

**MINUTES: HOUSING AUTHORITY OF THE TOWN OF NEWTON, NJ  
June 5, 2017**

“In accordance with the Open Public Meetings Act, notice of this public meeting was given to the newspaper of record and posted on the official bulletin Board on December 29, 2016.”

The regular monthly meeting of the Board of Commissioners for the Newton Housing Authority was held on Monday, June 5, 2017 in the Community Room at Liberty Towers. The meeting was called to order by Secretary Iozzi at 5:35pm and roll call was taken. Chairman Nannery, Vice Chairman Carr (excused), Commissioner Rochelle, Cmsr. Leonardo, Cmsr. Fiedorczyk, Cmsr. Jack Durkin.

**Minutes** of the May 8, 2017 regular monthly meeting were reviewed. Motion made by Cmsr. Leonardo to approve the minutes. Motion seconded by Cmsr. Fiedorczyk. Motion approved.

**Bills** for the period 5/1/17-5/31/17 \$42,427.36 for normal operating; \$1,687.50 CFP16. Motion made by Cmsr. Rochelle; seconded by Cmsr. Durkin to approve payment of bills. Motion approved.

**Communications:**

**Treasurer’s Report:** Account balances as of 5/31/17: general ledger balance \$31,638.80; tenant security/escrow \$56,327.65; and \$64,020.58 NJ Cash Management Fund; NHA Post Employee Benefit Cost, \$47,570.70 Motion made by Cmsr. Rochelle; seconded by Cmsr. Nannery to accept the Treasurer’s report. Motion approved.

**Secretary’s Report/ Old Business:**

**RESIDENTS:** Farmer’s Market Vouchers will be distributed at Liberty Towers on Wednesday, June 28<sup>th</sup> from 1-3PM.

**BUILDING/GROUNDS:** The NHA has received a score of 93 on our REAC inspection and received a 37 of 40 possible points on our PHAS scoring. The drain in the ladies room rotted and was severely clogged. A new drain had to be installed. As a result of the floor having to be drilled to gain access to the drain, a new tile floor was installed. The main office should be relocated by the end of the week. A lease has been drafted for the space in order for the authority to generate additional funds, while providing an additional service to our tenants. Some office furniture is for sale. Once the final plan is in place, tenants will be notified of any and all changes that may occur.

**ADMINISTRATION:** The Housing Authority received a PHAS score of 88. We scored a 37 of 40 possible points on the physical inspection; 25 or 25 for our management; 10 of 10 for our capital fund; but just 16 of 25 for our financial status. The Authority has not received any subsidy since March. There are no capital funds available to date. As a result of the loss faced by our agency, Congressman Josh Gottheimer was contacted by members of our Board of Commissioners. Only then, when his staff looked into the matter, was it found that there was an error in the operating subsidy calculation. Prior to his inquiry into the matter, we had no idea what it would take to correct the problem. Once the data is uploaded, we should begin receiving subsidy. It must be noted, however, that the subsidy is less than we requested and is valid until

the end of the federal fiscal year. The proposed 2018 budget reflects additional cuts. The proposed budget cuts capital funding by 68% and operating subsidy by \$500 million less than 2017 and only 80.7 percent of the HAs anticipated eligibility.

**FINANCE:** The annual audit has been received, reviewed and is ready for approval. No funding has been received yet

**PERSONNEL:** No changes at this time

**COMMISSIONER ITEMS:** No matters at this time

**OPEN TO THE PUBLIC** “At this point in the meeting, the Board of Commissioners welcomes comments from any member of the public on any topic. To help facilitate an orderly meeting and to permit the opportunity for anyone who wishes to be heard, speakers are asked to limit their comments to 5 minutes. If reading from a prepared statement, please provide a copy and email a copy to the Main Office of the Newton Housing Authority after making your comments so it may be properly reflected in the minutes. No comments.

**NEW BUSINESS:** The Board reviewed the PHAS Score Report. Afterwards, the Board approved the 2016 annual audit and review certification. A motion was made by Cmsr. Nannery to approve the audit, seconded by Cmsr. Leonardo. Motion Approved.

In an attempt to secure additional funding for the facility, a local merchant was contacted and asked if they would be interested in providing a convenience store for the benefit of our residents. A draft of a lease was presented to the Board. The location of the store was presented as the main office space, therefore, relocating office staff to another office space. Cmsr. Nannery was opposed to the idea of relocating the office and asked the tenants in attendance if they would like to have a store. Most said it would be helpful in bad weather, but some said they wouldn't likely use the store. The cost of rent and the electric was discussed. Rather than approving the terms of the lease as constructed, the Board determined that more information was needed and that the matter would be tabled until the next month's meeting. The merchant will be invited to meet with the board in public session to address questions and concerns.

**CLOSED SESSION:** A motion to enter closed session in order to discuss personnel and concerns about the location of the store and its impact on staff. A motion was made at 6:20 by Cmsr. Nannery; seconded by Cmsr. Durkin. Motion approved. A motion to end closed session was made at 7:15pm by Cmsr. Rochelle, seconded by Cmsr. Fiedorczyk. Motion approved.

**ADJOURNMENT:** There being no further business, Motion was made by Cmsr. Nannery; seconded by Cmsr. Fiedorczyk. Motion approved, meeting adjourned at 7:16pm.

Respectfully submitted,

Kimberly Iozzi, PhD, Secretary to the Board