

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 its regular meeting in the community room of Adams Towers, 555 Rahway Ave., NJ, in the Township of Woodbridge, New Jersey at 7:00 PM on March 6, 2017, the hour and date duly established for the holding of such meeting.

The Chair called the meeting to order, led the Pledge of Allegiance, and held a moment of silence.

Larry Stecker 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 4, 2016, a copy of the notice of this meeting setting forth the date, time and location of this regular meeting was posted on the Housing Authority's official designated bulletin board located at 20 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
Ketan Shah, Commissioner
Shontay Walker, Commissioner
Gregg Ficarra, Chairman

Council Liaison:

Lizbeth DeJesus, Councilwoman

Administration:

Donna Brightman, Executive Director
Larry Stecker, Maintenance Director
Mike Yannuzzi, Maintenance Manager

ABSENT

Commissioners:

Pedro Rosario, Commissioner
Rukmal Rupasinghe, Commissioner

Authority General Counsel:

Terrence Corrison, Esq., Breslin & Breslin

Administration:

Maureen Guiney, Executive Asst.
Kathy Blaha, Housing Director

A motion to approve the minutes of the Regular Meeting held on February 6, 2017 was made by Commissioner Michelson and seconded by Commissioner Shah and upon roll call the vote was as follows:

ROLL CALL: Kenny Michelson Rosario Rupasinghe Shah Walker Ficarra
AYES: Kenny Michelson Shah Walker Ficarra
NAYS: None

Abstain: None
Absent: Rosario Rupasinghe

PUBLIC COMMENT - none

COMMUNICATIONS

Chairman Ficarra noted the complimentary letter from a tenant about Elaine (our maintenance worker). Commissioner Kenny requested that it go into her personnel jacket.

REPORTS

Chairman Ficarra asked if we heard any news from HUD regarding the Fair Housing complaint.

Executive Director Brightman responded, no.

Executive Director Brightman's Report:

Chairman Ficarra asked for an update on RAD.

Executive Director Brightman stated that Bunns Lane Phase I was slated for early demolition prior to the end of March. Phase II and Phase III are still not funded.

Commissioner Kenny asked about Red Oak.

Executive Director Brightman stated that she is still working with the Town but we do not yet have a written agreement.

NEW BUSINESS

a) Reso #2836 – Adopting Monthly Bill List for February 2017

Motion moved by Commissioner Kenny and seconded by Commissioner Walker to adopt Resolution #2836.

ROLL CALL: Kenny Michelson Rosario Rupasinghe Shah Walker Ficarra
AYES: Kenny Michelson Shah Walker Ficarra
NAYS: None
Abstain: None
Absent: Rosario Rupasinghe

The Chair thereupon declared said motion approved.

b) Reso #2837 – Reso to Rescind Reso #2834 – Reso to Approve an Exclusive Option for Ingerman Development Co. LLC to Groundlease Certain Property in Connection with the Redevelopment of WGA (Phase II)

Motion moved by Commissioner Michelson and seconded by Commissioner Kenny to adopt Resolution #2837.

ROLL CALL: Kenny Michelson Rosario Rupasinghe Shah Walker Ficarra
AYES: Kenny Michelson Shah Walker Ficarra
NAYS: None
Abstain: None
Absent: Rosario Rupasinghe

The Chair thereupon declared said motion approved.

- c) Reso #2838 – Reso to Rescind Reso #2835 – Reso to Approve an Exclusive Option for Ingerman Development Co. LLC to Groundlease Certain Property in Connection with the Redevelopment of WGA (Phase III)

Motion moved by Commissioner Michelson and seconded by Commissioner Kenny to adopt Resolution #2838.

ROLL CALL: Kenny Michelson Rosario Rupasinghe Shah Walker Ficarra
AYES: Kenny Michelson Shah Walker Ficarra
NAYS: None
Abstain: None
Absent: Rosario Rupasinghe

The Chair thereupon declared said motion approved.

- d) Reso #2839 – Reso to Approve an Exclusive Option for TRF Development Partners, Inc. to Groundlease Certain Property in Connection with the Redevelopment of WGA (Phase II)

Motion moved by Commissioner Shah and seconded by Commissioner Walker to adopt Resolution #2839.

ROLL CALL: Kenny Michelson Rosario Rupasinghe Shah Walker Ficarra
AYES: Kenny Michelson Shah Walker Ficarra
NAYS: None
Abstain: None
Absent: Rosario Rupasinghe

The Chair thereupon declared said motion approved.

- e) Reso #2840 – Reso to Approve an Exclusive Option for TRF Development Partners, Inc. to Groundlease Certain Property in Connection with the Redevelopment of WGA (Phase II)

Motion moved by Commissioner Shah and seconded by Commissioner Walker to adopt Resolution #2840.

ROLL CALL: Kenny Michelson Rosario Rupasinghe Shah Walker Ficarra
AYES: Kenny Michelson Shah Walker Ficarra
NAYS: None

Abstain: None
Absent: Rosario Rupasinghe

The Chair thereupon declared said motion approved.

Executive Director Brightman explained that these resolutions were necessary because the name of the lease has been changed from Ingerman to TRF Development Partners because they are the entity submitting the tax credit applications.

Comments

Commissioner Walker stated that winter is almost over and we have had very little snow.

Maintenance Manager Yannuzzi replied, thank goodness.

ADJOURNMENT

Motion by Commissioner Michelson and seconded by Commissioner Walker to adjourn at 7:25 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary