

**New Jersey Association of
Housing and Redevelopment Authorities
Annual Business Meeting
Resorts Casino Hotel
Atlantic City, NJ
September 24, 2017**

MINUTES

MEETING CALLED TO ORDER

Susan Thomas, Chairperson, called the meeting to order and extended a warm welcome to all present.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

Chairperson Thomas led all present in a pledge of allegiance to the flag of the United States of America.

ROLL CALL

Richard Keefe, Executive Director/Secretary called the roll. Representatives of the following Housing Authorities were present:

Atlantic City, Bayonne, Bergen County, Berkeley, Beverly, Boonton, Burlington, Cape May, Edgewater, Edison, Florence, Fort Lee, Highlands, Jersey City, Keansburg, Lakewood, Linden, Long Branch, Middletown, North Bergen, Passaic City, Penns Grove, Perth Amboy, Plainfield, South Amboy, Weehawken, West New York, and Union City.

CORRESPONDENCE

The Secretary read a letter from the NJAHRA Nominating Committee concerning the nomination of Association Officers for the period 10/1/17 to 9/30/18, a copy of which letter was mailed to all voting members more than 30 days prior to the 9/24/17 Annual Meeting of the Association. The recommendations of the Nominating Committee were as follows: Susan Thomas, Chairperson, Joseph Billy Jr., Vice Chairperson, Victor Cirilo, Treasurer.

REPORTS

Chairperson Thomas called for reports from the Treasurer and the Chairpersons of the Standing Committees:

Victor Cirilo, Treasurer, is awaiting receipt of the past due Fiscal Audit, and, therefore had no report to present. Richard Keefe, Executive Director, stated that copies of the audit would be made available to the membership as soon as it is completed.

In response to Doug Dzema's question concerning the Association's current total assets, Keefe stated that he believed that they total around \$55,000.

Robert Di Vincent – Nominating Committee Chairman, speaking on behalf of the said committee recommended the election of the following officers for the fiscal year ending 9/30/18: Chairperson-Susan Thomas, Vice Chairperson-Joseph Billy, Jr., Treasurer-Victor Cirilo.

Madeline Cook, Program Committee Chairperson reported on the activities planned for the 2017 Conference and Trade Show. She made special note of the HUD power point presentation by Lynne Patton, HUD Region II Administrator, scheduled for the conference luncheon on Monday at noon.

Joseph Billy, Jr.-Budget Committee Chairman, speaking for said committee recommended approval of the proposed Annual Budget for fiscal year ending 9/30/18, as presented

Matthew Fitzpatrick, Esq. and Jeanette Samra-Arteaga, Esq., representing NJAHRA's Legal Counsel, reported on recent HUD changes regarding PHA executive level compensation; State of NJ legislative changes concerning tenant charges for legal costs; and the HUD policy regarding the establishment of no-smoking areas in public housing projects. They responded to numerous questions from the membership on the HUD public housing smoke-free policy regulations.

OLD BUSINESS

The Chairperson called for old business, if any, to be brought before the Association's membership. No old business was forthcoming.

NEW BUSINESS

Consent Resolution No. 1 - 9/24/17:

Renewing current agreement with Richard Keefe, Executive Director, for the provision of administrative services during the fiscal year ending 9/30/18, at no change in work scope or compensation.

Renewing agreement with Robert Di Vincent, Assistant Executive Director, for the provision of administrative services during the fiscal year ending 9/30/18, at no change in work scope or compensation.

Renewing agreement with Sandra Niemic, Comptroller, for the provision of fiscal control services during the fiscal year ending 9/30/18, at no change in work scope or compensation.

Renewing agreement with Susan Thomas, Administrative Assistant, for the provision of administrative assistance services during the fiscal year ending 9/30/18, at no change in work scope or compensation.

Renewing contract with Fitzpatrick & Merritt, P.C., for provision of general legal services for FYE 9/30/18, at no change in work scope or compensation.

The motion to adopt this consent resolution was made by Gary Centinaro, Florence Housing Authority, and seconded by John Mahon, Bayonne Housing Authority. No questions were presented on the motion, and on roll call all present voted in favor of adoption of the resolution, and the Chair declared it passed

Resolution No. 2 - 2017:

Authorizing award of contract to Polcari & Co. P.C. for completion of a fiscal audit of the Association's books of account for FYE 9/30/17, at a total fee not to exceed \$2,000.

Motion to adopt this resolution made by Joseph Billy, Jr., Summit Housing Authority, seconded by Robert Di Vincent, West New York Housing Authority. No questions were presented on the motion, and on roll call all voted in favor of adoption of the resolution, and the Chair declared it passed.

Resolution No. 3 -2017:

Adoption of the minutes of the Association's June 30, 2017 business meeting, as presented.

Motion to adopt this resolution was made by Robert Di Vincent, and seconded by Madeline Cook, Edison Housing Authority. No questions were presented on the motion, and on roll call all voted in favor of adoption of the resolution, and the Chair declared it passed.

Resolution No.4- 2017:

Adoption of the Annual Budget for FYE 9/30/17, as presented.

Motion to adopt this resolution was made by Joseph, Billy, Jr., and seconded by Gary Centinaro. No questions were presented on the motion, and on roll call all voted in favor of adoption of the resolution, and the Chair declared it passed..

The Chairperson turned the meeting over to Richard Keefe, Executive Director/Secretary, for the election of officers for the year 10/1/17 to 9/30/18.

The Executive Director/Secretary, acting on behalf of the Chair, restated the following recommendations of the Nominating Committee for election of the Association's officers for the fiscal year ending 9/30/18: Chairperson Susan Thomas, , Vice Chairperson Joseph

Billy, Jr., Treasurer Victor Cirilo. The Executive Director/Secretary asked if there were any recommendations from the floor, hearing none he called for a motion regarding election of the aforesaid persons to the stated positions for the fiscal year ending 9/30/18. Gary Centinaro made such motion, Robert DiVincent seconded same, the Acting Chairperson asked for questions on the motion, hearing none he called for a vote on the motion, and on roll call all voted in favor of adoption of the motion, and the Acting Chairperson declared it passed.

PUBLIC COMMENT

Chairperson Thomas called for public comment, if any. None was forthcoming.

OTHER MATTERS

Madeline Cook, Program Chairperson, introduced Maria Maio, Director HUD Newark Field Office, for comments.

Maria informed the membership on current happenings at HUD, and on the direction, goals and objective of HUD under the leadership of Secretary Dr. Benjamin Carson.

Director Maio introduced Theresa Arce, newly appointed Director of the Public Housing Division in the HUD Newark Field Office. Theresa spoke of her experiences in the Housing industry during her many years of employment with HUD.

ADJOURNMENT

Gary Centinaro made a motion for adjournment, Madeline Cook seconded same, the Chairperson called for questions on the motion and their being none she called for a vote on same, whereupon all present voted in favor of the motion and Chairperson Thomas declared the meeting adjourned.