

MINUTES
SUMMIT HOUSING AUTHORITY
November 28, 2012

Chairperson Zimmerman called the meeting to order at 7:05 p.m. in the Janet Whitman Room at Summit City Hall. The following Commissioners answered as present:

Vice Chairperson Pam Kuhn, Commissioner Dennis White, Commissioner Richard Poole, Commissioner Jeff Halverstadt, Commissioner Steven Spurr, and Commissioner Coalter Pollock (7:10).

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

Mr. Riccio 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 October 26, 2011, 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.

APPROVAL OF THE MINUTES OF THE OCTOBER 24, 2012 REGULAR BOARD MEETING:

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

CHAIRPERSON'S REPORT: Chairperson Zimmermann was happy to hear that the tenants of the Housing Authority were among the few Summit residents not to lose power as a result of Hurricane Sandy. She also noted that work has resumed on the Senior Building roof project.

REPORT OF EXECUTIVE DIRECTOR: Mr. Riccio confirmed that work has resumed on the roof project at the Senior Building and that we will be back-charging the bonding company for the Clerk of the Works' and the architect's time. Heat pumps are still an issue, with about seven units currently out of service and waiting to be shipped back to the manufacturer. Mr. Riccio and Ms. Kuzma met with the CDBG Year 39 applicants at a public hearing earlier this month. The personnel issue discussed at the last meeting has been resolved. Mr. Riccio also reported that the Housing Authority is being investigated by HUD on a baseless and bogus discrimination claim. The investigation has been going on approximately six months and the Housing Authority has cooperated with all requests for information.

REPORT OF DEPUTY EXECUTIVE DIRECTOR: Ms. Kuzma reported that the maintenance staff has diligently been working on turnovers as we have a number of transfers between the three properties. There will also be two new tenants off the waiting list moving in soon. Apartment inspections have been completed at Glenwood Place and Weaver Street; Senior Building inspections will be done the week of December 3.

RESIDENT ASSOCIATION REPORTS: None.

COMMITTEE REPORTS

Operations: Vice Chairperson Kuhn questioned the benefits line on the Budget to Actual. No comments on the Housing Manager Report or the Financial Report.

Affordable Housing: Commissioner Poole reported that the Franklin Place developers are still considering buying the property at 248 Morris Ave. We still do not know when the city plans to put the Affordability Assistance program on the Council agenda. The spending plan was not approved by the COAH board so the Oaks Memorial project is not currently moving forward. The city is paying McFarland \$20,000 per unit for the affordable units they are providing.

Personnel: The committee met today to discuss the personnel issue.

Residents Committee: A holiday luncheon for the seniors will be held on Friday, December 14 at 12 pm. All commissioners are invited to attend.

Public Relations: None.

Buildings & Grounds: Commissioner Pollock reported that there is a broken window and some branches down at Weaver Street. Also that there are broken downspouts on building 3 at Glenwood Place.

PUBLIC COMMENT: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

CORRESPONDENCE: None.

RESOLUTIONS:

Commissioner Pollock moved for a Consent Agenda for Resolution 12-28-11-01; Commissioner White seconded the Consent Agenda.

12-28-11-01 Resolution Approving the Payment of Invoices

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 Spurr and Pollock 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, DECEMBER 12, 2012
JANET WHITMAN ROOM, SUMMIT CITY HALL
SUMMIT, NJ 07901
5:00 PM

Respectfully submitted,
Melissa Kuzma, Deputy Executive Director