

BERKELEY TOWNSHIP HOUSING AUTHORITY

REGULAR MEETING:

These Minutes are not verbatim, but a condensed version of what transpired at the Berkeley Township Housing Authority Board of Commissioners Meeting held on April 18, 2017 at 4:00 PM in the Community Room, located at the Administration Building at 44 Frederick Drive, Bayville NJ.

PRESENT: GRACE DEKKER, EXECUTIVE DIRECTOR
NIKOLAUS SEITZ, VICE-CHAIRPERSON
KATHLEEN NUNN, CHAIRPERSON
NILDA GARIBALDI, COMMISSIONER
JUDY NOONAN, COMMISSIONER
ANGIE FRATIANNI, COMMISSIONER
JENNIFER BACCHIONE, COMMISSIONER
TERRENCE CORRISTON, LEGAL COUNSEL
BOB DEKKER, MAINTENANCE SUPERVISOR

ABSENT: JANET MALANGA, TRANSCRIBER

CALL TO ORDER: Public Meetings Act, adequate notice of this meeting has been provided in the following manner; on January 10, 2017 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 men and women who serve in the armed forces home and abroad to protect our country.

ROLL CALL: Roll call was read as listed above.

AUTHORIZATION BY THE BOARD TO APPROVE THE MINUTES FOR THE JANUARY BOARD MEETING A motion was made by Commissioner Nunn to approve the Minutes. The motion was seconded by Commissioner Fratianni. Roll call found all others to be in favor.

NO CLOSED SESSION MINUTES TO APPROVE

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

REPORTS TO THE BOARD:

LEGAL COUNSEL – Legal Counsel stated there was not too much going on and for the most part everything was going very smoothly. He said it was a good thing that the HA converted to RAD as it is anticipated that funding from Washington for next year is going to be even worse. The Executive Director added that the HA had a lock out, the first one in a long time. The tenant was evicted for non-payment of rent.

EXECUTIVE DIRECTOR – The Executive Director said that the attorney contract was up for renewal. She said her choice was Breslin and Breslin. The HA is still in the works for an Admission Plan for the RAD conversion. Cameras have been installed at Site A and tenants already feel much safer and the HA hopes that it helps with the trash dumping. The HA has no insurance claims and therefore the HA gets a check back at the end of the year. The HA had no findings on the safety inspection. He did put a recommendation about the playground that Mr. Dekker will discuss with the Board.

The Executive Director said that the COC (Mental Health Vouchers) program is over and the funding has gone elsewhere within the county. The HA had a problem with the LOCCS drawdown and they were not

able to access funds. The HA had to update security passwords and fill out forms. The process took about two months. The HA will not have PHAS anymore they will have a scoring system called SEMAP which is for vouchers. PHAS was for public housing and the HA's last score was 100.

The HA had a meeting with the budget committee regarding the PILOT trash collection and this will be discussed later under New Business.

MAINTENANCE SUPERVISOR – Mr. Dekker said that regarding the playground the problem is they want a rubberized surface or wood chips. The HA playground is so outdated and needs to go with the exception of the swings. He said they would like to shrink the playground and get rid of the sand and surroundings and rebuild the walls and just keep the swing set and then they can put that surface in.

Maintenance has been in apartments nonstop. They had a great heating season. They plan on working on the grounds soon. They are in the process of getting bids on cabinets. They also need to do some sidewalk work. Mr. Dekker explained the process of entering tenant's apartments. The Executive Director addressed an issue with the Board of a problem they are having with a particular tenant and entering her apartment.

APPROVE RESOLUTIONS-

2017-4-1 To Approve Legal Counsel from Breslin and Breslin in the amount of \$15,600.00.

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

UNFINISHED BUSINESS – None

NEW BUSINESS – The Executive Director stated that the HA has been there for fifty years! They would like to do something for the occasion.

There was a budget committee meeting as a result of the Mayor wanting to charge the HA \$19,500.00 for essential services that he feels the township is entitled to. The HA reiterated the prior history of how the cooperation agreement came to be in force and the measures the HA has taken. The HA is seeking to set up a letter from the HA Board's position to propose what they did in 2015 which a cooperation agreement letter. In the event that an agreement is not accepted by the town, legally with no agreement in force they HA is not required to pay anything to the Township of Berkeley. The HA is asking for a response in a timely manner. Maintenance has agreed to do the recycling. The HA has moved the dumpsters to eliminate outside dumping. The accountant calculates the payment to the township every year. The HA does not have funds to pay \$19,500.00 and it is a State Statute. The Board discussed the history of the agreement with the town. The Mayor is looking to get money to reduce taxes but it does not pan out with the HA. The HA is willing to do the agreement with the statute. A motion was made by Commissioner Noonan to draft a letter to be approved by the budget committee to be sent to the town. The motion was seconded by Commissioner Nunn. Roll call found all in favor.

PUBLIC PORTION – None

CLOSED SESSION – None

MOTION TO ADJOURN – A motion was made by Commissioner Noonan to adjourn, all were in favor.