

MINUTES
MADISON HOUSING AUTHORITY
April 21, 2010 REGULAR MEETING

Chairperson Lois Bhatt called the meeting to order at 4:30 PM via Zoom video meeting. The office Conference Room was open and available for any public to attend the Zoom video meeting. The following Commissioners answered as present:

Lois Bhatt, Jeffrey Smith, Mark Chiarolanza, Melissa Elias, Mark McBride, Gary Ruckelshaus and Diane Driscoll.

Also present were Louis Riccio, Executive Director, Tanya Van Order, Deputy Director and Carmela Vitale, Council Liaison.

Mr. Riccio read the NJ Open Public Meetings Act Notice.

Approval of the Minutes

Commissioners Ruckelshaus and Smith moved and seconded approval of the Minutes of the Regular Meeting of March 17, 2020. The minutes were approved by voice vote.

Council Liaison

Ms. Vitale reported that the Borough recently met with the parties involved in the Mt. Laurel housing settlement process and that the judge has extended immunity for 30 days. Circumstances are fluid and there is both a new judge and a new master to integrate into the process. The Borough remains committed to creating additional affordable housing opportunities. The Borough is waiting for the county diversion approval in order to move forward with development plans at the Ridgedale Avenue.

Report of Chairperson

Ms. Bhatt acknowledged that the Covid-19 pandemic presents unique and unprecedented challenges to public housing staff. She thanked Mr. Riccio and the staff for the critical work they are performing to support low-income seniors and families in the community.

Report of Executive Director

Mr. Riccio reported that the contractor who will be converting the units at John Avenue was abroad at the time of the pandemic and has just recently returned to the U.S. He will be submitting permit applications this week and we hope to have the work completed by the end of September.

Mr. Riccio updated the Board on the status of our request to HUD for permission to subdivide our properties. This request is under consideration by HUD.

Report of Deputy Executive Director

Ms. Van Order's reports on RAD PBV rent collection, Section 8 units under lease and FYE 3/31/20 Year End Report are attached and made a part of these Minutes.

Ms. Van Order reported that the senior building continues to have substantial restrictions to building access. Residents are cooperating and have expressed their thanks for the Board's quick action in safeguarding the community. We have implemented significantly increased cleaning and disinfecting in the senior building. The Madison Seniors 2020 support group, formed in response to the pandemic crisis, is offering shopping assistance (food, prescriptions), reassurance calls as well as responding to other needs of seniors. We have received a generous donation of washable masks for our residents from a local non-profit. There is one move-in scheduled in the building for May 1st and we are working with the borough public health nurse to create a protocol for approving and monitoring access. There are three units that are not fully vacated that were put on hold at the time of the lock down. We will be working with the families of these former tenants to provide access in safe manner with as compact a timeframe as possible.

Rent collection in April was nearly identical to March but we anticipate tenant rents to begin to decrease in May as tenants begin to collect unemployment. As the tenant portion of the rent decreases, the HAP subsidy will increase and we will continue to collect the full contract rent for each unit under lease.

Committee Reports

No reports.

Public Comment

Mr. David Carver (29 Belleau Ave) and Mr. Bharin Shah (1 Belleau Ave) commented that they are concerned about the housing authority's subdivision plans. They commented that they oppose any property subdivision that results in development along Belleau & Chateau Thierry Avenues.

Old Business

None.

New Business

None.

Correspondence Letter to Rexford Tucker Apartments Residents re: Covid-19 building lock down

Resolutions

20-21-4-1 Resolution Approving Payment of Invoices

Commissioners McBride and Chiarolanza moved and seconded approval of the resolution; The roll call was unanimous and the Resolution was approved.

20-21-4-2 Resolution Approving FYE 3/31/2021 Budget

Commissioners Ruckelshaus and Bhatt moved and seconded approval of the resolution; The roll call was unanimous and the Resolution was approved.

20-21-4-3 Resolution Approving the Transfer of Summit Housing Authority RAD administration to the Passaic County Housing Authority

Commissioners Bhatt and Driscoll moved and seconded approval of the resolution; The roll call was unanimous and the Resolution was approved.

20-21-4-4 Resolution Approving the Subdivision of Excess Property

Commissioners Ruckelshaus and McBride Driscoll moved and seconded approval of the resolution; The roll call was six in favor and one abstention (Elias) and the Resolution was approved.

Adjournment

There being no further business before the Board, Commissioner Bhatt moved for adjournment at 5:40 P.M.

Next meeting: May 19, 2020 at 4:30 PM via Zoom video meeting with conference call-in for public.

Respectfully submitted,
Tanya Van Order, Deputy Director