

MINUTES
SUMMIT HOUSING AUTHORITY
March 23, 2011

Chairperson Mary Zimmermann called the meeting to order at 7:00 p.m. in the Large Conference Room of the Summit City Hall. The following Commissioners answered as present:

Vice Chairperson Kuhn, Commissioner Jeffrey Halverstadt, Commissioner Richard Poole, and Commissioner Dennis White.

Also present were Louis A. Riccio, Executive Director, Melissa Kuzma, Deputy Executive Director and Steven Spurr.

APPROVAL OF THE MINUTES OF THE FEBRUARY 23, 2010 REGULAR BOARD MEETING:

Commissioners Poole and Halverstadt moved and seconded approval of the Minutes. The roll call was unanimous and the minutes were approved.

CHAIRPERSON'S REPORT: Chairperson Zimmermann reported that she attended the March 2 Affordable Housing Committee meeting.

REPORT OF EXECUTIVE DIRECTOR: Mr. Riccio reported that the NOFA for the 202 grant came out but that funding is substantially reduced, with the funding at only \$68,000 per unit (while the cost to build is over \$200,000). Two new maintenance workers have been hired, Chris DeCoursey and Rashan Womack. Both are very skilled and experienced and have hit the ground running. Mr. DeCoursey will eventually move into a unit at Glenwood Place and Mr. Womack will live at Weaver Street. Mr. Riccio reported that a decision has not yet been made regarding recapturing our operating reserves. Mr. Riccio also mentioned that the city is going forward with solar in the fall and we may or may not go in with them. If their plans are delayed we may move forward without them.

REPORT OF DEPUTY EXECUTIVE DIRECTOR: Ms. Kuzma reported that weatherization work has been done at Weaver Street including insulation of pipes, weather stripping, installation of carbon monoxide detectors and CFLs, and venting of exhaust fans in kitchens and bathrooms. She also reported that we are now using dumpsters for trash at Weaver Street and 12 Chestnut and will start using them shortly at Glenwood Place as well.

RESIDENT ASSOCIATION REPORTS: None.

COMMITTEE REPORTS

Operations: Ms. Kuhn noted three vacancies at Weaver Street on the Housing Manager's report. She also reported that a CD turned over at the end of February. There were no questions or issues on the bill list.

Affordable Housing: Mr. Poole reported that the frame is up at 39 Morris. The city has decided to waive the affordable housing fee for the Hilltop Parmley project in an effort to get construction moving. No one knows yet if the court master has signed off on this, if Fair Share Housing Center will sue or if a resolution can trump an ordinance. Commissioner White asked if the city ever asks for our input on these matters; Commissioner Poole and Mr. Riccio have made it known many times that we would like to be involved in these decisions. Mr. Poole also noted that Habitat will pick up unwanted furniture in good condition for the ReStore.

Development: None.

Personnel: None.

Residents Committee: The first quarterly 12 Chestnut tenant meeting will be Thursday, April 14 at 6 pm in the Community Room.

Public Relations: None.

PUBLIC COMMENT: Mr. Carlos Revello appeared to again state his dissatisfaction at not being able to move his underage wife into his apartment in the Senior building. Chairperson Zimmerman noted that this was an administrative matter, that the Board would not be involved with the decision and that the policy would not be changed. Mr. Revello will receive a letter from the Housing Authority office informing him of his options.

OLD BUSINESS: None.

NEW BUSINESS: None.

CORRESPONDENCE: None.

RESOLUTIONS:

Commissioner Poole moved for a Consent Agenda for Resolutions 11-23-03-1 through 11-23-03-4; Commissioner Halverstadt seconded the Consent Agenda.

- 11-23-03-1 Resolution Approving the Payment of Invoices
- 11-23-03-2 Resolution Approving a Contract for Roof Replacement at the 12 Chestnut Avenue – Gallo Building
- 11-23-03-3 Resolution Approving a Contract for HVAC Replacement at the 12 Chestnut Avenue – Gallo Building
- 11-23-03-4 Resolution Authorizing the Payment of a Settlement to Tam Dang

The roll call on the Consent Agenda was taken and the resolutions were approved unanimously.

COMMON COUNCIL LIAISON: None.

There being no further business before the Board, Commissioners Poole and Halverstadt moved and seconded adjournment. The motion passed by unanimous voice vote and the meeting was adjourned at 8:10 p.m.

UPCOMING SUMMIT HOUSING AUTHORITY MEETING DATES & TIMES

WEDNESDAY, APRIL 27, 2011

JANET WHITMAN ROOM OF THE SUMMIT CITY HALL

SUMMIT, NJ 07901

7:00 PM

WEDNESDAY, MAY 25, 2011

JANET WHITMAN ROOM OF THE SUMMIT CITY HALL

SUMMIT, NJ 07901

7:00 PM

Respectfully submitted,

Melissa Kuzma, Deputy Executive Director