

**New Jersey Association of
Housing & Redevelopment Authorities
Annual Meeting
Resort Hotel & Casino
Atlantic City, NJ
September 23, 2019
MINUTES**

MEETING CALL TO ORDER

Joseph M. Billy, Chairman called the meeting to order and extended a warm welcome to all in attendance.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

Chair Billy led all present in a pledge of allegiance to the flag of the United States of America.

ROLL CALL

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

Bayonne, Berkeley, Beverly, Boonton, Carteret, Florence, Linden, Middletown, Newark, Old Bridge, Plainfield, Pleasantville, Lakewood, South Amboy, Summit, Weehawken, West New York .Irvington, Perth Amboy

Chairman Billy declared there was a quorum,

APPROVAL OF MINUTES

Minutes of June 28, 2019 moved by Robert DiVincent and Seconded by Victor Cirilo. Approved unanimously

CORRESPONDENCE

None

REPORTS

Nominating Committee Report – Chairman Robert DiVincent read the letter of Recommendation sent to Executive Director Madeline Cook proposing the following candidates and their positions: Chairperson – Joseph M. Billy, Jr., Vice Chairperson – Victor Cirilo and Treasurer – John Mahon

Comptroller's Report – Sandra Niemiec reported NJAHRA is in good financial position

Program Committee – Chairperson Grace Dekker welcomed everyone for their attendance and thanked her program committee for their work on the Annual Meeting.

Executive Director Report – Madeline Cook welcomed everyone for attending the meeting and said we are looking forward to a successful conference.

Legal Counsel – Matthew Fitzpatrick spoke about bidding and state contract laws and authorities submit misinformation. He said he will go into more detail in his workshop and will speak about sick leave, gender equality and smoking policy.

Resolutions:

Resolution No. 1-9-19 – Adopt Budget for Fiscal Year 10/1/2019 – 9/30/20120 Motion To adopt by: Gary Centinaro and seconded by Eric Chubanko, unanimous vote to adopt.

The following Resolutions were presented on a consensus basis:

Resolution No. 2-9-19 – Award Contract for Auditing Services to Polcari & Co. at a fee of \$2,000 for FYE 9/30/2019

Resolution No. 3-9-19 – Contract for Administrative Service to Susan Thomas at an annual Fee of \$3,900 for Fiscal Year 10/1/2019 – 9/30/2020

Resolution No. 4-9-19 – Awarding Contract for Legal Services to Fitzpatrick & Waterman, Esquires for an annual fee of \$2,400 for Fiscal Year 10/1/2019 to 9/30/2020

Resolution No. 5-9-19 – Awarding contract for Comptroller Services to Sandra Niemiec for an annual fee of \$3,150 for Fiscal Year 10/1/2019 to 9/30/20120

Resolution No. 6-9-19 – Awarding Contract for Executive Director services to Madeline Cook at an annual fee of \$12,000 for Fiscal Year 10/1/2019 to 9/30/2020

Motion to adopt made by Robert DiVincent and seconded by Gary Centinaro. Consent vote to approve unanimous.

OLD BUSINESS - None

NEW BUSINESS

Election of Officers for Fiscal Year 10/1/2019 – 9/30/2020 the slate as follows with unanimous recommendation of the Nominating Committee;

Chairperson – Joseph M. Billy, Jr.

Vice Chairperson – Victor Cirilo

Treasurer – John Mahon

Hearing no further nominations from the floor the motion to adopt was made by Robert DiVincent and seconded by Gary Centinaro. All in favor – Unanimous.

PUBLIC COMMENT

Gary Centinaro made a motion to move the start day for future NJAHRA Annual Meetings to Sunday instead of Monday, The motion was seconded by Dorothy Daniels. Grace Dekker commented that the program, committee did all of the work and the committee felt it was in the best interest of the committee to have the conference start on Monday, so that we could enjoy our family time on the weekends. She also suggested that we look another venue, this one was not very accommodating with the rooms and said she got a lot of complaints about the hotel in general. Attendance will not make any difference regardless of the start day.

There was much discussion about the subject. Representatives from Linden Housing Authority said they totally enjoyed the hotel especially that it is located on the boardwalk. There were also comments about people being away from their offices so many days.

Chairman Billy asked the Executive Director for quantitative numbers for attendance in the past. Executive Director Cook answered the numbers were closer to 200 not 130. She also said that in this case it is an administrative decision. A comment was made that “she is going to do what she wants to do regardless of any other opinion”

Robert DiVincent suggested we do a survey and get feedback from the membership. Gary Centinaro asked who will make the final decision after the survey results. Bert DiVincent said the information will be available to the program committee so that it can be analyzed with the Executive Director

Gary Centinaro revised his motion to include the survey and the recommendation on how to proceed for future meetings.

Seconded by Dorothy Daniels

Unanimous Ayes None opposed

Chairman Billy introduced Theresa Arce, Director of Public Housing in the Newark Area Office.

Director Arce said she was her3e to speak from the Newark Area Office to the support the organization. She also spoke about repositioning assets in public housing. She would like everyone to consider it. Director Arce offered her staff to assist the authorities with the process.

Director Arce reminded everyone of the new REAC policies and to pay attention to health and safety violations. Director Arce concluded her comment saying the New Deputy Secretary and the Regional Director goals are to make sure that Housing Authorities are financially solvent. They also want to make sure there are funds to make repairs to the buildings.

ADJOURNMENT

Robert DiVincent moved to adjourn seconded by Gary Centinaro.

Adjourned: 6:00 PM unanimous