

**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 March 26, 2019, at 4:00 PM in the Community Room, located at the Administration Building at 44 Frederick Drive, Bayville NJ.

PRESENT: GRACE DEKKER, EXECUTIVE DIRECTOR
JUDY NOONAN, CHAIRPERSON
KATHLEEN NUNN, VICE CHAIRPERSON
NILDA GARIBALDI, COMMISSIONER
ANGIE FRATIANNI, COMMISSIONER
JENNIFER BACCHIONE, COMMISSIONER
KELLY GROSSE, COMMISSIONER
DENISE PELLACCHIA, COMMISSIONER (Arrived 4:05 PM)
TERRENCE CORRISTON, LEGAL COUNSEL

ABSENT: DAVE CIARROCCA, ACCOUNTANT
BOB DEKKER, MAINTENANCE SUPERINTENDENT
JANET MALANGA, TRANSCRIBER

CALL TO ORDER: Public Meetings Act, adequate notice of this meeting has been provided in the following manner; on January 15, 2019 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.

A moment of silence was observed.

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 Bacchione to approve the Minutes. The motion was seconded by Commissioner Nunn. Roll call found all in favor.

A motion to approved corrected Minutes for November. Commissioner Nunn made a motion to approve the Minutes. The motion was seconded by Commissioner Grosse. Roll call found all in favor.

NO CLOSED SESSION MINUTES TO APPROVE

AUTHORIZATION BY THE BOARD TO APPROVE FOR PAYMENTS POINTS A THROUGH C: A motion was made to approve the payments by Commissioner Nunn. The motion was seconded by Commissioner Bacchione. Roll call found all in favor.

REPORTS TO THE BOARD:

EXECUTIVE DIRECTOR – The Executive Director asked if anyone had any questions regarding her report. There was a Resolution to amend the resolution for the waiting list, it opens on 3/18/19 and will close on 5/17/19. That may change depending on how many qualify. There are no vacancies it is just to have them on the waiting list.

Legal counsel RFPs were enclosed. The two sheets were enclosed for evaluations which will be forwarded to HUD. Terry Corriston has been with the HA and Ed Testino is with other housing authorities. Her opinion as the Director is that she works well with Terry. She discussed with the chair the evaluations.

The resolution for Operating Cost Adjustment Factor (OCAF) the annual adjustment factor has all been put in. Next year she will start early. This calculation does not affect the tenants' rent it the formula that HUD determines for each size unit.

FYI for transcribing Janet is going to be staying and will continue to do the transcribing.

The occupancy information is included for move ins and move outs.

The tax returns for the non- profit were filed and enclosed for 2016 & 2017.

There is a check from Home Depot and will be deposited into operating account.

The Board discussed the two different attorneys. The chairperson asked Mr. Corriston if he would be willing to negotiate on his cost. He said he would, typically there would be price and negotiation in proposal but he would be happy to negotiate if necessary. Mr. Corriston said that he had not charged anything extra for evictions last year even though it was beyond the number in the contract. He would be willing to do for \$15,000 and would eliminate the extra charge for evictions. A motion was made by Commissioner Bacchione to approve Terry Corriston for Legal Services for 2019 with the option to extend at the price of \$15,000. The motion was seconded by Commissioner Garibaldi. Roll call found all in favor.

Maintenance is renovating an efficiency apartment at Site A. They started seasonal landscaping maintenance at Site B. Reporting of termites in the community room at Site B. That has been treated.

APPROVE RESOLUTIONS-

2019-3-1 – Resolution to Amend Resolution 2019-1-6 Regarding the Opening of the PBV Waiting List

2019-3-2 – Resolution to Approve Legal Counsel from Terry Corrison

2019-3-3 – Resolution to Approve Operating Cost Adjustment Factor (OCAF) for the Project Based Voucher Units

A motion was made by Commissioner Grosse to approve the Resolutions. The motion was seconded by Commissioner Bacchione. Roll call found all in favor.

UNFINISHED BUSINESS – None

NEW BUSINESS – None

CLOSED SESSION – None

MOTION TO ADJOURN – A motion was made by Commissioner Bacchione to adjourn for the evening. The motion was seconded by Commissioner Grosse. Roll call found all in favor. The time was 4:25 PM.