

**MINUTES OF THE SPECIAL MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE TOWNSHIP OF WOODBRIDGE**



The Commissioners of the Housing Authority of the Township of Woodbridge held a special meeting via a GoToMeeting at <https://global.GoToMeeting.com/join/514466933> at 11:02 AM on July 24, 2020, the hour and date duly established for the holding of such meeting.

Chairman Ficarra called the meeting to order, the Pledge of Allegiance was recited privately. Executive Director Brightman read the Notice of Compliance with the Open Public Meetings Act P.L. 1975, C.231 which provided that notice of this meeting of the Board of Commissioners of the Housing Authority of the Township of Woodbridge was provided in the following manner: On July 20, 2020, a copy of the notice of this meeting setting forth the date, time and location of this special meeting was posted on the Housing Authority's official designated bulletin board located at 800B Bunns Lane, Woodbridge, NJ, sent to Town Hall for posting and was faxed to the Home News Tribune and Star Ledger.

Upon roll call, those present and absent were as follows:

PRESENT

Commissioners:

Sharad Agarwal, Commissioner
Jack Kenny, Vice Chair
Ryan Michelson, Commissioner
Paul Pires, Commissioner (11:05 AM)
Gregg Ficarra, Chairman

ABSENT

Commissioners:

Jenny Perez-Rosado, Commissioner
Shontay Walker, Commissioner

Council Liaison:
Lizbeth DeJesus, Councilwoman

Authority General Counsel:
Terrence Corrison, Esq., Breslin & Breslin

Administration:
Donna Brightman, Executive Director

PUBLIC COMMENT - none

COMMUNICATIONS - none

REPORTS - none

NEW BUSINESS

a) Reso #3066 – Award Contract for Housing Voucher Software System to PHA-WEB for the Sum of \$34,495.00

Motion moved by Commissioner Kenny and seconded by Commissioner Agarwal to adopt Resolution #3066.

Discussion

Executive Director Brightman stated that this software program would allow staff to work from home as well as give access to the financials for the accountant. It will be funded with CARES money.

ROLL CALL: Agarwal Kenny Michelson Perez-Rosado Pires Walker Ficarra
AYES: Agarwal Kenny Michelson Pires Ficarra
NAYS: None
Abstain: None
Absent: Perez-Rosado Walker

The Chair thereupon declared said motion approved.

b) Reso #3067 – Rooftop Rental of Cooper Towers by New Cingular Wireless PCS, LLC for the Purpose of Installing and Maintaining Wireless Telecommunication Equipment

Motion moved by Commissioner Pires and seconded by Commissioner Michelson to adopt Resolution #3067.

Discussion

Chairman Ficarra stated that we have cell tower equipment at Cooper and this will add additional revenue.

Commissioner Agarwal inquired about how this will affect the tenants.

Chairman Ficarra stated that any worker must be accompanied by staff and that the equipment will not affect the tenants.

ROLL CALL: Agarwal Kenny Michelson Perez-Rosado Pires Walker Ficarra
AYES: Agarwal Kenny Michelson Pires Ficarra
NAYS: None
Abstain: None
Absent: Perez-Rosado Walker

The Chair thereupon declared said motion approved.

c) Reso #3068 – Award Contract for Olsen Towers - #1 and #2 Boiler Repairs

Motion moved by Commissioner Agarwal and seconded by Commissioner Kenny to adopt Resolution #3068.

Discussion

Executive Director Brightman explained that Kelin was the contractor of record but we always get competitive prices for expensive items/repairs although Allied's contract is \$900 more, they are replacing more boiler sections.

ROLL CALL: Agarwal Kenny Michelson Perez-Rosado Pires Walker Ficarra
AYES: Agarwal Kenny Michelson Pires Ficarra
NAYS: None
Abstain: None
Absent: Perez-Rosado Walker

The Chair thereupon declared said motion approved.

COMMENTS

Chairman Ficarra informed the BOC that Union negotiations are underway and that Executive Director Brightman was handling it.

Commissioner Agarwal stated that he was confident in her abilities.

Executive Director Brightman stated that the requested items were:

- A three year contract with a \$2,500 increase each year
- Additional bereavement leave
- Severance pay
- Increased on-call money
- A decrease in health benefits contributions

ADJOURNMENT

Motion by Commissioner Kenny and seconded by Commissioner Michelson to adjourn at 11:30 AM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary