

Guttenberg Housing Authority Board of Commissioners

Open Public Meeting Agenda

**Monday, April 4, 2022 at 5:00 p.m.
7005 Blvd East, Guttenberg, NJ**

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

March 7, 2022 Board Meeting

8. Old Business

9. New Business
 - 2022-23 Board meeting calendar

10. Resolutions

11. Public Comment

12. 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 March 7, 2022 at 400 68th. Street, Guttenberg, New Jersey. The meeting was opened at 5:05p.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, by posting the meeting date at the Guttenberg Town Hall, by posting the meeting date on the Bulletin Board at the main office of the Housing Authority at 6900 Broadway, Guttenberg, New Jersey 07093 and by posting the meeting date on the official website of the Housing Authority of the Town of Guttenberg.

Following the Pledge of Allegiance, roll call was taken.

ROLL CALL:

X Chairperson Habermann-Ward X Vice Chairperson Montanez X Commissioner Perez
X Commissioner Mantineo X Commissioner Acosta X Commissioner Popiel
X Commissioner Torres

Also attending the meeting were Executive Director Ruddys E. Andrade and General Counsel, Francis J. Borin, Esq. of DeCotiis, FitzPatrick, Cole & Giblin, LLP.

EXECUTIVE DIRECTOR’S REPORT:

The Executive Director reported the Nixle system was live and that the system was used to notify tenants of their utility bills. The Authority is moving forward with soliciting bids for elevator rehabilitation at two sites. The cost estimates show a significant savings over previous estimates. After April 1st the Authority will begin to renovate the administrative offices. The Authority will also be upgrading some of its camera systems. Those cameras are helpful with package deliveries. Also, it was discussed and agreed that the May Board Meeting will be held on May 9th because of the NJ-NAHRO Conference.

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	1	X			
DR. GONZALO PEREZ		X			
JOLENE MANTINEO		X			
REBECCA ACOSTA		X			
BLANCA POPIEL	2	X			
LUZ TORRES		X			

The motion is adopted.

APPROVAL OF MINUTES:

A motion was made to approve the minutes of the February 7, 2022 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	2	X			
DR. GONZALO PEREZ		X			
JOLENE MANTINEO		X			
REBECCA ACOSTA		X			
BLANCA POPIEL		X			
LUZ TORRES		X			

The motion is adopted.

OLD BUSINESS:

None.

NEW BUSINESS:

1. ATTENDANCE AT NJ-NAHRO CONFERENCE:

The Executive Director requested authorization to attend the annual NJ-NAHRO Conference in early May. A motion was made to approve his attendance at that conference. 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 2022-09: RESOLUTION ADOPTING THE FY22-23 ANNUAL BUDGET.

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

The meeting was adjourned at 5:21 p.m.

Ruddys E. Andrade, Executive Director/Secretary

Linda Habermann-Ward, Chairperson

THE GUTTENBERG HOUSING AUTHORITY 2022 - 2023 BOARD MEETING SCHEDULE
ALL MEETINGS BEGIN AT 5:00 PM

DATE	LOCATION
Monday, May 9, 2022	6900 Broadway, Community Room
Monday, June 6, 2022	400 68th. Street. Community Room
Monday, July 11, 2022	136 69th. Street. Community Room
Monday, August 1, 2022	7005 Blvd. East. Community Room
Monday, September 12, 2022	6900 Broadway, Community Room
Monday, October 3, 2022	400 68th. Street. Community Room
Monday, November 7, 2022	136 69th. Street. Community Room
Monday, December 5, 2022	7005 Blvd. East. Community Room
Monday, January 9, 2023	6900 Broadway, Community Room
Monday, February 6, 2023	400 68th. Street. Community Room
Monday, March 6, 2023	136 69th. Street. Community Room
Monday, April 3, 2023 ** REORGANIZATION MEETING**	7005 Blvd. East. Community Room