

MINUTES OF THE REGULAR 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 regular meeting via a <http://global.gotomeeting.com/join/397673397> or calling into 1-616-749-3322, at 7:00 PM on February 1, 2021, the hour and date duly established for the holding of such meeting.

Chairman Ficarra called the meeting to order at 7:00 PM.

Executive Director Brightman read the Notice of Compliance with the Open Public Meetings Act P.L. 1975, C.231 which provided that adequate 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 January 25, 2021, a copy of the notice of this meeting setting forth the date and time of this regular meeting was posted along with an adequate electronic notice providing a meeting link 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. The link was also posted on the WHA website.

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

PRESENT

ABSENT

Commissioners:

Commissioners:

Sharad Agarwal, Commissioner
Ryan Michelson, Commissioner
Jack Kenny, Vice Chair
Jenny Perez-Rosado, Commissioner
Gregg Ficarra, Chairman

Paul Pires, Commissioner
Shontay Walker, Commissioner

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

Council Liaison:
Lizbeth DeJesus, Councilwoman

Administration:
Donna Brightman, Executive Director

A motion to approve the minutes of the Regular Meeting held on January 4, 2021 was made by Commissioner Agarwal and seconded by Commissioner Michelson and upon roll call the vote was as follows:

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

PUBLIC COMMENT: none

COMMUNICATIONS:

Chairman Ficarra noted that Executive Director Brightman sent the obituary notice for Maureen Guiney's brother, Peter; he was a very accomplished individual. Please keep them in your prayers.

Chairman Ficarra then congratulated Councilwoman DeJesus and Commissioner Michelson on their reappointments.

REPORTS

Resident Services, Social Worker Kettly Gilles report:

Chairman Ficarra commented that he is always amazed by Ms. Gilles report and the work she does. He appreciates the detail of the report.

Executive Director Brightman remarked on the monthly rent reports and that the eviction moratorium has now been extended to 3/31/21.

Executive Director Brightman's report:

Chairman Ficarra asked Executive Director Brightman to comment on the lawsuit.

Executive Director Brightman stated that she brought in the labor attorney to interview the staff member and to determine if there was any neglect and cause for disciplinary action in order to protect the WHA in the lawsuit. The attorney determined no wrongdoing on behalf of the employee. We will submit the findings to the JIF. Hopefully, it will help in lowering the amount.

Chairman Ficarra commented on the death of a tenant stating that it appears he jumped from the window but it's still under investigation. He commented that the WHA is a landlord and that we are not equipped with the services to handle tenants with problems.

Commissioner Agarwal asked about the tenant at Cooper who burned the two apartments.

Executive Director Brightman replied that he has been placed in a nursing home. We had been trying to get him placed prior to the fire but we had no assistance from his family members. The damage to the apartments was in excess of \$100,000. We will file a judgement against him in case there are any assets.

Chairman Ficarra commented that Executive Director Brightman wrote a letter of support for the Township who wants to participate in an initiative with Solar Landscape that would provide energy savings to low-income renters.

NEW BUSINESS

a) Reso #3105 – Rescind Award of the Contract for Elevator Maintenance and Repair Contractor to Kone, Inc. from 12/1/20 to 11/30/22

Motion moved by Commissioner Kenny and seconded by Commissioner Rosado to adopt Resolution #3105.

Discussion

Counsel Corrison asked if a contract had been signed with Kone.

Executive Director Brightman answered, no, we just passed a resolution.

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

The Chair thereupon declared said motion approved.

b) Reso #3106 – Award Contract for Elevator Maintenance & Repair Contractor to Current Elevator Technology, Inc. from 2/1/21 to 1/31/23

Motion moved by Commissioner Agarwal and seconded by Commissioner Michelson to adopt Resolution #3106.

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

The Chair thereupon declared said motion approved.

c) Reso #3107 – Award Change Order for Elevator Maintenance & Repair Contractor to Current Elevator Technology, Inc. from 2/21/21 to 1/31/23

Motion moved by Commissioner Rosado and seconded by Commissioner Agarwal to adopt Resolution #3107.

Discussion

Executive Director Brightman stated that Ingerman decided they no longer want to maintain the elevator in the office; therefore, we had to amend the contract to include the Administrative building.

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

The Chair thereupon declared said motion approved.

c) Reso #3108 – Award Contract for Generator Maintenance & Repair Contractor to Genserve from 2/1/21 – 1/31/23 for an amount not to exceed \$40,000

Motion moved by Commissioner Michelson and seconded by Commissioner Kenny to adopt Resolution #3108.

ROLL CALL: Agarwal Kenny Michelson Perez-Rosado Pires Walker Ficarra

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

The Chair thereupon declared said motion approved.

c) Reso #3109 – Award Contract for Plumbing Repair Contractor

Motion moved by Commissioner Kenny and seconded by Commissioner Rosado to adopt Resolution #3109.

Discussion

Chairman Ficarra remarked that Dunigan was the current contractor and that they do good work.

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

The Chair thereupon declared said motion approved.

c) Reso #3110 – Application to Accept FSS Program Grant Funds \$26,591.00

Motion moved by Commissioner Agarwal and seconded by Commissioner Michelson to adopt Resolution #3110.

Discussion

Executive Director Brightman explained that this program is for 25 Section 8 tenants whereby they can save money in an account, and if they achieve their goals, they can obtain the savings. It's usually used for tuition or a house down-payment, etc.

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

The Chair thereupon declared said motion approved.

c) Reso #3111 – Adopting Monthly Bill List for the Month of January 2021

Motion moved by Commissioner Rosado and seconded by Commissioner Kenny to adopt Resolution #3111.

ROLL CALL: Agarwal Kenny Michelson Perez-Rosado Pires Walker Ficarra
AYES: Agarwal Kenny Michelson Perez-Rosado Ficarra

NAYS: None
Abstain: None
Absent: Pires Walker

The Chair thereupon declared said motion approved.

c) Reso #3112 – Adopting Monthly Bill List for the Month of January 2021 (Red Oak)

Motion moved by Commissioner Agarwal and seconded by Commissioner Kenny to adopt Resolution #3112.

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

The Chair thereupon declared said motion approved.

c) Reso #3113 – Adopting Positions & Salary Ranges for Fiscal Years 2020-2022

Motion moved by Commissioner Michelson and seconded by Commissioner Kenny to adopt Resolution #3113.

Discussion

Executive Director Brightman explained that this resolution encompasses the negotiated union increases over the next three years. It also reflects the elimination of positions due to the loss of managing WGA.

Additionally, it reflects a change in maintenance as the supervisor positions were eliminated and the two employees will have a job title demotion as there is no need for these positions. Their salary will not be cut.

Mike Yannuzzi retired in December 2020. His position as Maintenance Manager was filled by Sean Cashin. Executive Director Brightman will forward the resolution to Mike Tkatch of the Teamsters' union.

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

The Chair thereupon declared said motion approved.

COMMENTS

Commissioner Agarwal stated that he is happy for his good health and that his brother died from COVID, he was my twin. He can't wait for this pandemic to be over.

Commissioner Michelson stated that he is grateful to be reappointed to the WHA and grateful for the work of Executive Director Brightman and her staff.

Commissioner Kenny congratulated Councilwoman DeJesus and Commissioner Michelson on their reappointments. He stated that the WHA has done a good job on the snow removal so far.

Commissioner Rosado stated that she is glad to see everyone well and healthy.

Counsel Corrison wanted all to stay safe.

Chairman Ficarra stated that there is a council meeting tomorrow and we have civil rights issues before us. He stated that there is also a lot of development going on in the Township. Some people say that it's too crowded and brings more traffic but people are fleeing the cities to live in places like Woodbridge, especially if there is train service available. We want to create downtowns not ghost towns and stabilize taxes.

ADJOURNMENT

Motion by Commissioner Agarwal and seconded by Commissioner Kenny to adjourn at 7:39 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary