

MINUTES
SUMMIT HOUSING AUTHORITY
May 22, 2013

Chairperson Dennis White called the meeting to order at 7:05 p.m. in the Janet Whitman Room. The following Commissioners were present:

Commissioner Richard Poole, Commissioner Pam Kuhn, Commissioner Steven Spurr, Commissioner Jeffrey Halverstadt, and Chairman Dennis White. Also present were Joseph M. Billy Jr., Executive Director and Michelle Salazar, Office Administrator. Commissioner Coalter Pollock and Commissioner Mary Zimmermann were absent.

Mr. Billy read the Open Public Meetings Act Notice, "Adequate notice of this meeting has been provided by the Secretary of the Housing Authority of the City of Summit by preparing an amended Annual Notice dated December 12, 2012, setting forth the date, time and place of this meeting. Said notice was filed with the Clerk of the City of Summit, forwarded to newspapers of local circulation and to the persons requesting it.

Mr. Billy led those in attendance in a salute to the flag.

APPROVAL OF THE MINUTES OF THE April 24, 2013 REGULAR BOARD MEETING:

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

CHAIRPERSON'S REPORT: Mr. White said that the planning board passed a resolution to recommend to the town council to declare 12 Chestnut as an area in need of redevelopment. He also stated there are no specific development plans for the town's parking lot adjacent to 12 Chestnut.

REPORT OF EXECUTIVE DIRECTOR: Mr. Billy updated the board on the following topics:

- Audit FYE 12/31/2012 completed – Report to be distributed shortly
- Financial Disclosure forms due 5/31/13
- Redevelopment Plan – City – 12 Chestnut – discussion with City Officials

12 Chestnut:

- Roof Project- Liquidated damages now at \$55,000 - Negotiations continuing
- Fire Panel/Detectors Replacement – started 4/15 – 80% completed
- Heat Pump Repairs – 8 out and 8 back in on 5/15. All apartments now working.
9 units in supply (7 big/2 small) Still short 1 big for supply
- Mice
- Legal – One eviction filed: Court date 6/12

Weaver Street:

- 2 broken windows D4 & D9 – Replacements ordered

Glenwood:

- Gutter repaired – Building 3

Mr. Billy then entertained any questions or concerns from the Board.

RESIDENT ASSOCIATION REPORTS: None.

COMMITTEE REPORTS: Commissioner Kuhn stated that the Housing Manager’s Report is about the same as last month and that there is not much of a change. Glenwood is still down one vacancy, Weaver is at full capacity and that the Gallo building is also down by two vacancies.

Operations: Vice Chairperson Kuhn noted some large expenditures such as Rapid Recovery which was reimbursed by JIF, Fallon & Larsen audit, and Straight Edge. Finance charges for Home Depot since January of 2013 have run up \$102 so far. The possibility of changing the due date was brought up. She also reported that the Budget to Actual is running a deficit due mainly to delays in operating subsidy and capital fund monies.

Affordable Housing: Commissioner Poole reported that Christ Church is going in a different direction in regards to selling property but not working with affordable housing. He has not heard anything from Franklin Place but they have applied to the zoning board for the corner lot use. Commissioner Poole also discussed the SAHC meeting and stated that no one is really willing to do anything further than what they are required to do as far as building. What is required for building or projects is not very clear either.

Personnel: None.

Residents Committee: None.

Public Relations: None.

Buildings & Grounds: None.

PUBLIC COMMENT: None.

OLD BUSINESS: None.

NEW BUSINESS: Chairman White brought up exploring access to the Community Gardens at Overlook.

CORRESPONDENCE: None.

RESOLUTIONS:

Commissioner Poole moved for a Consent Agenda for Resolutions 13-22-05-01

Commissioner Spurr seconded the Consent Agenda.

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

COMMON COUNCIL LIAISON: None.

EXECUTIVE SESSION: Commissioner Halverstadt motioned to go into Executive Session and was seconded by Commissioner Poole. All approved.

BACK TO PUBLIC: Commissioner Halverstadt motioned to return to Open Public Session and was seconded by Commissioner Spurr. All approved.

There being no further business before the Board, Commissioners Poole and Kuhn moved and seconded adjournment. The motion passed by unanimous voice vote and the meeting was adjourned at 8:05 p.m.

UPCOMING SUMMIT HOUSING AUTHORITY MEETING DATES & TIMES

WEDNESDAY, June 26, 2013
JANET WHITMAN ROOM, SUMMIT CITY HALL
SUMMIT, NJ 07901
7:00 PM

Respectfully submitted,
Joseph M. Billy, Jr., Executive Director