

Guttenberg Housing Authority Board of Commissioners

Open Public Meeting Agenda

Monday, May 3, 2021 at 6:30 p.m.

Virtual Meeting

Call in number 571-748-4021 PIN: 233 2133#

1. Call to Order
2. Reading of the Open Public Meetings Act Notice
3. Roll Call
4. Pledge of Allegiance
5. Executive Director's Report
6. Financial Report and Bill List
7. Approval of Minutes

April 5, 2021 Board Meeting

8. Old Business

Board Meeting Schedule

9. New Business

- Designation of Superintendent Unit at 136 69th Street, Apt 5B
- Laundry Company Selection

10. Resolutions

11. Public Comment

12. Executive Closed Session—Contracts

13. Adjournment

(THE BOARD MAY CONVENE TO CLOSED SESSION DURING THE MEETING)

HOUSING AUTHORITY OF THE TOWN OF GUTTENBERG

MEETING MINUTES

This regular meeting of the Board of Commissioners was held on April 5, 2021 as a virtual meeting as a result of the COVID-19 pandemic. The meeting was opened at 6:33 p.m. and the Open Public Meeting Act Notice was recited.

Adequate notice of this Meeting of the Board of Commissioners of the Housing Authority of the Town of Guttenberg was given in accordance with Chapter 231 of the Laws of New Jersey by publishing the meeting date in the El Especialito and the Bergen Record on May 16, 2019 and May 17, 2019, by posting the meeting date at the Guttenberg Town Hall on October 4, 2019, and by posting the meeting date on the Bulletin Board at the main office of the Housing Authority at 6900 Broadway, Guttenberg, New Jersey 07093 on May 13, 2019 and by posting the meeting date on the official website of the Housing Authority of the Town of Guttenberg on April 1, 2021.

Following the Pledge of Allegiance, roll call was taken.

ROLL CALL:

<u>X</u> Chairperson Habermann-Ward	<u>X</u> Vice Chairperson Montanez	<u>A</u> Commissioner Perez
<u>X</u> Commissioner Mantineo	<u>X</u> Commissioner Acosta	<u>X</u> Commissioner Popiel
<u>X</u> Commissioner Torres		

Also attending the meeting were Executive Director Ruddys E. Andrade, IT Consultant Jimmy Kontolios, and Anthony J. Arnone, Esq. of DeCotiis, FitzPatrick, Cole & Giblin, LLP (General Counsel).

EXECUTIVE DIRECTOR'S REPORT:

The Executive Director updated the Board of Commissioners on COVID issues with all but two employees fully vaccinated. Regular business hours have resumed at the administrative offices. The Executive Director updated the Board on electrical issues at 400 68th Street. Rent drop boxes have been established at 136 and 400 68th Street. This will provide less contact. Laundry room at 7005 is 24 hours a day. The Authority is working on the remaining locations to provide this service through a fob system. The electronic arm at 7005 parking lot broke because of the wind and will be replaced free of charge this week. The remaining Authority parking lots will have the parking arms installed soon. The Executive Director is in the process of applying for three grants. The Authority is applying for a \$25,000 grant from the NBC/Telemundo Foundation which will be used to expand our food distribution program. A \$250,000.00 grant is being applied for to modernize the elevators at 136. The cost to maintain the elevators is excessive and 400 68th Street would be the next property to have elevators modernized. The Authority is looking into a partnership with Heart to Heart Foundation. It would be the first in the nation and would establish a Seniors for Seniors program in which free of charge any senior resident may take classes which will provide them with a home aide certification. Upon receipt of this certification, the senior will be promised employment and will be paid \$16 per hour for their services and will provide additional income to our residents and assist those who are most in need.

FINANCIAL REPORT / PAYMENT OF BILLS:

A motion was made to approve the Financial Report and to accept and pay all bills. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR		X			
MARISOL MONTANEZ, VICE CHAIR	2	X			
DR. GONZALO PEREZ					X
JOLENE MANTINEO		X			
REBECCA ACOSTA	1	X			
BLANCA POPIEL		X			
LUZ TORRES		X			

The motion is adopted.

APPROVAL OF MINUTES:

A motion was made to approve the minutes of the March 8, 2021 meeting of the Board of Commissioners. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR	1	X			
MARISOL MONTANEZ, VICE CHAIR		X			
DR. GONZALO PEREZ					X
JOLENE MANTINEO		X			
REBECCA ACOSTA		X			
BLANCA POPIEL	2	X			
LUZ TORRES		X			

The motion is adopted.

OLD BUSINESS:

None.

NEW BUSINESS:

A settlement was reached with CIT Group.

REORGANIZATION:

A motion was made to nominate Linda Habermann-Ward as Chairwoman of Guttenberg Housing Authority Board of Commissioners. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR		X			
MARISOL MONTANEZ, VICE CHAIR		X			
DR. GONZALO PEREZ					X
JOLENE MANTINEO	1	X			
REBECCA ACOSTA		X			
BLANCA POPIEL	2	X			
LUZ TORRES		X			

The motion is adopted.

A motion was made to nominate Marisol Montanez as Vice-Chairwoman of Guttenberg Housing Authority Board of Commissioners. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR	1	X			
MARISOL MONTANEZ, VICE CHAIR		X			
DR. GONZALO PEREZ					X
JOLENE MANTINEO		X			
REBECCA ACOSTA	2	X			
BLANCA POPIEL		X			
LUZ TORRES		X			

The motion is adopted.

RESOLUTIONS:

Resolution 2021-13 approving and authorizing travel to NAHRO 2021 Annual Conference. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR	2	X			

MARISOL MONTANEZ, VICE CHAIR	1	X			
DR. GONZALO PEREZ					X
JOLENE MANTINEO		X			
REBECCA ACOSTA		X			
BLANCA POPIEL		X			
LUZ TORRES		X			

The resolution is adopted.

Resolution 2021-14 authorizing a settlement with CIT Group. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR		X			
MARISOL MONTANEZ, VICE CHAIR	2	X			
DR. GONZALO PEREZ					X
JOLENE MANTINEO		X			
REBECCA ACOSTA	1	X			
BLANCA POPIEL		X			
LUZ TORRES		X			

The resolution is adopted.

PUBLIC COMMENT:

None.

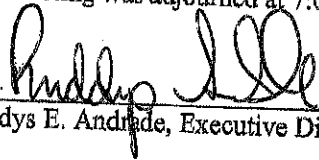
ADJOURNMENT:

A motion was made to adjourn the meeting. The following vote ensued:

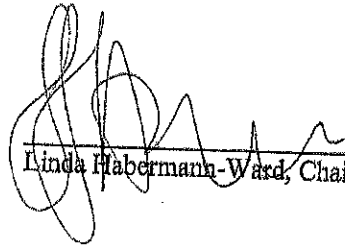
COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR		X			
MARISOL MONTANEZ, VICE CHAIR	2	X			
DR. GONZALO PEREZ					X
JOLENE MANTINEO		X			

REBECCA ACOSTA	1	X			
BLANCA POPIEL		X			
LUZ TORRES		X			

The meeting was adjourned at 7:02 p.m.



Ruddys E. Andrade, Executive Director/Secretary



Linda Habermann-Ward, Chairperson

**THE GUTTENBERG HOUSING AUTHORITY 2021 - 2022 BOARD MEETING SCHEDULE
AS OF JULY 2021, ALL MEETINGS BEGIN AT 5:00 PM**

DATE	LOCATION
Monday, April 5, 2021	Teleconference: Please call 571-748-4021 PIN: 233 2133#
Monday, May 3, 2021	Teleconference: Please call 571-748-4021 PIN: 233 2133#
Monday, June 7, 2021	Teleconference: Please call 571-748-4021 PIN: 233 2133#
Monday, July 12, 2021	136 69th. Street. Community Room
Monday, August 2, 2021	7005 Blvd. East. Community Room
Tuesday, September 13, 2021	6900 Broadway, Community Room
Monday, October 4, 2021	400 68th. Street. Community Room
Monday, November 8, 2021	136 69th. Street. Community Room
Monday, December 6, 2021	7005 Blvd. East. Community Room
Monday, January 3, 2022	6900 Broadway, Community Room
Monday, February 7, 2022	400 68th. Street. Community Room
Monday, March 7, 2022	136 69th. Street. Community Room
Monday, April 4, 2022 ** REORGANIZATION MEETING**	7005 Blvd. East. Community Room