

MINUTES OF THE ANNUAL
REORGANIZATION/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 its Annual Rescheduled Reorganization/Regular meeting in the administrative office of the WHA, 10 Bunns Lane, Township of Woodbridge, New Jersey at 5:30 PM on October 4, 2018, the hour and date duly established for the holding of such meeting.

Executive Director Brightman called the meeting to order, led the Pledge of Allegiance, and held a moment of silence.

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 October 2, 2018, a copy of the notice of this meeting setting forth the date, time and location of this rescheduled reorganizational and regular meeting was posted on the Housing Authority's official designated bulletin board located at 10 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:

John Kenny, Commissioner
Ryan Michelson, Commissioner (via phone)
Jenny Perez-Rosado, Commissioner (5:35 PM
via phone)
Shontay Walker, Commissioner
Gregg Ficarra, Chairman (via phone)

Administration:

Donna Brightman, Executive Director
Mike Yannuzzi, Maintenance Manager

ABSENT

Commissioners:

Sharad Agarwal, Commissioner
(absent for the reorganization mtg.)

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

Council Liaison:
Lizbeth DeJesus, Councilwoman

Administration:

Larry Stecker, Maintenance Director
Maureen Guiney, Executive Asst.

Executive Director Brightman opened the floor to nominations for chairperson.

Motion to nominate Commissioner Ficarra for Chairperson of the Housing Authority of the Township of Woodbridge for the ensuing fiscal year moved by Commissioner Kenny and seconded by Commissioner Michelson.

Executive Director Brightman inquired as to whether there were any more nominations for Chairperson.

There were no more nominations for Chairperson.

Motion to close nominations for Chairperson was moved by Commissioner Kenny and seconded by Commissioner Walker.

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

Roll call to elect Commissioner Ficarra as Chairman:

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

Executive Director Brightman returned the Chair to Chairman Ficarra.

Chairman Ficarra asked for nominations for Vice-Chair.

Motion to nominate Commissioner Kenny for Vice Chairman moved by Chairman Ficarra and seconded by Commissioner Walker.

There were no more nominations for Vice Chair.

Motion to close nominations for Vice Chairperson was moved by Commissioner Walker and seconded by Commissioner Michelson.

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

Roll call to elect Commissioner Kenny as Vice Chairman:

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

Discussion

Chairman Ficarra and Vice Chairman Kenny thanked the commissioners.

The reorganization meeting commenced at 5:40 PM and was followed by the regular meeting at 5:41 PM. Commissioner Agarwal rejoined the meeting at 5:43 PM.

A motion to approve the minutes of the Regular Meeting held on September 6, 2018 was made by Commissioner Kenny and seconded by Commissioner Ficarra and upon roll call the vote was as follows:

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

PUBLIC COMMENT – none

COMMUNICATIONS

Chairman Ficarra informed the BOC that Commissioner Rupasinghe resigned due to school obligations.

Chairman Ficarra noted that Commissioner Agarwal had been reappointed to another term.

REPORTS

Executive Director Brightman gave an update on RAD WGA II that closed on 9/25 which includes buildings 1-6. Phase III is still not funded.

Executive Director Brightman informed the board that a deal was made with T-Mobile to lift their antennae equipment so the Olsen roof can be completed.

NEW BUSINESS

a) Reso #2955 – Annual Notice of Regular Meetings – 11/18 through 10/19

Motion moved by Commissioner Kenny and seconded by Commissioner Ficarra to adopt Resolution #2955.

Discussion

The November meeting was changed from 11/5/18 to 11/13/18.

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

The Chair thereupon declared said motion approved.

b) Reso #2956 – Authorizing the Executive Director to Distribute Wages and Benefits to Exempt Employees for the Time Period Dated 10/1/18 to 9/30/19

Motion moved by Commissioner Kenny and seconded by Commissioner Ficarra to adopt Resolution #2956.

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

The Chair thereupon declared said motion approved.

c) Reso #2957 – Adopting Monthly Bill List for September 2018

Motion moved by Commissioner Agarwal and seconded by Commissioner Walker to adopt Resolution #2957.

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

The Chair thereupon declared said motion approved.

d) Reso #2958 – Designate as Needed Professional A/E Professional Services to LS Engineering from 11/1/18 to 10/31/19

Motion moved by Commissioner Walker and seconded by Commissioner Kenny to adopt Resolution #2958.

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

The Chair thereupon declared said motion approved.

e) Reso #2959 – Adopting the MOA with Teamsters Local Union No. 469 – 10/1/17 through 9/30/20

Motion moved by Commissioner Kenny and seconded by Commissioner Walker to adopt Resolution #2959.

Discussion

Executive Director Brightman stated that this contract negotiation was difficult due to the on-call requirement. Previously, on-call was affixed in conjunction with an apartment of a significantly reduced rent. When signed, it will already be in its second year.

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

Abstain: None
Absent: None

The Chair thereupon declared said motion approved.

f) Reso #2960 – Revision of Flat Rent

Motion moved by Commissioner Kenny and seconded by Commissioner Perez-Rosado to adopt Resolution #2960.

Discussion

Executive Director Brightman stated that this pertains only to the public housing units remaining at WGA.

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

The Chair thereupon declared said motion approved.

g) Reso #2961 – Reso Authorizing a Shared services Agreement between the Township of Woodbridge and the WHA for Data Storage

Motion moved by Commissioner Kenny and seconded by Commissioner Walker to adopt Resolution #2961.

Discussion

Executive Director Brightman explained that the Authority's storage space is being overrun with tenant file boxes and that this agreement allows for the information that we are required to keep be stored in the Township's secure computer systems. The fee will be about \$15,000 to \$20,000 initially to upload 50 to 100 boxes. The price per box is \$250.00 and \$10.00 for destruction.

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

The Chair thereupon declared said motion approved.

ADJOURNMENT

Motion by Commissioner Kenny and seconded by Commissioner Perez-Rosado to adjourn at 6:02 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary