

MINUTES OF REGULAR MEETING OCTOBER 19, 2020

Minutes of Scheduled Regular Meeting of the Board of Commissioners of the Housing Authority of the Town of West New York, in the County of Hudson, State of New Jersey held at 6100 Adams Street, West New York, New Jersey 07093

Secretary Robert DiVincent called the meeting to order at 7:00 p.m.

ADEQUATE NOTICE OF THIS SCHEDULED MEETING HAS BEEN PROVIDED BY WAY OF THE SCHEDULED CAUCUS MEETING, SCHEDULED REGULAR MEETING AND THE ANNUAL RE-ORGANIZATION MEETING DATED DECEMBER 16, 2019 POSTED ON THE BULLETIN BOARD, FORWARDED TO THE JERSEY JOURNAL, THE BERGEN RECORD, EL ESPECIALITO, THE CLERK OF THE TOWN OF WEST NEW YORK

Saluted the Flag

The roll was called as follows:

PRESENT: Commissioner Martell, Vice-Chairperson Reyes, Commissioner Fernandez, Commissioner Gomez, Commissioner Martorony, Commissioner Velasquez - Jason Capizzi and Sean Dias (Counsel) and Fee Accounting Mr. Katchen.
Also, from the public was Nick Lordo representing the CWA and Terry also representing CWA.

ABSENT: Commissioner Fuentes

At this time Mr. DiVincent referred to item # 3 A - Minutes of Previous schedule meeting dated August 17, 2020 and Previous schedule meeting dated September 21, 2020. Board was asked to approve as presented. At this time Commissioner Martorony requested minutes to be amended to reflex that Commissioner Martorony and Commissioner Velasquez had abstain from voting on previous minutes. Minutes will be amended. Asking for a motion to accept as presented. Said motion was made by Commissioner Martorony and seconded Commissioner Fernandez. The roll was called as follows:

YEAS: Chairman Martell, Vice-Chairperson Reyes, Commissioner Fernandez, Commissioner Gomez, Commissioner Martorony, Commissioner Velasquez.

NAYS: None

At this time Mr. DiVincent referred to items #4- Claims - General Fund, #5- Claims - Capital Fund Program #6 - Claims - Section 8 Voucher Program. Asking for a motion to accept as presented. Said motion was made by Chairman Martell and seconded Commissioner Fernandez. The roll was called as follows:

YEAS: Chairman Martell, Vice-Chairperson Reyes, Commissioner Fernandez, Commissioner Gomez, Commissioner Martorony, Commissioner Velasquez.

NAYS: None

At this time Mr. DiVincent referred to Item #7

At this time Resolution No. 2020-015 was read as follows:

WHEREAS, THE WEST NEW YORK HOUSING AUTHORITY (hereinafter "Authority") is a public body, duly formed under the LOCAL REDEVELOPMENT AND HOUSING LAW, L. 1992 of Title 40A of the New Jersey Statutes Annotated) and possesses the power set forth therein; and

RESOLUTION OF THE COMMISSIONERS OF THE WEST NEW YORK HOUSING AUTHORITY APPROVING THE LATE FILING OF THE 2020 BUDGET

Whereas, the West New York Housing Authority is required to submit their approved Budget 60 days prior to the start of their fiscal year to the State of New Jersey, and;

Whereas, the Budget preparation was delayed until the Authority was able to reasonably determine amounts of insurance and health benefit costs, and;

Whereas, the Authority has estimated the amounts of insurance and health benefit costs required to be included in the proposed budget.

Now Therefore Be It Resolved by the Commissioners of the West New York Housing Authority approving the late filing of the 2020 Budget.

At this time Commissioner Martorony informed the Board that he had review the two pages were corrections were made and he was satisfy with the corrections.

Mr. DiVincent asked if there were any questions, there were none. Since there were none, he asked for a motion to approve. Said motion was made by Chairman Martell and seconded by Vice-Chairperson Reyes. The roll was called as follows:

YEAS: Chairman Martell, Vice-Chairperson Reyes, Commissioner Fernandez, Commissioner Gomez, Commissioner Martorony, Commissioner Velasquez.

NAYS: None

At this time Resolution No. 2020-016 was read as follows:

WHEREAS, THE WEST NEW YORK HOUSING AUTHORITY (hereinafter "Authority") is a public body, duly formed under the LOCAL REDEVELOPMENT AND HOUSING LAW, L. 1992 of Title 40A of the New Jersey Statutes Annotated) and possesses the power set forth therein; and

**2020 (2020-2021) HOUSING AUTHORITY BUDGET
RESOLUTION
WEST NEW YORK HOUSING AUTHORITY
(Name)**

**FISCAL
YEAR: FROM:10/1/2020 TO:9/30/2021**

WHEREAS, the Annual Budget and Capital Budget for the West New York Housing Authority for the fiscal year beginning, October 1, 2020 and ending, September 30, 2021 has been presented before the governing body of the West New York Housing Authority at its open public meeting of October 19, 2020; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$ 16,964,292, Total Appropriations, including any Accumulated Deficit if any, of \$ 16,521,946 and Total Unrestricted Net Position utilized of _____0_____;

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$500,000 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$_____0_____;

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the West New York Housing Authority, at an open public meeting held on October 19, 2020 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the West New York Housing Authority for the fiscal year beginning, 10/1/2020 and ending, 9/30/2021 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the West New York Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on December 21, 2020.

Mr. DiVincent asked if there were any questions, there were none. Since there were none, he asked for a motion to approve. Said motion was made by Chairman Martell and seconded by Commissioner Velasquez. The roll was called as follows:

YEAS: Chairman Martell, Vice-Chairperson Reyes, Commissioner Fernandez, Commissioner Gomez, Commissioner Martorony, Commissioner Velasquez.

NAYS: None

At this time Resolution No. 2020-017 was read as follows:

WHEREAS, THE WEST NEW YORK HOUSING AUTHORITY (hereinafter "Authority") is a public body, duly formed under the LOCAL REDEVELOPMENT AND HOUSING LAW, L. 1992 of Title 40A of the New Jersey Statutes Annotated) and possesses the power set forth therein; and

Board Resolution Approving the AMP Budgets
PHA Board Resolution
Approving Operating Budget

OMB No. 2577-0026 Approving
(exp. 10/31/2009)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Real Estate Assessment Center (PIH-REAC)

Previous editions are obsolete form HUD-52574 (08/2005) Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: West New York Housing Authority
PHA Fiscal Year Beginning: 10/1/2020

PHA Code: NJ030
Board Resolution Number: _____

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

- | | |
|---|-------------------|
| | <u>DATE</u> |
| <input checked="" type="checkbox"/> Operating Budgets (<i>for COCC and all Projects</i>) approved by Board resolution on: | <u>10/19/2020</u> |
| <input type="checkbox"/> Operating Budget submitted to HUD, if applicable, on: | _____ |
| <input type="checkbox"/> Operating Budget revision approved by Board resolution on: | _____ |
| <input type="checkbox"/> Operating Budget revision submitted to HUD, if applicable, on: | _____ |

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditures are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(e) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.325.

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Mr. DiVincent asked if there were any questions, there were none. Since there were none, he asked for a motion to approve. Said motion was made by Commissioner Martorony and seconded by Chairman Martell. The roll was called as follows:

YEAS: Chairman Martell, Vice-Chairperson Reyes, Commissioner Fernandez, Commissioner Gomez, Commissioner Martorony, Commissioner Velasquez.

NAYS: None

At this time Mr. DiVincent informed the Board that one of the Maintenance Employee had tested positive for COVID-19. Everyone that had been in contact with him was quarantine and send to get tested including two tenants. All tested negative. Also, as a precaution the entire building was disinfected with fog.

At this time the Board had a discussion with Counsel Capizzi in regards of reviewing the documents for the repurchase and refinance of the Corporation; identifying an opportunity which allows the Housing Authority to control the project and ultimate the purchase of the Corporation. Mr. Capizzi informed them that research is ongoing. Commissioner Martorony asked if he had a time frame on that, Mr. Capizzi couldn't say. Mr. Capizzi informed the Board he would keep them informed.

At this time Mr. Katchen informed the Board that he knew some banks that show interest in the deal. Chairman Martell question Mr. Katchen if he had contacted any banks, Mr. Katchen said not specific to this deal but in reference to other Housing Authority. Mr. Katchen explained to the Board that since the first time around a taxable loan was done maybe this time a tax exempt loan could be done.

At this time Commissioner Martorony that some large banks are required to do a lot of community work and community enovations so do not to overlook them as a place to go, there is value in a community bank.

At this time Chairman Martell mention that because he reports to a Town Commissioner on his regular job he has received a lot of complains about Housing Building not been clean. Chairman Martell decided to inspect all building himself and took photos which he would give Mr. DiVincent showing which buildings are not clean. Mr. DiVincent will address the situation immediately.

At this time Chairman Martell told the Board that he would like for the November's meeting to go back to in person meeting. Mr. DiVincent told the Board a decision will be made depending on what happens with COVID-19 cases.

At this time meeting when into closed session. Mr. Dias spoke to the Board in regards to an employee matter.

At this time meeting when into open session. Motion was made by Commissioner Martorony and second by Commissioner Fernandez.

At this time Mr. DiVincent invited CWA representative Terry to speak.

At this time meeting when back into closed session. Motion was made by Commissioner Martorony and second by Chairman Martell. Board gave Mr. DiVincent their recommendations in the matter.

At this time meeting when back into open session. Motion was made by Chairman Martell and second by Commissioner Martorony.

At this time Mr. DiVincent asked if there were any corrections, additions, comments or questions. There were none.

At this time Chairman Martell made a motion to adjourn and Commissioner Fuentes seconded.

Meeting adjourned at 8:17 p.m.

Respectfully Submitted,

Robert A. DiVincent
Secretary