HUD term which meant the net of your gross minus your utilities. A motion was made by Commissioner Noonan to respond to the township on the pilot program. Commissioner Nunn seconded the motion. Roll call found all in favor. *(Commissioner Garibaldi arrived at 4:15 PM)*

Mr. Corrison said that they did receive the proposals back from the developer, they got four proposals. Based on the evaluation the Alpert Group combined with Monarch would be the selected developer.

EXECUTIVE DIRECTOR- Grace said the budget committee had a meeting with Dave and he explained the budget to the committee. The state is asking for a lengthy questionnaire that all the commissioners need to fill out. The extension of Dave's contract is up to the HA approved that last year for the extension. The annual plan, the five year

plan, is based on the funding. Some of the things that were needed were included in the plan. She said she would like to do cameras at Site A especially with the problems that the HA has across the street. The waiting list was opened and was closed almost immediately. A week later they got the fifty section 8 applications and gave out one of the vouchers already so now the HA is filled again. The HA does a few move outs. A tenant passed away at Site A and then there is a move out from the other site.

The developer's information is in the packet. If the Board approves the Alpert Group he is ready to go.

MAINTENANCE SUPERVISOR- Mr. Dekker said that maintenance is trying to prepare for winter. The heating system is up. The tractor is prepared.

APPROVE RESOLUTIONS

2014-10-1	To Approve Fee Accounting Services from David W. Ciarrocca, CPA per the Option to Extend
2014-10-2	To Approve the 2015 State Budget
2014-10-3	To Approve Salary Increases for the Year 2015
2014-10-4	To Approve a Development Partner – The Alpert Group

A motion was made by Commissioner Noonan to approve the Resolutions. The motion was seconded by Commissioner Seitz. Roll call found all others to be in favor.

UNFINISHED BUSINESS – Nominations for Vice-President. Commissioner Fulcomer nominated Nick Seitz. Commissioner Seitz seconded the motion. Commissioner Garibaldi nominate Kathy Nunn, Commissioner Nutley seconded the motion. After a vote Kathy Nunn was voted Vice-Chairperson.

NEW BUSINESS –The Board discussed the time of the meetings as Commissioner Kauchak cannot make the time of the meetings.

PUBLIC PORTION – A tenant, Ann Levine (?) praised Bob Dekker for his work ethic.

CLOSED SESSION – None

MOTION TO ADJOURN –A motion was by Commissioner Noonan to adjourn. Roll call found all in favor.
