

STATE OF NEW JERSEY
NEWTON HOUSING AUTHORITY
32 Liberty Street
Newton, New Jersey 07960

November 8, 2021

(This is a condensed version of taped minutes of the Regularly Scheduled Monthly
Meeting of the Newton Housing Authority
Commencing at 5:12 P.M.)

ROLL CALL:

Present: Chairperson Maria Fiedorczyk
Vice-Chairman Richard Bitondo
Commissioner William Nannery
Commissioner Mary Ann Carlson
Commissioner Wendy Vandermaas

Excused: Commissioner Karen Crossley* - Arrived at 5:50 P.M.
Commissioner Rick Turdo

Also Present:
Acting Executive Director William F. Snyder
Deborah Alvarez, Secretary/Transcriber
Ralph Policari, CPA via Zoom

OPEN PUBLIC MEETINGS ACT

Adequate notice of this meeting has been provided by the filing of a revised Annual Meeting Notice with Municipal Clerk, posting on the official bulletin board and delivery of same to the New Jersey Herald & Star-Ledger on June 23, 2021. The New Jersey Open Public Meeting Law was enacted to ensure the right of the public to have advance notice of and to attend the meeting of public bodies at which any business affecting their interest is discussed or acted upon. In accordance with the provisions of this Act, the Newton Housing Authority has caused notice of this meeting to be advertised by having the date, time, and place posted on the Newton Housing Authority Website.

FLAG SALUTE

SWEARING IN – OATH OF OFFICE OF COMMISSIONER MARY ANN CARLSON

ED Snyder swore in Resident Commissioner Mary Ann Carlson at this point of the meeting.

"I, MARY ANN CARLSON, do solely swear that I will support and defend the Constitution of the United States and the State of New Jersey and all applicable rules and regulations governing a Housing Authority Commissioner and bear true faith and allegiance to the same; that I take this obligation freely without any mental reservation or purpose; that I will faithfully discharge the duties of the Office on which I am about to enter, so help me God."

(Congratulations and applause.)

APPROVAL OF MINUTES OF REGULAR MEETING – OCTOBER 18, 2021

Motion to approve made by V/C Bitondo; 2nd by Commissioner Carlson.

VOTE: AYES/All Present Commissioners (5)

Absent: Crossley/Turdo

ADMINISTRATIVE REPORT – ED SNYDER

Proposals received for tree removal, having had problems with trees/limbs falling on cars. 3 prices received and contract on Agenda tonight. It was penciled in as we waited for a final price. Lowest price to remove 4 trees, a lot of trimming is \$5,885 with B&N Tree Service. (Correction noted: should be \$5,500.) ED Snyder spoke with Newton person in charge of tree pruning. Law is anything that hangs on NHA side; NHA has a right to cut. ED Snyder met with 3 companies; made it clear that everything from line of fence **up** gets cut. 1 or 2 trees are hanging over significantly. They will be cut as soon as it goes over fence; it will be cut; ground up; taken away. Ones on NHA property, stump will be ground up – big one in back; will look over property and take care of it.

One resolution is "late budget resolution". As I wasn't here last month, we delayed it, but Accountant was on phone and did it last month. State of New Jersey requires that budget is submitted within 60 days of start of fiscal year, which is January 1st – we need to have a late budget resolution. Point is it wasn't accountant's fault; he had it but ED Snyder wasn't here.

NHA has 2-100 gallon hot water heaters in building; one of them is leaking and getting worse, so ED Snyder got 3 prices as NHA cannot run on one. Lowest price submitted was our current plumbing contractor – TGM for \$8,950. Not much choice in that because it will go - on agenda.

Before fiscal year starts, NHA turns over units; solicit for painting and Unicorn Painting has been doing some work for us; his price is very low and doing a decent job – on agenda. Same thing with flooring – got 3 prices for flooring at unit turnover. Many of floors in building have been getting replaced – vinyl tile replacing carpeting. We've

picked out something better and longer lasting – Home Depot product/a higher end and much more durable.

NHA is out to bid – and many problems with elevators since my arrival – sometimes one is down. We are out to bid on elevator service; many of you not happy with current company. Out to bid on snow removal also. Out to bid on landscaping – current guy bidding on it, but ED Snyder has concerns about him as many things I asked him to get done never got done. He even gave ED Snyder price to put mulch down in September; needs to get down in spring. Out for accounting and auditing also. These bids will be back in December for contract before start of fiscal year.

We have been in contact with County as tenants inquired about County coming in to give COVID booster shot; been in touch with Department of Health, Linda DeMarie, a nurse there. She's out this week doing flu shots and other booster shots at locations, but they are supposed to get back to us. We hope to get her here sometime in early December. Residents will be notified and start a list by floor; sign up; come down and done same way as last time.

V/C Bitondo gave me a list of what was discussed at October's meeting; I was not here. Wendy brought subject of Planet Network possibly coming into building and providing internet service. V/C Bitondo: It was Commissioner Nannery, but Commissioner Vandermaas has knowledge of the company and has a relationship with CEO. ED Snyder: Owner/CEO is coming to meet with me Wednesday; we'll go over it; he'll explain it to me. They are an internet company; would provide Wi-Fi here. There is a program he has that provides free Wi-Fi, if you're income eligible, which most residents would be. His information was encouraging to ED Snyder; residents have complained about cost of cable service. He will talk to me about hooking some equipment up here that will give everybody free service, which is only network channels: ABC, NBC, and CBS – handful of channels. We'll talk about ways of saving money including putting Wi-Fi in the Community Room and Office. He talks about Roku; there is Netflix or Firestick. Problem is you get an extra remote control, unless you have a "smart TV". Sometimes it's difficult with seniors and gets complicated. He seems to want to do something right for NHA. I'll know by December how that all goes.

There were some communication issues with Resident Association. I have offered to meet at next meeting, when I'm here on a Wednesday, to see what we can do – not interested in taking over Tenant Association – we can help when you ask us to help. Other than we won't interfere – just want to make sure you are getting what you need to be able to function properly. If someone comes into building and speaks with Karen, she will turn it over to you. If you need us to do something in terms of notice published, whatever is needed to do on our end – like last picnic, and I'll do it for you.

Other item: Fiscal Condition Assessment – several months ago we talked about possibility of doing streamline voluntary conversion here, which would give us a lot of money to rehabilitate building, because it is needed. We went out and got proposals for Fiscal Condition Assessment; only 1 proposal was received and not from architect that

was given to me. Cost of it was \$28,000. My thought is to go back out; contact this architect and get more architects involved – less of an assessment but still give an idea of what it will cost to do things we need to do here.

I mentioned months ago and since election everyone knows about it now, the first Infrastructure Bill has been approved by Congress. That Bill is for mostly roads and bridges – real infrastructure. 2nd Infrastructure Bill is called Social Infrastructure Bill – has not been approved. In there is about \$80 billion for Public Housing Capital Fund – and why I'm suggesting to all authorities in New Jersey that I'm acquainted with – that they wait on streamline conversion because if we can take advantage of that money – about \$70,000/unit – and if we need any more, we'll have streamline conversion to go to, which will give us cash flow to do more down the road. We'll get PCA done, but I recommend we wait on streamline conversion until we know where Bill is going. It is very political now.

V/C Bitondo: When does our current snow removal contract expire? What if we have early snowstorm and without a snow removal contractor. ED Snyder: I don't have any contractor, so I'm not sure, but I believe its 12/31. I like contracts to go with fiscal year, but I don't think it will be a problem, because existing man would just do it; charge us based upon last year. V/C Bitondo: So we are still in contact with him, if we have a storm prior to approval of new contract. 2nd question: Is it advantageous to wait on streamline conversion or should we get moving on both? Is there any reason why we should wait on streamline conversion because that would have benefits, in addition to benefits of Infrastructure Bill. ED Snyder: Wait as once you apply – application procedure not difficult – once you get approval, time starts ticking and HUD's on your back – there are stages you have to go through to get it done. We should know more by the end of the year. V/C Bitondo: So there's a possibility if Infrastructure Bill is financed, we won't need Streamlining Conversion. ED Snyder: We would have to finance much less.

(At this point in the meeting, CPA Ralph Policari spoke to Commissioners via zoom. It is transcribed verbatim to the best of my ability.)

MR. POLICARI: You guys all have a copy of the budget. This is a required format that we have to use. It's from the New Jersey DCA – Department of Community Affairs – unfortunately, it's about 30 pages. It really could be a handful of pages.

The first dozen or so pages are all certification pages that have to be signed, a quick synopsis of the financial pages. Then you have the narrative pages, which answer all the questions that they're asking. So if you want to jump to Page F1, the first page of the financial section. This will give you a comparison of the proposed budget, which is 2022 budget from January to December and compares that to the prior year budget that was submitted and approved. So you'll see on Page F1 the total revenues or total anticipated revenues are \$658,600 and total expenses are \$525,005. So our budget surplus is \$133,595, which is slightly up from last year. So if you go to Page F2, that will detail the budget revenues, and as you'll see, the vast majority of that as expected,

but the Housing Authority is a dwelling rental, so we have about \$443,00 budgeted there and then new have Excess Utility charges of \$23,000, which are the fees that we charge residents for air-conditioning units and then we have our HUD Operating Subsidy of approximately \$150,000 and that's the money that we're awarded each year from HUD and we have to go into RE-AD and draw that down each month or every couple of months to get the subsidy that we've earned. V/C Bitondo: Is that a guaranteed amount that 150?

MR. POLICARI: That's our estimate, but last year we got about 146,000 – yes; so we bumped it up a little bit based on how we complete the request and we started that request last week. We're in the process of submitting some forms and the whole thing will be due in probably early 2022, but yes, that subsidy comes in every year.

We also have other revenue of Laundry and Cell Tower Revenue of \$41,000; and on the very bottom we have about \$1,600 of interest that we earn in our bank accounts.

F3 is the same thing, but just a copy of last year's budget for comparative purposes. So if you look at the revenues of this budget compared to last budget, it's up about 20,000.

Going to Page F4, which details all of the expenses – most housing authorities – the biggest categories are salaries and wages; employee benefits and utilities. Now Newton doesn't have any employees, so there are no salaries and benefits expenses; that's why you'll see that the other Miscellaneous Administrative Expenses are so high. The fees that we pay to Executech are in there. That's the largest expense on the budget. We have some for legal, accounting fees, auditing fees and then that Miscellaneous Administrative of \$190,000, there's a page right behind F4 that details that. So you have about \$144,000 of Executech fees, office supplies, telephone, IT and miscellaneous other expenses.

As we go down the line on Page F4, it's just the normal expenses that the Housing Authority has for tech services; utilities is another big one; maintenance & Operation – that's to take care of anything, whether it's painting or repairs, fixing a leak, that includes snowplow services. Somebody mentioned before – anything that has to do with the upkeep or maintenance of the Housing Authority; Protective Services – that's the security system, your insurance is about \$50,000 and then your PILOT, for those of you that aren't familiar, the Housing Authority doesn't pay real estate taxes, so they have an agreement with the town that have to pay PILOT – which is **Payments in Lieu of Taxes**; and that's calculated as your dwelling revenue less your utilities times 10%. So that comes out to \$32,455. Total expenses are \$525,000.

Next page, F5, just like the Revenue – F5 is a summary of last year's budget and then the rest of financial pages are for Debt Service, but Newton doesn't have any principal or interest that they're paying off. They finished off a couple of loans last year. The other thing to point out – in the back of the budget there's a Capital Budget Program section. All of the pages have CD on the bottom. In there we budgeted about \$200,000 of elevator upgrade. So that money will be paid out of the Capital fund. Again, we get

that money from HUD; this \$200,000 is not an expense on the budget. It's a capital upgrade. What we do is we'll take the money from the Capital fund and rather than expense, it's recorded as a fixed asset and then it eventually gets depreciated over time, so it's not a hit to the Operating Budget. As Bill mentioned, the elevator is getting old and we had a couple of conversations about it. We budgeted about \$200,000 for some major upgrades to happen in the next year or so.

ED Snyder asked Mr. Policari about F8, NHA position. MR. POLICARI: F8 is a summary of your net position. These numbers come from the most recent audit report; so your total net position is \$52,000 – 180 of that is your Capital Assets, so your total Unrestricted Net Position is a **negative \$127,000**; that is a direct result of the Unfunded Pension Liability that has to be on the books per GAP and per New Jersey Statute. They now issue a report each year for the Pension Liability accrual, so they allocate a percentage of this huge number to each of the housing authorities in the State. Questions asked if it ever goes away for NHA; why Pension Liability if NHA has no employees? Chairperson Fiedorczyk: There's ability for them to collect, the ones that were working here at any particular time; is that how it works? MR. POLICARI: Yes, any prior employees that are included in there, yes. Unfortunately, every housing authority has a huge liability like that. It costs a lot of housing authorities to have a negative unrestricted in that position. So if you back that out, obviously, the housing authority would be in great shape, but that is a requirement that has to be on the books.

V/C Bitondo: With 3/4s of fiscal year completed, where does NHA stand budgetarily right now? Is surplus anticipated ending year on December 31st? MR. POLICARI: Yes, there will be; probably better than budget of last year. I can do a budget to actual for you and email it to everybody. Budget to actual then through October, because you just have October statements. All bank statements will be done by then. A year to date actual versus budget through October; that's no problem at all. V/C Bitondo: It would be great for next meeting; December 13th, 2nd Monday. I have 2 other questions. It listed Bill Katchen as our Chief Executive Officer; shouldn't it be Bill Snyder? MR. POLICARI: Bill Snyder is Executive Director. V/C Bitondo: William Katchen is our Chief Executive Officer. It was on Page N2. MR. POLICARI: I believe so, yes. ED Snyder: Because he's working for me.

V/C Bitondo: I have one other issue, and I don't want it to hold this up, but you've attested to our website meeting all the conditions – a dozen conditions – and there are a couple we're a little weak on. One being listing folks like yourself and Bill Katchen. MR. POLICARI: That certainly has to be updated because I did the original draft of the budget. I took the Commissioners from the website, and obviously, those have changed since then. V/C Bitondo: Would it be a problem if we approved budget as it's on the Agenda with the condition that website additions and corrections be made prior to submission?

MR. POLICARI: I don't think it will be a problem; they'll review the budget; come back with a couple of questions. One comment might be you have to update your website. It wouldn't prevent it from being approved. It should be updated every quarter. ED Snyder: Ralph, you can provide the list of anybody over 17,500? MR. POLICARI: Any

vendors that get paid over that, sure. ED Snyder: That's what we list – over 17,500. Send me the list, most of the other stuff we updated. For the Board's edification, this is a two-step process; we're only introducing the budget. The State may have some questions and (inaudible) would have to be changed or between now and time that we actually adopt the budget; hopefully, they'll come back with an approval before December meeting. The State Local Fiscal Control Act actually stipulates if you don't hear from the State, it's automatically approved within 45 days. The current group in Trenton are actually very responsive. There was a while when other people weren't as responsive. What they do is, they check the website, they'll get back to me it's no good until you (inaudible). V/C Bitondo: I would be hesitant to adopt it knowing that there are deficiencies, so I'm going to recommend a revised Motion saying that – you're certifying that all these conditions are met and they're not. I know 2 or 3 of them that aren't met – the 2020 audit is not on the website. ED Snyder: 2020 audit is not done yet. MR. POLICARI: Keep in mind the 2020 audit has not even been completed because of COVID. All those due dates have been pushed back six months and we've submitted other budgets as well and they come back and say, obviously, the budget's not up there. The response is well, it hasn't been complete yet. So obviously, it can't be uploaded to the website. V/C Bitondo: I hate for Bill to certify this and for Board to vote positively 100%, when we know in fact that we do have a couple of deficiencies. ED Snyder: Rick, I don't know if you checked it recently, over the last week or so since we talked, we've been uploading everything. I'll take a look again. I think only thing missing is that list over 17,500. Karen and I have been working on this. I'll do a final review when I come in Wednesday and make sure I get that list of 17,500, and we'll be done.

1. RESOLUTION #2021-22 – LATE BUDGET SUBMISSION RESOLUTION

WHEREAS, the Newton Housing Authority is required to submit their approved budget sixty (60) days prior to the start of the fiscal year to the State of New Jersey; and

WHEREAS, the budget was prepared on a timely basis but could not be considered for approval at the October 2021 meeting due to the Executive Director not being present at the meeting to discuss the budget; and

WHEREAS, it is expected that the 2022 budget can be reviewed and approved at the November 8th meeting; NOW THEREFORE;

BE IT RESOLVED by the Board of Commissioners of the Newton Housing Authority hereby approves the late submission of their 2022 budget.

Motion to approve Resolution #2021-22 made by Chairperson Fiedorczyk; 2nd by Commissioner Nannery.

(Discussion about Resolution #2021-22, State employees checking everything; and State asking for this Late Budget Resolution, only because NJ Local Fiscal Control Act

stipulates the budget be submitted no later than 60 days before end of fiscal year. We are beyond 60 days._

ROLL CALL:	Chairperson Fiedorczyk	Yes
	Commissioner Bitondo	Yes
	Commissioner Nannery	Yes
	Commissioner Turdo	Excused
	Commissioner Vandermaas	Yes
	Commissioner Crossley	Excused
	Commissioner Carlson	Yes

2. RESOLUTION #2021-23 – INTRODUCTION OF FYE 12/31/22 BUDGET
(Page C5 of actual attached Budget)

Motion to approve Resolution #2021-23 made by Commissioner Bitondo; 2nd by Chairperson Fiedorczyk.

MR. POLICARI: You sign these pages now; get submitted to the State; they take a look at it; either have questions and/or approve it and then you sign again that it's certified and gets stamped certified – two-step process that Bill spoke about. V/C Bitondo addressed concern about knowing that there's at least one deficiency in certification of website conditions. Don't worry about it you said.

MR. POLICARI: If they come back and have questions, we'll simply say everything has been uploaded; please let us know if there's any other deficiencies.

ROLL CALL:	Chairperson Fiedorczyk	Yes
	Commissioner Bitondo	Yes
	Commissioner Nannery	Yes
	Commissioner Turdo	Excused
	Commissioner Vandermaas	Yes
	Commissioner Crossley	Excused
	Commissioner Carlson	Yes

Chairperson Fiedorczyk thanked Mr. Policari for his time. (At this point in the meeting, Mr. Policari signed off.)

3. RESOLUTION #2021-21 – APPROVAL OF BIL LIST FOR NOVEMBER 2021 MEETING

WHEREAS, in the course of administering the operations of the Newton Housing Authority expenses are incurred; and

WHEREAS, it is necessary to pay invoices monthly after being presented to the Board of Commissioners; NOW THEREFORE

BE IT RESOLVED by the Board of Commissioners of the Newton Housing Authority as follows:

1. That the attached list of bills for November 2021 meeting in amount of \$29,154.11 be approved for payment.
2. That the proper officers of the Authority be authorized to pay all items on the list of invoices.
3. That this Resolution shall take effect immediately.

Motion to approve payment of bills made by Chairperson Fiedorczyk; 2nd by Commissioner Nannery.

Chairperson Fiedorczyk asked ED Snyder about 2 entries from Waste Management – both say November – 1 is for garbage; 1 for recycling. Some accounts have credits; that's because they were double-invoiced paid? ED Snyder said yes, it's all straightened out now.

ROLL CALL:	Chairperson Fiedorczyk	Yes
	Commissioner Bitondo	Yes
	Commissioner Nannery	Yes
	Commissioner Turdo	Excused
	Commissioner Vandermaas	Yes
	Commissioner Crossley	Excused
	Commissioner Carlson	Yes

4. RESOLUTION #2021-24 – APPROVAL OF CONTRACT TO REPLACE HOT WATER HEATER – See Attachment

Motion made to approve made by Commissioner Nannery; 2nd by Commissioner Vandermaas.

ED Snyder had stated cost was \$8,950 – corrected on record to \$18,900.

ROLL CALL:	Chairperson Fiedorczyk	Yes
	Commissioner Bitondo	Yes
	Commissioner Nannery	Yes
	Commissioner Turdo	Excused
	Commissioner Vandermaas	Yes
	Commissioner Crossley	Excused
	Commissioner Carlson	Yes

5. RESOLUTION #2021-25 – APPROVAL OF CONTRACT FOR FLOORING
See Attachment

Motion to approve made by Commissioner Bitondo; 2nd by Commissioner Nannery.

VOTE: AYES/All Present Commissioners (5) Excused: Turdo/Crossley

6. RESOLUTION #2021-26 – APPROVAL OF CONTRACT FOR PAINTING –
See Attachment

Motion to approve made by Chairperson Fiedorczyk; 2nd by Commissioner Vandermaas.

VOTE: AYES/All Present Commissioners (5) Excused: Turdo/Crossley

7. RESOLUTION #2021-27 – APPROVAL OF CONTRACT FOR TREE
REMOVAL & PRUNING – See Attachment

Motion to approve made by Commissioner Nannery; 2nd by Commissioner Bitondo.

VOTE: AYES/All Present Commissioners (5) Excused: Turdo/Crossley

(5:50 P.M. Commissioner Karen Crossley joined the meeting.)

OLD BUSINESS

Commissioner Bitondo mentioned he doesn't want issue of package deliveries and security of them to be lost; please keep as an Agenda item for future discussion. Amazon or none of the other carriers met with ED Snyder. ED Snyder isn't sure what can be done. Only one that gets into building is mailman. Keys were given to other people before ED Snyder came here, which he wouldn't do. UPS, FedEx, Amazon – his understanding is delivery driver comes; rings apartment; tenant lets them in and it's inside the building. It's when tenant isn't home that it doesn't get inside building. ED Snyder not sure how it can be handled, what else to do. They will be brought inside building and when someone gets a delivery, whoever they ordered it from, let company know it should come to apartment. Sometimes delivery person gets lazy. Commissioner Bitondo: 2 issues – if tenant isn't home, a place for delivery package to be left and security of that location – 2 issues from October meeting. Perhaps install a camera – NHA could buy a degree of surveillance and security. Chairperson Fiedorczyk suggested a secure drop box – Commissioner Vandermaas: Amazon has locker with cubbies; you can have your package delivered to Quick Check now – get a code; open up cubby. It is an Amazon thing. Discussion followed with suggestions – inconvenience for resident having to come down and get package. Suggested to get more information and finalize whatever action NHA will take at December meeting.

NEW BUSINESS

Discussion regarding “draft” of NHA Statement and Comments from The Public. Might be required to have 2 Public Comment Sessions – one early on specific to Agenda and one later for any other matters. Draft says “on Agenda” and “off Agenda”. Request that person speaking be respected when he/she has the floor and not be disrespected and interrupted by other individuals.

Chairperson Fiedorczyk informed audience Commissioners were speaking of a draft policy for public comment section; to limit 1 question per resident – 5 minute time period, because it gets a bit wild at times. It would be broken into 2 sections – 1 would be comments for anything that has been on Agenda that you might have a concern about; 2 would be at end of meeting, something that you want to bring up to the Board.

V/C Bitondo: Any questions or comments from Commissioners? ED Snyder: Do you want to adopt with statement, which is revision that speakers should be respected when speaking, no interruptions, and no abusive language and expand on that. Revise and bring back next month. V/C Bitondo: Yes, a little bit and we have 2 sessions for public comment; have as part of Agenda so available to residents as well on website? ED Snyder said yes.

PUBLIC COMMENT

PHYLLIS – 5M – Curbing out front and around building, where it's broken off; dangerous for people getting out of cars, in circle right in front. Snowplow broke it. Chairperson Fiedorczyk: It will be looked at, getting to be wintertime again; part of assessment we're going forward with – paving, curbing. On NHA radar.

MMARILYN MILLER – 4L – One reason delivery people get confused is list of people is all handwritten and crossed out not updated. They don't understand how to use it, can't find person's name or number. Very outdated. ED Snyder will look at that also.

ELLEN POOLEY – 5K – Real issue about smoking, which I bring up every year. Out in parking lot, smoke comes into my apartment; I've developed smoker's cough because of it and I'm non-smoker since 2013. Policy for State of New Jersey needs to be addressed; my understanding is there is no smoking on public housing property indoors or out. I do have experience of inside smoke coming into my apartment as well.

Also heat: on 5th floor we have no or low heat. It doesn't bother me, but other people are bothered. Parking lot: reserved parking spaces for residents are being ignored. She had irate, rude person parked in her space and other people have same problem. Also there is mold in the building, in her apartment and she's seen it in other places. It should be looked at.

CELESTE – 4J – When packages are delivered for Ann Fitzpatrick, Celeste takes them to her as Ann has trouble walking.

JOYCE FRANKLIN – 2D – Re: package problems only started when COVID started. Now delivery men aren't allowed to come into building; if didn't have mask on couldn't even go to porch. They've reached that point now after 1-1/2 years; they stop in front of door and put on table, because they weren't allowed to come in. A few years ago they would bring directly upstairs; knock on your door and say I have a package for you – UPS/FedEx. Chairperson Fiedorczyk asked how they got into building. Joyce said they'd ring bell one at a time – even Walgreens – bring it up, collect money, and go

back to car. Person going in/out 3-4 times. They should be told now, yes, you can come into building. ED Snyder: Agrees with Joyce and signs should be put on outside door, inside door – notice to all persons delivering packages – please go to intercom, ring bell at a minimum to see if resident is home and deliver to their door. We will do that immediately, maybe that will help.

DEBORAH KING – 2S – We are supposed to get increase in Social Security. Would that be put in surplus or does (inaudible). ED Snyder: Your increase in Social Security benefits doesn't affect Housing Authority one way or other. Your rent is based upon 30% of your income, so you pay more. When you pay more, it's not that Housing Authority gets a nickel more. HUD gives you less. Accountant was answered Commissioner Bitondo's question: was \$150,000 guaranteed? It's really not guaranteed because it's based upon how much money for operating subsidy Congress appropriates – a proration factor. It's been years where they've appropriated 82%. So if you're supposed to get \$200,000 – you get \$164,000. Tenants will always pay based on their income; if your income goes down, your rent goes down. In that case, HUD gives NHA more money. There's a formula at beginning of year and it's reconciled at end of year; so no matter what anybody pays it doesn't affect Housing Authority's funding.

MARY – 3D – How do you determine which floors are going to be replaced? She's lived here 19 years, never had a new floor. How are you going to determine that. ED Snyder: Unfortunately, contract awarded tonight is only for when people move out. We are doing an assessment and over next few years, trying to enter this program that will allow NHA to replace all flooring in building.

PHYLLIS – 5M – Strip on floor going into laundry room, all worn out and people are tripping over it, carts get stuck.

JOYCE – Wrote a letter to Shop Rite re: shopping carts. Shop Rite called her – no, sorry, we can't sell you carts; tell you where the scrap yard is to buy a cart.

Joan added they should be plastic so as not to damage walls or doors.

ADJOURNMENT

Motion to adjourn made by Commissioner Nannery; 2nd by Chairperson Fiedorczyk.

VOTE: AYES/All Present Commissioners (6)

Excused: Turdo

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber

Meeting ended: 6:14 P.M.