MINUTES OF THE
REGULAR MEETING
JANUARY 20, 2015

Chairwoman Colon opened the Public Meeting at 6:00pm. Chairwoman Colon stated that the meeting was advertised according to the Open Public Meetings Act.

The Regular Meeting was called to order by Chairwoman Colon and upon roll call by the Executive Director, Eric F. M. Chubenko, the following answered present, Commissioner Chester Bohanek Jr., Chairwoman Iris Colon, Vice Chairman Joseph Gasparro, Commissioners, Joseph Popek, and Kevin Urban, Executive Director, Eric F. M. Chubenko, Assistant Executive Director, Karen D. Alexis Holloway, Attorney, Eric Lange.

Commissioner Ronald Rios requested to be excused.

MINUTES: A motion to adopt the Minutes of October 21, 2014 was made by Vice Chairman Gasparro, seconded by Commissioner Bohanek and all present voted aye, nays none.

COMMUNICATIONS: A motion to place Communications on file was made by Commissioner Popek, seconded by Commissioner Bohanek and all present voted aye, nays none.

DIRECTOR'S REPORT:

Executive Director's Report/Agenda Description
Eric F. M. Chubenko
1-20-15

The Authority completed its year-end drive to bring down the amount of outstanding tenant accounts receivables and the staff is to be commended as we have again ensured that year-end rent collection activities have left the Authority at our goal of less than 1% total outstanding tenant accounts receivables. As of December 31st the Authority had approximately $5,700 in total outstanding balances for all of the Authority's tenant accounts receivables for the entire year 2014. Thank you to the office staff for their continued efforts.

Resolution No.1787 Designating Official Banks for 2015
Each year the Authority should designate its official banking institutions. The Authority currently utilizes Investors Savings Bank, TD Bank and Wells Fargo and this resolution will continue the authorizations to utilize these banking institutions in 2015.

Resolution No.1788 Designating Official Newspapers for 2015
Each year the Authority should designate its official newspapers. The Authority currently utilizes either the Home News Tribune and/or The Star Ledger depending upon the publication requirements and this resolution will continue the authorizations to utilize these newspapers in 2015.

Resolution No.1789 FY2014 PHAS Submission
The Authority is required to process the annual PHAS (Public Housing Assessment System) submission to HUD and this submission serves to provide data so that the HUD office can better assess the success of the Public Housing Program. This submission is filed via the Internet and requires certification by the Authority. This submission must be processed by the end of February 2015 and requires Board authorization for submission.

Resolution No.1790 FY2014 SEMAP Submission
The Authority is required to process the annual SEMAP (Section Eight Management Assessment Program) certification and submit this data to HUD. This submission serves to provide data so that the HUD office can better assess the success of the Housing Choice Voucher/Section 8 Program. This submission which is filed via the Internet requires the Executive Director/Chairperson to certify the submission. This submission must be processed by March 1, 2015.

A motion to adopt the Directors Report was made by Vice Chairman Gasparro, seconded by Commissioner Bohanek and all presented voted aye, nays none.

BILLS: A motion to pay the bills was made by Commissioner Bohanek, seconded by Vice Chairman Gasparro and upon roll call all present voted aye, nays none.

NEW BUSINESS:
The Executive Director gave a brief overview of the Resolutions.

Resolution No.1787 Designating Official Banks for 2015

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1787
DESIGNATING OFFICIAL BANKS

NOW THEREFORE BE IT RESOLVED, by the Carteret Housing Authority Board of Commissioners that the following banks are designated as the Authority's official depositories of funds for the 2015 calendar year:

Investors Bank
TD Bank
Wells Fargo

Resolution No.1788 Designating Official Newspaper for 2015

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1788
DESIGNATING OFFICIAL NEWSPAPERS

NOW THEREFORE BE IT RESOLVED, by the Carteret Housing Authority Board of Commissioners that the following newspapers are designated as the Authority's official newspapers for the 2015 calendar year:

Home News Tribune
The Star Ledger

Resolution No.1789 FY2014 PHAS-Public Housing Assessment System Submission

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1789
FY2014 PHAS SUBMISSION
PUBLIC HOUSING ASSESSMENT SYSTEM

WHEREAS, the U.S. Department of Housing and Urban Development requires that a Public Housing Assessment System submission be filed electronically on an annual basis, and;

WHEREAS, this system is utilized to assess the management of the Public Housing Program for the Authority's past fiscal year 2014, and;

WHEREAS, the submission of the Management and Financial Components must be completed on-line and submitted via the Internet by the prescribed deadline;

NOW THEREFORE BE IT RESOLVED, that Board of Commissioners authorizes the submission of the Authority's FY2014 PHAS to the US Dept of HUD.

Resolution No.1790 FY2014 SEMAP-Section Eight Management Assessment Program Submission

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1790
FY2014 SEMAP CERTIFICATION
SECTION 8 MANAGEMENT ASSESSMENT PROGRAM

WHEREAS, The U.S. Department of Housing and Urban Development requires that a Section 8 Management Assessment Program Certification be submitted annually, and;

WHEREAS, this system is utilized to assess the management of the Section 8 Program for the Authority's past fiscal year 2014;

NOW THEREFORE BE IT RESOLVED, that the certification be approved and submitted to the HUD area office and that the Executive Director be authorized to certify the data upon its submission.

A motion to adopt a consent agenda for Resolutions No.1787, No.1788, No.1789 and No.1790 was made by Vice Chairman Gasparro, seconded by Commissioner Bohanek and upon roll call all present voted aye, nays none.

ATTORNEY'S REPORT: The Attorney reported that he prepared a draft No Trespassing Policy and submitted it to the Executive Director for review and comments as they plan to have it finalized for introduction at the next meeting. There was additional explanation of the policy and discussion.

COMMISSIONERS COMMENTS: Chairwoman Colon requested that the Board can discuss any questions with the Executive Director prior to a meeting. Commissioner Urban expressed that he had some concerns as to when he may review the bills. There was discussion on reviewing the bills. The Executive Director stated that he will answer any and all questions. Chairwoman Colon wished everyone a Happy New Year.

A motion to open the meeting to the public was made by Vice Chairman Gasparro, seconded by Commissioner Bohanek and all present voted aye, nays none.

No public was present.

A motion to close the meeting to the public was made by Vice Chairman Gasparro, seconded by Commissioner Bohanek and all present voted aye, nays none.

A motion to adjourn the meeting was made by Commissioner Popek, seconded by Vice Chairman Gasparro and all present voted aye, nays none.

The meeting was adjourned at 6:24 pm.

Respectfully Submitted,

Eric F. M. Chubenko
Executive Director

MINUTES OF THE
REGULAR MEETING
FEBRUARY 17, 2015

Chairwoman Colon opened the Public Meeting at 6:00pm. Chairwoman Colon stated that the meeting was advertised according to the Open Public Meetings Act.

Chairwoman Colon welcomed Commissioner Dennis Cherepski to the Board of Commissioners and stated that she has worked with Commissioner Cherepski as a board member in the past.

The Regular Meeting was called to order by Chairwoman Colon and upon roll call by the Executive Director, Eric F. M. Chubenko, the following answered present, Commissioners Chester Bohanek Jr. and Dennis Cherepski, Chairwoman Iris Colon, Vice Chairman Joseph Gasparro, and Commissioner Kevin Urban, Executive Director, Eric F. M. Chubenko, Assistant Executive Director, Karen D. Alexis Holloway and Attorney, Eric Lange.

Commissioner Joseph Popek requested to be excused.
Commissioner Ronald Rios requested to be excused.

MINUTES: A motion to adopt the Minutes of the November 25, 2014 Meeting was made by Vice Chairman Gasparro, seconded by Commissioner Bohanek and all present voted aye, nays none.

MINUTES: A motion to adopt the Minutes of the Annual Reorganization Meeting, November 25, 2015 was made by Commissioner Bohanek, seconded by Vice Chairman Gasparro and all presented voted aye, nays none.

COMMUNICATIONS: A motion to place Communications on file was made by Commissioner Bohanek, seconded by Vice Chairman Gasparro and all present voted aye, nays none.

BILLS: A motion to pay the bills was made by Commissioner Bohanek, seconded by Vice Chairman Gasparro and upon roll call all present voted aye, nays none.

NEW BUSINESS:
The Executive Director and Attorney explained the policy and answered questions regarding said.

Resolution No.1791 Adoption of No-Trespass Policy

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1791
ADOPTION OF NO-TRESPASS POLICY

WHEREAS, the Housing Authority of the Borough of Carteret wishes to adopt a No-Trespass Policy to assist the Authority with maintaining safety throughout the Authority's properties, and;

WHEREAS, the No-Trespass Policy will allow the Police Department to enforce penalties against individuals identified as trespassers;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners authorizes adoption of the attached No-Trespass Policy effective immediate

A motion to adopt a Resolutions No.1791 was made by Vice Chairman Gasparro, seconded by Commissioner Bohanek and upon roll call all present voted aye, nays none.

ATTORNEY'S REPORT: Nothing other than what was previously discussed.

COMMISSIONERS COMMENTS: Commissioner Urban suggested that the Housing Authority look into having the ice chopped at Jeanette Smith Village as he had to help a resident with her car in the parking area.

The Executive Director commented about a college scholarship application through PHADA and that he sent a letter of recommendation for a deserving youth of the Housing Authority that applied for the scholarship.

A motion to open the meeting to the public was made by Commissioner Bohanek, seconded by Vice Chairman Gasparro and all present voted aye, nays none.

No public was present.

A motion to close the meeting to the public was made by Commissioner Bohanek, seconded by Vice Chairman Gasparro and all present voted aye, nays none.

A motion to adjourn the meeting was made by Commissioner Bohanek, seconded by Vice Chairman Gasparro and all present voted aye, nays none.

The meeting was adjourned at 6:09 pm.

Respectfully Submitted,

Eric F. M. Chubenko
Executive Director

MINUTES OF THE
SPECIAL MEETING
MARCH 31, 2015

Chairwoman Colon opened the Public Meeting at 6:04pm. Chairwoman Colon stated that the meeting was advertised according to the Open Public Meetings Act.

The Special Meeting was called to order by Chairwoman Colon and upon roll call by the Executive Director, Eric F. M. Chubenko, the following answered present, Commissioners Chester Bohanek Jr. and Dennis Cherepski, Chairwoman Iris Colon, Vice Chairman Joseph Gasparro, Commissioners Joseph Popek and Kevin Urban, Executive Director, Eric F. M. Chubenko, Assistant Executive Director, Karen D. Alexis Holloway and Attorney, Eric Lange.

Commissioner Ronald Rios requested to be excused.

MINUTES: A motion to adopt the Minutes of the December 16, 2014 Meeting was made by Vice Chairman Gasparro, seconded by Commissioner Bohanek and all present voted aye, nays none.

COMMUNICATIONS: A motion to place Communications on file was made by Commissioner Bohanek, seconded by Vice Chairman Gasparro and all present voted aye, nays none.

BILLS: A motion to pay the bills was made by Commissioner Popek, seconded by Commissioner Bohanek and upon roll call all present voted aye, nays none.

NEW BUSINESS:
The Executive Director explained each Resolution in detail and there was further discussion and questions.

Resolution No.1792 Award Contract for RAD and Technical Consulting Services

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1792
AWARD CONTRACT FOR RAD & TECHNICAL CONSULTING SERVICES

WHEREAS, the Housing Authority of the Borough of Carteret desires Rental Assistance Demonstration (RAD) and Technical Consultant services for the purposes of reviewing long term planning options for the Authority's developments, and;

WHEREAS, the Authority advertised and invited proposals to be submitted for RAD and Technical Consulting Services, and;

WHEREAS, the Authority requested an hourly rate for the consulting services as well as a percentage fee based on the total development cost if the RAD project proceeds to closing, and;

WHEREAS, proposals were received until 12:00PM on March 31, 2015, and;

WHEREAS, the Authority received 1 proposal from the firm of Execu-Tech, Inc., 345 Prospect Avenue, Unit 6M, Hackensack, NJ 07601, in the amount of $150.00/hour for Technical Consulting services and 1.25% of the total development costs if a RAD project proceeds to closing;

WHEREAS, Execu-Tech currently provides RAD consulting services for 14 Housing Authorities throughout New Jersey as well as having provided Technical Consulting services to dozens of Authorities, non-profit corporations and entities, and;

WHEREAS, the proposal was reviewed by the Executive Director, the Assistant Executive Director and Bookkeeper and is now presented to the Board of Commissioners of the Carteret Housing Authority;

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners that a RAD and Technical Consultant services contract be awarded to Execu-Tech, Inc., 345 Prospect Avenue, Unit 6M, Hackensack, NJ 07601, in the amount of $150.00 per hour plus 1.25% of the total development costs if the RAD project proceeds to closing, and;

BE IT FURTHER RESOLVED, that the Executive Director is authorized to execute all necessary documents and that the $150.00 per hour RAD and Technical Consultant services are authorized at an amount not to exceed $15,000.00, exclusive of the 1.25% of the total development costs if a RAD project proceeds to closing.

Resolution No.1793 Amending Authorization of Application to HUD for Demo/Disposition of Property

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1793
AMENDING AUTHORIZATION OF APPLICATION TO
THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR ALL NECESSARY APPROVALS INCLUDING DEMO/DISPOSTION AND RECONSTRUCTION

WHEREAS, the Housing Authority of the Borough of Carteret sustained substantial damages during Hurricane Sandy and as part of the rebuilding efforts the Authority is attempting to secure funds to rebuild units outside of the current and projected flood zones, and;

WHEREAS, the Housing Authority in cooperation with the Borough of Carteret and the US Department of Housing and Urban Development, had originally identified the potential to reconstruct up to 48 units of flood damaged family public housing, currently located within the Edward J. Dolan Homes development, as senior citizen public housing, proposed to be located adjacent to the Hermann Gardens and Victoria Copeland Homes developments, and;

WHEREAS, since the initial authorization, the Authority has been informed by both the New Jersey Housing and Mortgage Finance Agency and the HUD office, that we will not be funded for the reconstruction of these units being transitioned from the Edward J. Dolan Homes family public housing development to the Hermann Gardens and Victoria Copeland Homes senior citizen public housing developments, and;

WHEREAS, due to this, the Authorization for the demo/disposition for 48 units of family public housing aa the Edward J. Dolan Homes family public housing site needs to be amended to 24 units that includes the buildings and property identified as the C, D and E Buildings on Bergen Street, and;

WHEREAS, the Authority, working in cooperation with the Borough of Carteret, is looking to go through the disposition of a vacant portion of the Authority's property located on Noe Street for the purposes of the Borough of Carteret building a retention pond to assist with alleviating future flooding;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners authorizes the submission of all necessary applications and documentation to the US Department of Housing and Urban Development for the Demo/Disposition of the C, D and E Buildings at Edward J. Dolan Homes Development and vacant parcel of land at Jeanette Smith Village, and;

BE IT FURTHER RESOLVED, that the Executive Director is authorized to take all actions necessary for the submission of and presentation of all applications and documentation to the United States Department of Housing and Urban Development for the Demo/Disposition of the C, D and E Buildings at the Edward J. Dolan Homes Development and the vacant parcel of land at the Jeanette Smith Village Development.

Resolution No.1794 Award Contract for Lawn Services

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1794
AWARD CONTRACT FOR LAWN CARE SERVICES

WHEREAS, the Housing Authority of the Borough of Carteret desires the services of a lawn cutting contractor and solicited quotations for the upcoming grass cutting season, and;

WHEREAS, the Authority specified 24 cuts varying throughout the months of April through November, included grass cutting, edging and weedwacking/trimming as well as pulling of weeds from all landscaped beds for all of the properties including the office building, and;

WHEREAS, the Authority also specified up to 2 leaf cleanups, with potentially one in April and one in mid November, and;

WHEREAS, the Authority received quotations up until 12:30PM on March 24, 2015, and;

WHEREAS, three proposals were received as follows;

Company	Grass Cutting	Leaf Cleanup
D'Onofrio and Sons Inc.	$14,611.20	$1,925.00 each
Pat Scanlan Landscaping, Inc.	$17,150.00	$4,250.00 each
FTS Landscaping, Inc.	$39,000.00	$2,460.00/Spring and $5,420.00/Fall

WHEREAS, the lowest price received for these services was from D'Onofrio and Sons Inc., 433 Hillside Ave, Hillside, NJ 07025;

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners that the Authority execute a lawn services contract with D'Onofrio and Sons Inc., 433 Hillside Ave, Hillside, NJ 07025, for lawn care services for the grass cutting season April through November 2015, including one leaf cleanup, with a contract amount not to exceed $16,536.20.

Resolution No.1795 Amending 2015 Capital Fund Annual Contribution Contract (ACC)

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1795
AMENDING 2015 CAPITAL FUND ANNUAL CONTRIBUTIONS CONTRACT (ACC)

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners that the amendment to the Annual Contributions Contract (ACC) for the 2015 Capital Fund Program between the Carteret Housing Authority (CHA) and the US Department of Housing and Urban Development (HUD) in the amount of $329,107.00, be, and hereby is authorized, and;

BE IT FURTHER RESOLVED, that the Executive Director is hereby authorized to execute the amended ACC.

A motion to adopt a consent agenda for Resolutions No.1791, No.1792, No.1793, No.1794 and No.1795 was made by Commissioner Bohanek, seconded by Vice Chairman Gasparro and upon roll call all present voted aye, nays none.

ATTORNEY'S REPORT: Nothing to report

COMMISSIONERS COMMENTS: Commissioner Urban commented that the maintenance crew did a good job with the snow removal.

The Executive Director made comments regarding Ms. Gladys Robinson and her request for a transfer. He mentioned that she submitted several letters to the Commissioners, the Mayor, etc. He commented that the Authority will meet with Ms. Robinson tomorrow to discuss transfer protocol.

Chairwoman Colon commented that she receives several phone calls a day regarding tenant matters. She commented that the Commissioners should not interfere and that the office should make the decisions about tenant move-ins and move-outs. She thanked the Executive Director and Assistant Executive Director for doing a good job.

A motion to open the meeting to the public was made by Commissioner Bohanek, seconded by Vice Chairman Gasparro and all present voted aye, nays none.

No public was present.

A motion to close the meeting to the public was made by Commissioner Bohanek, seconded by Vice Chairman Gasparro and all present voted aye, nays none.

A motion to adjourn the meeting was made by Commissioner Bohanek, seconded by Vice Chairman Gasparro and all present voted aye, nays none.

The meeting was adjourned at 6:17 pm.

Respectfully Submitted,

Eric F. M. Chubenko
Executive Director

MINUTES OF THE
REGULAR MEETING
MAY 19, 2015

Chairwoman Colon opened the Public Meeting at 6:02pm. Chairwoman Colon stated that the meeting was advertised according to the Open Public Meetings Act.

The Regular Meeting was called to order by Chairwoman Colon and upon roll call by the Executive Director, Eric F. M. Chubenko, the following answered present, Commissioners Chester Bohanek Jr. and Dennis Cherepski, Chairwoman Iris Colon, Vice Chairman Joseph Gasparro, Commissioner Joseph Popek, Executive Director, Eric F. M. Chubenko, Attorney, Fred Rubenstein.

Commissioner Ronald Rios requested to be excused due to a meeting conflict.
Commissioner Kevin Urban requested to be excused.
Assistant Executive Director, Karen D. Alexis Holloway requested to be excused.
Attorney, Eric Lange was absent due to a meeting conflict.

MINUTES: A motion to adopt the Regular Minutes of January 20, 2015 was made by Commissioner Bohanek, seconded by Vice Chairman Gasparro and all present voted aye, nays none.

MINUTES: A motion to adopt the Regular Minutes of February 17, 2015 was made by Vice Chairman Gasparro, seconded by Commissioner Bohanek and all present voted aye, nays none.

COMMUNICATIONS: A motion to place Communications on file was made by Commissioner Bohanek, seconded by Commissioner Popek and all present voted aye, nays none.

BILLS: A motion to pay the bills was made by Commissioner Popek, seconded by Commissioner Bohanek and upon roll call all present voted aye, nays none.

NEW BUSINESS:

Resolution No.1796 Disposition of Authority Vehicles

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1796
DISPOSITION OF AUTHORITY VEHICLES

WHEREAS, the Authority desires to dispose of various vehicles in an attempt to update the majority of the fleet, and;

WHEREAS, the vehicles slated for disposition are:

2002 Chevy Silverado	VIN: 1GCEK14V82Z322606
2002 Chevy Silverado	VIN: 1GCEK14V62Z322278
2008 Ford F-250 Super Duty	VIN: 1FTSX21538EC21200
2008 Dodge Durango	VIN: 1D8HB38N78F140099
2011 Chevy Colorado Crew Cab	VIN: 1GCTHCFE6B8102373

WHEREAS, the vehicles are determined to be in a range of poor, fair and/or good condition, and;

WHEREAS, the Authority's Disposition Policy allows for disposition of items to other governmental bodies for an amount that is not less than fair value, and without requirement for a public sale, and;

WHEREAS, as per the Disposition Policy, the determination of fair value is made by the Board of Commissioners in cooperation with the Authority's Administration, and;

WHEREAS, after review of the vehicles in their current condition, considering pertinent body damage, interior damage and necessary mechanical repairs, and after review of the current market value it is believed that a fair value would be $45,500.00 in total for the 5 listed vehicles, and;

WHEREAS, the Borough of Carteret is interested in acquiring the vehicle at the determined fair value of $45,500.00;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners authorizes disposition of the Authority's 2002 Chevy Silverado, VIN: 1GCEK14V82Z322606; 2002 Chevy Silverado, VIN: 1GCEK14V62Z322278; 2008 Ford F-250 Super Duty, VIN: 1FTSX21538EC21200; 2008 Dodge Durango, VIN: 1D8HB38N78F140099; and the 2011 Chevy Colorado Crew Cab, VIN: 1GCTHCFE6B8102373, to the Borough of Carteret in their current as is state for the determined fair value of $45,500.00 in total.

Resolution No.1797 Amend 2013 Capital Fund Program Budget

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1797
AMENDING 2013 CAPITAL FUND PROGRAM BUDGET

WHEREAS, the Carteret Housing Authority desires to transfer funds between the various line items of the 2013 Capital Fund Program grant;

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners that the 2013 Capital Fund Program budget be amended as follows:

$760.00 from BLI 1430 to BLI 1475
$9,000.00 from BLI 1450 to BLI 1475
$19,419.60 from BLI 1460 to BLI 1475
$9,000.00 from BLI 1465.1 to BLI 1475

Resolution No.1798 Authorizing Procurement of Vehicles

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1798
AUTHORIZING PROCUREMENT OF VEHICLES

WHEREAS, the Housing Authority of the Borough of Carteret desires to procure several vehicles in an attempt to modernize the Authority's fleet in an effort to minimize the amount to be expended on general maintenance and physical repairs, and;

WHEREAS, the $45,500.00 received from the disposition of several of the Authority's vehicles to the Borough of Carteret will provide for a substantial portion of the funds required to procure the new vehicles with the remaining funds to be utilized from the approved equipment line item within the Capital Fund Program, and;

WHEREAS, the best vehicle pricing appears to be available under the State of New Jersey Contract, and;

WHEREAS, the Authority desires to purchase (3) 2015 Dodge RAM 1500 - 4 Wheel Drive Crew Cab vehicles at a price of $22,657.20 each as specified in the attached State of New Jersey Contract (#A85438) and applicable purchase orders, and (1) Ford Explorer – 4 Wheel Drive at a price of $24,708.00 as specified in the attached State of New Jersey Contract (#A83013) and applicable purchase order;

NOW THEREFORE BE IT RESOLVED, that the Housing Authority of the Borough of Carteret authorizes procurement of the (3) 2015 Dodge RAM 1500 - 4 Wheel Drive Crew Cab vehicles at a price of $22,657.20 each as specified in the attached State of New Jersey Contract (#A85438) and applicable purchase orders, and (1) Ford Explorer – 4 Wheel Drive

at a price of $24,708.00 as specified in the attached State of New Jersey Contract (#A83013) and applicable purchase order, and;

BE IT FURTHER RESOLVED, that the budget authority to procure the vehicles will be derived from the $45,500.00 received from the disposition of the Authority's vehicles to the Borough of Carteret, with the remaining portion to be paid from the Authority's Capital Fund Program.

Resolution No.1799 Opening of Housing Choice Voucher Family Unification Program Waiting List

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1799
OPENING OF HOUSING CHOICE VOUCHER FAMILY UNIFICATION PROGRAM WAITING LIST FOR INDIVIDUALS QUALIFYING FOR THE RESIDENT PREFERENCE

WHEREAS, the Authority desires to open the Housing Choice Voucher Family Unification Program Waiting List for individuals qualifying for the resident preference, and;

WHEREAS, due to the current turnover and the projected turnover there is a need to add applicants to the Housing Choice Voucher Family Unification Program Waiting List, and;

WHEREAS, based on the current waiting list it would be advantageous to open the Housing Choice Voucher Family Unification Program Waiting List for individuals qualifying for the resident preference;

NOW THEREFORE BE IT RESOLVED, that the Housing Choice Voucher Family Unification Program Waiting List for individuals qualifying for the resident preference be advertised to open for 1 day on June 16, 2015 from 9AM to 1PM for the first 25 applicants, and;

BE IT FURTHER RESOLVED, that all applicants must be personally present to receive an application unless the applicant is disabled, then a designee for that individual may be sent, and;

BE IT FURTHER RESOLVED, that applications are on a first come, first serve basis and the application process may end well before the 1:00PM deadline.

A motion to adopt a consent agenda for Resolutions No.1796, No.1797, No.1798 and No.1799 was made by Commissioner Bohanek, seconded by Vice Chairman Gasparro and upon roll call all present voted aye, nays none.

The Executive stated that the Authority was scored as a High Performer for Section 8 SEMAP.

The Executive Director informed the Board that the Authority's Annual Community Get Together & Festival has been scheduled in conjunction with the Borough of Carteret for August 8, 2015 from 12:00pm to 2:00pm. He invited all to come out and participate.

ATTORNEY'S REPORT: Nothing to report

COMMISSIONERS COMMENTS: Vice Chairman Gasparro congratulated the Authority for scoring well on SEMAP.

Chairwoman Colon also thanked the Executive Director and Assistant Executive Director for a job well done.

A motion to open the meeting to the public was made by Commissioner Bohanek, seconded by Vice Chairman Gasparro and all present voted aye, nays none.

No public was present.

A motion to close the meeting to the public was made by Commissioner Bohanek, seconded by Vice Chairman Gasparro and all present voted aye, nays none.

A motion to adjourn the meeting was made by Commissioner Bohanek, seconded by Vice Chairman Gasparro and all present voted aye, nays none.

The meeting was adjourned at 6:07pm.

Respectfully Submitted,

Eric F. M. Chubenko
Executive Director

MINUTES OF THE
REGULAR MEETING
JUNE 16, 2015

Chairwoman Colon opened the Public Meeting at 6:00pm. Chairwoman Colon stated that the meeting was advertised according to the Open Public Meetings Act.

The Regular Meeting was called to order by Chairwoman Colon and upon roll call by the Executive Director, Eric F. M. Chubenko, the following answered present, Commissioner Chester Bohanek Jr., Chairwoman Iris Colon, Commissioners Joseph Popek, Ronald Rios and Kevin Urban, Executive Director, Eric F. M. Chubenko, Assistant Executive Director, Karen D. Alexis Holloway and Attorney, Eric Lange. Commissioner Chester Bohanek was present via speaker phone.

Commissioner Dennis Cherespski requested to be excused, but is available phone.
Vice Chairman Gasparro requested to be excused.

MINUTES: A motion to adopt the Special Minutes of March 31, 2015 was made by Commissioner Rios, seconded by Commissioner Popek and all present voted aye, nays none.

COMMUNICATIONS: A motion to place Communications on file was made by Commissioner Rios, seconded by Commissioner Bohanek and all present voted aye, nays none.

BILLS: A motion to pay the bills was made by Commissioner Rios, seconded by Commissioner Bohanek and upon roll call all present voted aye, nays none.

The Executive Director discussed and explained the following Resolutions.

NEW BUSINESS:

Resolution No.1800 Authorizing Requisition for Partial Payment-ACI Electrical Contractor

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1800
AUTHORIZING PARTIAL PAYMENT ACI ELECTRICAL CONTRACTOR

WHEREAS, the Housing Authority has previously awarded a contract for electrical upgrades at NJ47-1 Edward J. Dolan Homes and NJ47-4 Jeanette Smith Village to ACI Electrical Contractor Inc., 604 Pine Ave, Saddle Brook, NJ 07663 with a total contract award for base bids and alternates in the amount of $78,942.00, and;

WHEREAS, ACI Electrical Contractor Inc., has completed a substantial portion of the contract work and has submitted a requisition for partial payment of the contract amount, and;

WHEREAS, the Authority Administration and Engineer find that the work has been completed satisfactorily and in accordance with the submitted requisition for partial payment, and;

WHEREAS, it is recommended that the requisition for partial payment in the amount of $56,467.80 be approved for release to the contractor, ACI Electrical Contractor Inc.;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the Borough of Carteret approves the requisition for partial payment from ACI Electrical Contractor Inc., 604 Pine Ave, Saddle Brook, NJ 07663, for electrical upgrades at at NJ47-1 Edward J. Dolan Homes and NJ47-4 Jeanette Smith Village, in the amount of $56,467.80.

Resolution No.1801 Approving Submission of Application for AMP's 1 & 2 to Participate in the RAD Program

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1801
APPPROVING SUBMISSION OF APPLICATION FOR AMPs 1 & 2
TO PARTICIPATE IN THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM

WHEREAS, the housing authority would like to participate in the Rental Assistance Demonstration (RAD) Program; and,

WHEREAS, based on our preliminary review of the application it appears that participation in the program will be financially beneficial to the Authority; and,

WHEREAS, the Annual and Five Year Plan will be amended to include this plan; and,

WHEREAS, the residents have been notified of this application and will again have an opportunity to comment on it;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the Borough of Carteret:

1. That the attached application and HUD Board Approval Forms for AMPs 1 & 2 is hereby approved and should be submitted to HUD along with other documents in connection with the requirements.

2. That the Annual and Five year Plan be amended to include the revised application.

3. That this Resolution shall take effect immediately.

Resolution No.1802 Change Order-Electrical Upgrades at NJ47-1 and NJ47-4

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1802
CHANGE ORDER #1 – ELECTRICAL UPGRADES AT
EDWARD J. DOLAN HOMES & JEANETTE SMITH VILLAGE

WHEREAS, the Housing Authority has previously awarded a contract for electrical upgrades at NJ47-1 Edward J. Dolan Homes and NJ47-4 Jeanette Smith Village to ACI Electrical Contractor Inc., 604 Pine Ave, Saddle Brook, NJ 07663 with a total contract award for base bids and alternates in the amount of $78,942.00, and;

WHEREAS, the Authority and Architect have reviewed the electrical upgrades project with the contractor as it is nearing completion and several previously unknown conditions were identified that had to be corrected and required additional labor and materials by the contractor, in addition to a credit for a change in materials with one of the panels being upgraded and collectively results in a no additional cost change order as specified in the attached Change Order #1, and;

WHEREAS, after review by LAN Associates and the Authority's Administration, it is believed to be a reasonable and necessary change order for these services and it is recommended that the change order be authorized;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the Borough of Carteret authorizes approval of Change Order #1 to ACI Electrical Contractor Inc., 604 Pine Ave, Saddle Brook, NJ 07663, resulting in no additional cost change order, and;

BE IT FURTHER RESOLVED, that the total contract amount for ACI Electrical Contractor Inc. remains at the previously authorized amount of $78.942.00.

A motion to adopt a consent agenda for Resolutions No.1800, No.1801 and No.1802 was made by Commissioner Rios seconded by Commissioner Bohanek and upon roll call all present voted aye, nays none.

ATTORNEY'S REPORT: Nothing to report

COMMISSIONERS COMMENTS: None

A motion to open the meeting to the public was made by Commissioner Rios, seconded by Commissioner Bohanek and all present voted aye, nays none.

No public was present.

A motion to close the meeting to the public was made by Commissioner Rios, seconded by Commissioner Bohanek and all present voted aye, nays none.

A motion to adjourn the meeting was made by Commissioner Rios, seconded by Commissioner Bohanek and all present voted aye, nays none.

The meeting was adjourned at 6:07 pm.

Respectfully Submitted,

Eric F. M. Chubenko
Executive Director

MINUTES OF THE
REGULAR MEETING
JULY 21, 2015

Chairwoman Colon opened the Public Meeting at 6:00pm. Chairwoman Colon stated that the meeting was advertised according to the Open Public Meetings Act.

The Regular Meeting was called to order by Chairwoman Colon and upon roll call by the Executive Director, Eric F. M. Chubenko, the following answered present, Commissioner Chester Bohanek Jr., Chairwoman Iris Colon, Commissioners Joseph Popek, Ronald Rios and Kevin Urban, Executive Director, Eric F. M. Chubenko, Assistant Executive Director, Karen D. Alexis Holloway and Attorney, Eric Lange. Commissioner Dennis Cherespski requested to be excused due to a work conflict, but is available by phone. Vice Chairman Gasparro requested to be excused due to a work conflict.

MINUTES: A motion to adopt the Special Minutes of May 19, 2015 was made by Commissioner Rios, seconded by Commissioner Bohanek and all present voted aye, nays none.

COMMUNICATIONS: A motion to place Communications on file was made by Commissioner Rios, seconded by Commissioner Bohanek and all present voted aye, nays none.

BILLS: A motion to pay the bills was made by Commissioner Rios, seconded by Commissioner Bohanek and upon roll call all present voted aye, nays none.

NEW BUSINESS:
The Executive Director stated that Resolution No.1803 will be removed from the agenda as the Authority did not received payment information on time. The Executive Director discussed and gave a brief explanation of the other Resolutions.

Resolution No.1803 Authorizing Requisition for Partial Payment-ACI Electrical Contractor - Tabled

Resolution No.1804 Authorizing Award of Contract-PCA

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1804
AUTHORIZING AWARD OF CONTRACT – PCA

WHEREAS, the Housing Authority of the Borough of Carteret has submitted an application to convert its public housing developments under the Rental Demonstration Assistance "RAD" program, and;

WHEREAS, as part of that process it requires a Property Conditions Assessment "PCA" to be completed, and;

WHEREAS, the Authority advertised and invited proposals to be submitted for the completion of a PCA, and;

WHEREAS, proposals were received until 11:00AM on July 9, 2015, and;

WHEREAS, the Authority received 2 proposal from the firms of LS Engineering Associates Corp, 150 River Road, Suite E-2, Montville, NJ in the amount of $16,500.00, and from LAN Associates, 445 Goodwin Avenue, Midland Park, NJ in the amount of $30,400.00, and;

WHEREAS, the proposals were reviewed by the Executive Director, the Assistant Executive Director and Bookkeeper and is now presented to the Board of Commissioners of the Carteret Housing Authority;

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners that an award of contract be made for a Property Conditions Assessment to the firm of LS Engineering Associates Corp, 150 River Road, Suite E-2, Montville, NJ in the amount of $16,500.00.

Resolution No.1805 New Jersey Public Housing Authority Joint Insurance Fund Membership Renewal - attached

Resolution No.1806 Authorizing Appointment of Risk Management Consultant

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1806
AUTHORIZING RISK MANAGEMENT BROKER

WHEREAS, the Carteret Housing Authority has been utilizing the services of Reliance Insurance Group, 1460 Rt. 9 North, Suite 210, Woodbridge, NJ 07095 as its Risk Management Broker for the past 3 years, and;

WHEREAS, Reliance Insurance Group has performed satisfactorily in their capacity, and;

WHEREAS, the Authority requires these essential services to ensure that the Agency is adequately covered in the event of a loss event, and;

WHEREAS, any fees received by the Risk Management Broker are paid via the Public Housing Authority Joint Insurance Fund or through the respective insurance purchased by the Authority;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners authorizes Reliance Insurance Group, 1460 Rt. 9 North, Suite 210, Woodbridge, NJ 07095 to serve as its Risk Management Broker for the period of 1/1/16 – 12/31/18.

Resolution No.1807 Chairwoman to Appoint Resident Advisory Board

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1807
RESIDENT ADVISORY BOARD
APPOINTED BY THE CHAIRPERSON

WHEREAS, the Housing Authority of the Borough of Carteret is required to have a Resident Advisory Board (RAB) to take part in the compilation of the Annual and Five Year Plan that is to be submitted to the US Dept of HUD on an annual basis, and;

WHEREAS, the RAB should be representative of all of the housing programs that the Authority administers, and;

WHEREAS, the Public Housing residents and Housing Choice Voucher participants on the RAB will be met with to discuss the issues and ideas surrounding the compilation and submission of the Annual and Five Year Plan, and;

NOW THEREFORE BE IT RESOLVED, that Chairwoman Iris Colon appoint a group of residents and participants to serve on the Resident Advisory Board for the FY2016 Annual Plan submission.

ResolutionNo.1808FY2014Audit Certification

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1808
FY2014 AUDIT REVIEW CERTIFICATE

WHEREAS, N.J.S.A. 40A:5A-15 requires the governing body of each local authority to cause an annual audit of its accounts to be made, and;

WHEREAS, the annual audit report for the fiscal year ended December 31, 2014 has been completed and filed with the New Jersey Department of Community Affairs Local Finance Board pursuant to N.J.S.A. 40A:5A-15, and;

WHEREAS, N.J.S.A. 40A:5A-17, requires that the governing body of each authority to, within 45 days of receipt of the annual audit, certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report, and specifically the sections of the audit report entitled "General Comments" and "Recommendations," and has evidenced same by group affidavit in the form prescribed by the Local Finance Board, and;

WHEREAS, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the sections of the annual audit report entitled "General Comments" and "Recommendations," in accordance with N.J.S.A. 40A:5A-17;

NOW THEREFORE BE IT RESOLVED, that the governing body of the Housing Authority of the Borough of Carteret hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal year ended December 31, 2014, and specifically has reviewed the sections of the audit report entitled "General Comments" and "Recommendations," and has evidenced same by group affidavit in the form prescribed by the Local Finance Board;

BE IT FURTHER RESOLVED, that the secretary of the authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by certified true copy of this resolution.

A motion to remove Resolution No.1803 and to adopt a consent agenda for Resolutions No.1804, No.1805, No.1806, No.1807 and No.1808 was made by Commissioner Rios seconded by Commissioner Bohanek and upon roll call all present voted aye, nays none.

The Executive Director reported that the Annual Community Get-Together and Festival in conjunction with the Carteret Health Department will be held on August 8, 2015 from 12:00pm to 2:00pm. He reported that the seniors had a Summer Bingo Day. He also reported that there will not be an August Board Meeting and that the next Board Meeting will be in September.

ATTORNEY'S REPORT: Nothing to report.

COMMISSIONERS COMMENTS: Commissioner Rios commented that the administration did a good job in regards to the audit and there being no findings. He gave thanks to the Executive Director, Assistant Executive Director and the staff. The Chairwoman also stated that the Executive Staff is doing an excellent job.

A motion to open the meeting to the public was made by Commissioner Rios, seconded by Commissioner Bohanek and all present voted aye, nays none.

No public was present.

A motion to close the meeting to the public was made by Commissioner Rios, seconded by Commissioner Bohanek and all present voted aye, nays none.

A motion to adjourn the meeting was made by Commissioner Rios, seconded by Commissioner Bohanek and all present voted aye, nays none.

The meeting was adjourned at 6:14 pm.

Respectfully Submitted,

Eric F. M. Chubenko
Executive Director

MINUTES OF THE
REGULAR MEETING
SEPTEMBER 15, 2015

Chairwoman Colon opened the Public Meeting at 6:00pm. Chairwoman Colon stated that the meeting was advertised according to the Open Public Meetings Act.

The Regular Meeting was called to order by Chairwoman Colon and upon roll call by the Executive Director, Eric F. M. Chubenko, the following answered present, Commissioners Chester Bohanek Jr. and Dennis Chereski, Chairwoman Iris Colon, Commissioners Joseph Popek and Kevin Urban, Executive Director, Eric F. M. Chubenko, Assistant Executive Director, Karen D. Alexis Holloway and Attorney, Eric Lange.

Vice Chairman Gasparro requested to be excused due to a work conflict.
Commissioner Ronald Rios requested to be excused due to a meeting conflict.

MINUTES: A motion to adopt the Regular Minutes of June 16, 2015 was made by Commissioner Bohanek, seconded by Commissioner Popek and all present voted aye, nays none.

COMMUNICATIONS: A motion to place Communications on file was made by Commissioner Bohanek, seconded by Commissioner Popek and all present voted aye, nays none.

BILLS: A motion to pay the bills was made by Commissioner Bohanek, seconded by Commissioner Chereski and upon roll call all present voted aye, nays none.

The Executive Director discussed the subsidy extension from HUD for the buildings damaged by Storm Sandy.
The Executive Director discussed and gave a brief explanation on the other Resolutions. There was brief discussion.

NEW BUSINESS:
Resolution No.1809 Open Mainstream Waiting List

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1809
OPENING OF HOUSING CHOICE VOUCHER MAINSTREAM WAITING LIST FOR INDIVIDUALS QUALIFYING FOR THE RESIDENT PREFERENCE

WHEREAS, the Authority desires to open the Housing Choice Voucher Mainstream Waiting List for individuals qualifying for the resident preference, and;

WHEREAS, the Mainstream Program requires that the head of household or spouse must be disabled, and;

WHEREAS, due to the current turnover and the projected turnover there is a need to add applicants to the Housing Choice Voucher Mainstream Waiting List, and;

WHEREAS, based on the current waiting list it would be advantageous to open the Housing Choice Voucher Mainstream Waiting List for individuals qualifying for the resident preference;

NOW THEREFORE BE IT RESOLVED, that the Housing Choice Voucher Mainstream Waiting List for individuals qualifying for the resident preference be advertised to open for 1 day on October 28, 2015 from 9AM to 1PM for the first 25 applicants, and;

BE IT FURTHER RESOLVED, that all applicants must be personally present to receive an application unless due to a disability, a designee for that individual may be sent, and;

BE IT FURTHER RESOLVED, that applications are on a first come, first serve basis and the application process may end well before the 1:00PM deadline.

Resolution No.1810 Open Family Public Housing Waiting List

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1810
OPEN PUBLIC HOUSING FAMILY 1, 2, 3 & 4 BEDROOM WAITING LIST FOR INDIVIDUALS QUALIFYING FOR THE RESIDENT PREFERENCE

WHEREAS, the Authority desires to open the Public Housing Families Waiting List for 1, 2, 3 & 4 bedroom apartments for individuals qualifying for the resident preference, and;

WHEREAS, due to the turnover realized during the past several years for 1, 2, 3 & 4 bedroom units and the current turnover projections there is a need to add applicants to the Public Housing Family Waiting List for 1, 2, 3 & 4 bedroom apartments, and;

WHEREAS, based on the current waiting list it would be advantageous to open the Public Housing Waiting List for 1, 2, 3 and 4 bedroom apartments for individuals qualifying for the resident preference;

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners that the Public Housing Families Waiting List for 1, 2, 3 & 4 bedroom apartments for individuals qualifying for the resident preference be advertised to opened on October 8, 2015 starting at 9am for the first 50 applicants, and;

BE IT FURTHER RESOLVED, that all applicants must be personally present to receive an application unless the applicant is disabled, then a designee for that individual may be sent, and;

BE IT FURTHER RESOLVED, that applications are on a first come, first serve basis.

Resolution No.1811 Authorizing Change Order-ACI Electrical Contractor

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1811
CHANGE ORDER #1 – ELECTRICAL UPGRADES AT
EDWARD J. DOLAN HOMES & JEANETTE SMITH VILLAGE

WHEREAS, the Housing Authority has previously awarded a contract for electrical upgrades at NJ47-1 Edward J. Dolan Homes and NJ47-4 Jeanette Smith Village to ACI Electrical Contractor Inc., 604 Pine Ave, Saddle Brook, NJ 07663 with a total contract award for base bids and alternates in the amount of $78,942.00, and;

WHEREAS, the Authority and Architect have reviewed the electrical upgrades project with the contractor as it is nearing completion and a previously unknown condition was identified that had to be corrected, and;

WHEREAS, the Authority purchased the materials for the replacement of a CT cabinet, meter pan and lugs, and the additional labor provided by the contractor results in a change order as specified in the attached Change Order #2 in the amount of $1,145.95, for a new contract total of $80,087.95, and;

WHEREAS, after review by LAN Associates and the Authority's Administration, it is believed to be a reasonable and necessary change order for these services and it is recommended that the change order be authorized;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the Borough of Carteret authorizes approval of Change Order #2 to ACI Electrical Contractor Inc., 604 Pine Ave, Saddle Brook, NJ

07663, resulting in a change order as specified in the attached Change Order #2, in the amount of $1,145.95, for a new contract total of $80,087.95.

Resolution No.1812 Submission Agency and 5 Year Plan

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1812
SUBMISSION OF AGENCY PLAN & 5 YEAR PLAN

WHEREAS, the Agency Plan & 5 Year Plan initial draft have been available for review at the Authority since opening up to public comments in July 2015, and;

WHEREAS, the Chairwoman appointed a Resident Advisory Board, representing the public housing and section 8 population, to review said documents and make further comments, and;

WHEREAS, the Resident Advisory Board and public were invited to attend a Public Hearing held on September 10, 2015 for final review of the Plan, and;

WHEREAS, the applicable documentation to accompany the Agency Plan & 5 Year Plan has been compiled;

NOW THEREFORE BE IT RESOLVED, that these documents are to be submitted to the US Dept of Housing and Urban Development in accordance with the October 2015 deadline, and;

BE IT FURTHER RESOLVED, that the Executive Director and Chairwoman are authorized to execute all documents that are required as part of the submission.

Resolution No.1813 PHA Certification of Compliance with the PHA Plan-See Attached

Resolution No.1814 FY2014 Budget Adoption-See Attached

Resolution No.1815 Authorizing Requisition for Partial Payment-ACI Electrical Contractor

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1815
AUTHORIZING PARTIAL PAYMENT ACI ELECTRICAL CONTRACTOR

WHEREAS, the Housing Authority has previously awarded a contract for electrical upgrades at NJ47-1 Edward J. Dolan Homes and NJ47-4 Jeanette Smith Village to ACI Electrical Contractor Inc., 604 Pine Ave, Saddle Brook, NJ 07663 with a total contract award for base bids and alternates in the amount of $78,942.00, and;

WHEREAS, the Authority authorized Change Order #1 with no cost adjustment to the total contract amount and Change Order #2 with an increase in the total contract amount of $1,145.95, resulting in a new total contract amount of $80,087.95, and;

WHEREAS, ACI Electrical Contractor Inc., has completed a substantial portion of the contract work and has submitted a requisition for partial payment of the contract amount, and;

WHEREAS, ACI Electrical Contractor Inc., has previously submitted and approved a requisition for partial payment in the amount of $56,467.80, and;

WHEREAS, ACI Electrical Contractor Inc., has submitted a second requisition for partial payment in the amount of $8,100.00, and;

WHEREAS, the Authority Administration and Engineer find that the work has been completed satisfactorily and in accordance with the submitted requisition for partial payment, and;

WHEREAS, it is recommended that the requisition for partial payment in the amount of $8,100.00 be approved for release to the contractor, ACI Electrical Contractor Inc.;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the Borough of Carteret approves the requisition for partial payment from ACI Electrical Contractor Inc., 604 Pine Ave, Saddle Brook, NJ 07663, for electrical upgrades at NJ47-1 Edward J. Dolan Homes and NJ47-4 Jeanette Smith Village, in the amount of $8,100.00.

Commissioner Urban had a question regarding disability status which was answered by the Executive Director.

A motion to adopt a consent agenda for Resolutions No.1809, No.1810, No.1811, No.1812 and No.1813, No.1814 and No.1815 was made by Commissioner Bohanek seconded by Commissioner Popek and upon roll call all present voted aye, nays none.

ATTORNEY'S REPORT: Nothing to report

COMMISSIONERS COMMENTS: None

A motion to open the meeting to the public was made by Commissioner Bohanek, seconded by Commissioner Popek and all present voted aye, nays none.

No public was present.

A motion to close the meeting to the public was made by Commissioner Bohanek, seconded by Commissioner Popek and all present voted aye, nays none.

A motion to adjourn the meeting was made by Commissioner Bohanek, seconded by Commissioner Popek and all present voted aye, nays none.

The meeting was adjourned at 6:12 pm.

Respectfully Submitted,

Eric P. M. Chubenko
Executive Director

MINUTES OF THE REGULAR MEETING OCTOBER 20, 2015

Vice Chairman Joseph Gasparro opened the Public Meeting at 6:00pm. Vice Chairman Joseph Gasparro stated that the meeting was advertised according to the Open Public Meetings Act.

The Regular Meeting was called to order by Vice Chairman Gasparro and upon roll call by the Executive Director, Eric F. M. Chubenko, the following answered present, Commissioners Chester Bohanek Jr., Dennis Cherepski, Vice Chairman Gasparro, Commissioners Joseph Popek and Kevin Urban, Executive Director, Eric F. M. Chubenko, Assistant Executive and Director, Karen D. Alexis Holloway.

Chairwoman Iris Colon requested to be excused. Commissioner Ronald Rios requested to be excused.
The Executive Director stated that Attorney Eric Lange is not present but is available by phone.

MINUTES: A motion to adopt the Regular Minutes of July 21, 2015 was made by Commissioner Bohanek, seconded by Commissioner Popek and all present voted aye, nays none.

COMMUNICATIONS: A motion to place Communications on file was made by Commissioner Bohanek, seconded by Commissioner Urban and all present voted aye, nays none.

Commissioner Urban questioned why the gas cans were not purchased from Home Depot.
The Executive Director stated that the gas cans are typically purchased from Home Depot, but because the Maintenance Director was out getting parts from Ford's Lawnmower, he requested that the Maintenance Director purchase additional gas cans due to the pending hurricane scare. He also said that the gas cans are higher-end cans.

BILLS: A motion to pay the bills was made by Commissioner Bohanek, seconded by Commissioner Urban and upon roll call all present voted aye, nays none.

NEW BUSINESS: The Executive Director stated that the State has not yet given the Housing Authority the signed Budget back and that he will not do the adoption of said until we get a signed budget. He also stated that there were questions in regard to the close-out and final payment for the electrical contract where he decided to hold out until everything is in one spot. He reminded the Board to inform him if any Commissioner was interested in attending the League of Municipalities.

Resolution No.1816 2016 Meeting Calendar

CARTERET HOUSING AUTHORITY RESOLUTION NO.1816 2016 BOARD MEETING CALENDAR

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners that the following are the Board of Commissioners Meeting dates for the 2016 calendar year and fall on the 3rd Tuesday of each month at 6:00PM with the exception of the November meeting.

MEETING DATES

January 19, 2016	May 17, 2016	September 20, 2016
February 16, 2016	June 21, 2016	October 18, 2016
March 15, 2016	July 19, 2016	November 22, 2016 (Regular & Reorg)
April 19, 2016	No August Meeting	December 20, 2016

Resolution No.1817 2016 Conference Schedule

RESOLUTION NO.1817
CARTERET HOUSING AUTHORITY
FY2016 CONFERENCE SCHEDULE

WHEREAS, the Housing Authority of the Borough of Carteret will save money with accommodations and when registering for conferences if registrations are submitted early in the year, and;

WHEREAS, it is advantageous to attend such conferences;

NOW THEREFORE BE IT RESOLVED, that it is approved for the Executive Director, Assistant Executive Director and Commissioners to be named to attend the following conferences throughout the year 2016, subject to budget authority;

PHADA Conference	January 10-13, 2016	Miami, FL
NAHRO Legislative Conference	April 10-12, 2016	Washington, DC
NJNAHRO/MARCNAHRO Conference	April 25-27, 2106	Atlantic City, NJ
PHADA Annual Conference	May 22-25, 2016	Las Vegas, NV
NAHRO National Conference	October 14-16, 2016	New Orleans, LA
League of Municipalities	November 2016	Atlantic City, NJ

BE IT FURTHER RESOLVED, that the per diem and reimbursable costs, excluding costs associated with registration; transportation to and from training, meeting and conferences; and lodging for training, meetings and conferences, be capped at $210.00 (representative of 3 days per diem at a rate of $70 per day) for each such training, meeting and conference, in accordance with the per diem provisions of the current personnel policy.

A motion to adopt a consent agenda for Resolutions No.1816 and No.1817 was made by Commissioner Bohanek seconded by Commissioner Popek and upon roll call all present voted aye, nays none.

ATTORNEY'S REPORT:

COMMISSIONERS COMMENTS: The Executive Director commented that the Public Housing Waiting List was opened last week and it went well. He thanked Commissioner Urban for loaning an additional garbage can for the waiting list line to use. He commented that the Mainstream Waiting list for the Disabled will be opened on October 28, 2015 for the first 25 Carteret Residents. Lastly, he informed the Board that he was asked to be an instructor at Rutgers for the Center of Government Services.

A motion to open the meeting to the public was made by Commissioner Bohanek, seconded by Commissioner Popek and all present voted aye, nays none. No public was present.

A motion to close the meeting to the public was made by Commissioner Urban, seconded by Commissioner Popek and all present voted aye, nays none.

A motion to adjourn the meeting was made by Commissioner Popek, seconded by Commissioner Urban and all present voted aye, nays none.

The meeting was adjourned at 6:16 pm.

Respectfully Submitted,

Eric F. M. Chubenko
Executive Director

MINUTES OF THE
ANNUAL REORGANIZATION MEETING
DECEMBER 15, 2015

Chairwoman Iris Colon opened the Public Meeting at 6:00pm. Chairwoman Iris Colon stated that the meeting was advertised according to the Open Public Meetings Act.

The Annual Reorganization Meeting was called to order by Chairwoman Iris Colon and upon roll call by the Executive Director, Eric F. M. Chubenko, the following answered present, Commissioners Chester Bohanek Jr. and Dennis Cherepski, Chairwoman, Iris Colon, Commissioners Ronald Rios and Kevin Urban, Executive Director, Eric F. M. Chubenko, Assistant Executive Director, Karen D. Alexis Holloway and Attorney, Eric Lange.

Vice Chairman Joseph Gasparro was absent and request to be excused due to a work conflict.

Commissioner Joseph Popek was not present.

The Attorney stated that the meeting was open for nominations for the Office of Chairperson and he requested nominations.

NOMINATIONS FOR CHAIRPERSON
Commissioner Bohanek nominated Commissioner Colon for the Office of Chairperson, seconded by Commissioner Rios. There were no other nominations for the Office of Chairperson.

Upon roll call for Commissioner Colon for the Office of Chairperson, all present voted aye, nays none.

Commissioner Colon was elected the Chairwoman of the Carteret Housing Authority's Board of Commissioners.

The Attorney stated that the meeting was open for nominations for the Office of Vice Chairperson and he requested nominations.

NOMINATIONS FOR VICE CHAIRPERSON
Commissioner Bohanek nominated Commissioner Gasparro for the Office of Vice Chairperson, seconded by Commissioner Rios. There were no other nominations for the Office of Vice Chairperson.

Upon roll call for Commissioner Gasparro for the Office of Vice Chairperson, all present voted aye, nays none.

Commissioner Gasparro was elected the Vice Chairperson of the Carteret Housing Authority's Board of Commissioners.

The Attorney announced that there was no public present and requested a motion to close the meeting.

A motion to close the meeting was made by Commissioner Bohanek, seconded by Commissioner Rios and all present voted aye, nays none.

The meeting was adjourned at 6:02pm.

Respectfully Submitted,

Eric F. M. Chubenko
Executive Director

MINUTES OF THE
REGULAR MEETING
DECEMBER 15, 2015

Chairwoman Iris Colon opened the Public Meeting at 6:03pm. Chairwoman Colon stated that the meeting was advertised according to the Open Public Meetings Act.

The Regular Meeting was called to order by Chairwoman Iris Colon and upon roll call by the Executive Director, Eric F. M. Chubenko, the following answered present, Commissioners Chester Bohanek Jr.and Dennis Cherepski, Chairwoman Iris Colon, Commissioners Ronald Rios and Kevin Urban, Executive Director, Eric F. M. Chubenko, Assistant Executive Director, Karen D. Alexis Holloway and Attorney, Eric Lange.

Vice Chairman Joseph Gasparro requested to be excused due to a work conflict.
Commissioner Jospeh Popek arrived at 6:06pm.

MINUTES: A motion to adopt the Regular Minutes of September 15, 2015 was made by Commissioner Bohanek, seconded by Commissioner Rios and all present voted aye, nays none.

COMMUNICATIONS: A motion to place Communications on file was made by Commissioner Bohanek, seconded by Commissioner Rios and all present voted aye, nays none.

BILLS: A motion to pay the Bills was made by Commissioner Rios, seconded by Commissioner Bohanek and upon roll call all present voted aye, nays none.

Commissioner Joseph Popek arrived at 6:06pm.

NEW BUSINESS:
The Executive Director discussed the Resolutions in detail.

Resolution No.1818 FY2015 Budget Adoption (Attached)

Resolution No.1819 FY2015 Late Budget Resolution

RESOLUTION NO.1819
FY2016 LATE BUDGET SUBMISSION

WHEREAS, the Housing Authority of the Borough of Carteret is authorizing the initial submission of its FY2016 Agency Budget at the December 15, 2015 Board of Commissioners Meeting, and;

WHEREAS, the Authority needs to adopt a late budget resolution due to the fact that the Authority has not adopted its Agency Budget by November 1, 2015, and;

WHEREAS, the Authority has not adopted until the December 15, 2015 Board of Commissioners meeting as the Authority has not yet received approval of the 2015 Authority Budget by the State of NJ Department of Community Affairs, and;

WEREAS, the Authority has received the approval from the State of NJ for the 2015 budget;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the Borough of Carteret authorizes the FY2016 late budget submission.

Resolution No.1820 FY2016 HUD Budget (Attached)

Resolution No.1821 FY2016 Budget Introduction (Attached)

Resolution No. 1822 Executive as Fund Commissioner

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1822
NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND
REAPPOINT EXECUTIVE DIRECTOR AS FUND COMMISSIONER

WHEREAS, the New Jersey Public Housing Authority Joint Insurance Fund requires the Housing Authority to have a designated fund commissioner for purposes of representing the Housing Authority within the JIF, and;

WHEREAS, the Housing Authority has been represented by the Executive Director to serve in the capacity of fund commissioner;

NOW THEREFORE BE IT RESOLVED, that the Executive Director be designated as the Fund Commissioner for the Carteret Housing Authority for 2016.

Resolution No. 1823 FY2014 Write-offs

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1823
FY2014 ACCOUNTS RECEIVABLE WRITE-OFFS

WHEREAS, the following list of persons have been either evicted or moved out and their accounts receivable balance has not been collected;

NOW THEREFORE BE IT RESOLVED, that the following list of residents be written off the accounts receivable ledger for the Carteret Housing Authority for FY2014.

Rents and Other Charges

Name	**Balance**
Carmen Cornier	$ 112.92
John Hampton	$ 212.18
Brenda Hernandez	$ 1,495.89
Jagjit Singh	$ 783.00
Total	$ 2,603.99

Existing Repayment Agreements

Name	**Balance**
Victor Andino Perez	$ 1,689.81
Enemid Casiano	$ 2,171.62
Total	$ 3,861.43

Resolution No. 1824 FY2016 Legal Services

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1824
LEGAL SERVICES FY2016

WHEREAS, The Carteret Housing Authority requires the service of Legal Counsel for the fiscal year 2016 and;

WHEREAS, The Carteret Housing Authority advertised for Legal Services pursuant to its Procurement Policy and;

WHEREAS, one proposal was received from the Law Office of James P. Nolan and Associates, LLC, 61 Green Street, Woodbridge, NJ 07095, and;

WHEREAS, the proposed price for legal services from Nolan and Associates is $19,200.00 annually for general counsel retainer, $150.00 per each landlord tenant matter and an hourly rate of $125.00 per hour for non-routine litigation matters, and;

WHEREAS, the proposals were reviewed by the Executive Director, the Assistant Executive Director and Bookkeeper and were presented to the Board of Commissioners of the Carteret Housing Authority;

NOW THEREFORE BE IT RESOLVED, that James P. Nolan and Associates, 61 Green Street, Woodbridge, New Jersey 07095 is hereby appointed to the position of Legal Counsel for the Carteret Housing Authority for the fiscal year 2015, and;

BE IT FURTHER RESOLVED, that the terms of said appointment shall be a $19,200.00 general counsel retainer ($1,600.00 monthly), $150.00 per each landlord tenant matter filed on behalf of the Authority and an hourly rate of $125.00 per hour for non-routine litigation matters for FY2016 and shall be more particularly enumerated in a professional services contract to be executed between the parties.

Resolution No. 1825 FY2016 Accounting Services

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1825
ACCOUNTING SERVICES FY2016

WHEREAS, the Carteret Housing Authority requires the services of an Accountant for the fiscal year 2016 and;

WHEREAS, the Carteret Housing Authority advertised for Accounting Services pursuant to its procurement policy and;

WHEREAS, one proposal was received from the firm of David Ciarrocca, CPA, 1930 Wood Road, Scotch Plains, NJ 07076 in the amount of $33,600.00, and;

WHEREAS, the proposal from the firm of David Ciarrocca, CPA, for Accounting Services was reviewed by the Executive Director and Bookkeeper and has been presented to the Board of Commissioners of the Carteret Housing Authority;

NOW THEREFORE BE IT RESOLVED, that David Ciarrocca, CPA, 1930 Wood Road, Scotch Plains, NJ 07076, be and is hereby appointed as the Accountant for the Carteret Housing Authority for FY2015, for the fee of $33,600.00 for January 1, 2016 through December 31, 2016;

BE IT FURTHER RESOLVED, that the terms of said appointment shall be in accordance with the request for Proposals for Accountant and shall be further enumerated in a Professional Services contract to be executed between the parties in the amount of $33,600.00, payable in monthly installments.

Resolution No. 1826 FY2015 Auditing Services

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1826
FY2015 AUDITING SERVICES

WHEREAS, the Housing Authority of the Borough of Carteret is required to have an Annual Audit completed for the fiscal year 2015, and;

WHEREAS, the Housing Authority advertised for Auditing Services pursuant to its procurement policy, and;

WHEREAS, one proposal was received from the firm of Fallon and Larson, 1390 Route 36, Suite 102, Hazlet, NJ 07730 in the amount of $10,960.00, and;

WHEREAS, the proposals for Auditing Services were reviewed by the Executive Director and Bookkeeper and have been presented to the Board of Commissioners of the Carteret Housing Authority;

NOW THEREFORE BE IT RESOLVED, that Fallon and Larson, be and is hereby appointed as the Auditor for the Housing Authority for FY2015, for the fee of $10,960.00, and;

BE IT FURTHER RESOLVED, that the terms of said appointment shall be in accordance with the Request for Auditor and shall be further enumerated in a Professional Services contract to be executed between the parties in the amount of $10,960.00.

Resolution No. 1827 FY2016 Modernization Coordinator

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1827
AWARD OF CONTRACT-MODERNIZATION COORDINATOR

WHEREAS, the Housing Authority of the Borough of Carteret desires the services of a Modernization Coordinator, and;

WHEREAS, the Authority advertised and invited proposals to be submitted for Modernization Coordinator, and;

WHEREAS, the Authority requested a fixed fee to attend to the office one day per month and an hourly rate for all other time spent attending to projects pertaining to the Authority, and;

WHEREAS, the Authority received 2 proposals from the firms of David Ciarocca, CPA, 1930 Wood Road, Scotch Plains, NJ 07076 in the amount of $7,500.00/year, and Joseph Clark Associates, 17 Gloria Ct, Tinton Falls, NJ, in the amount of $15,000.00/year, and;

WHEREAS, David Ciarocca, CPA, is currently the modernization coordinator and accounting firm for the Authority, and;

WHEREAS, the proposals were reviewed by the Executive Director and Bookkeeper and presented to the Board of Commissioners of the Carteret Housing Authority;

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners that the firm of David Ciarocca, CPA, 1930 Wood Road, Scotch Plains, NJ 07076, be awarded a 1 year contract for Modernization Coordinator at an annual fee of $7,500.00, payable in monthly installments.

Resolution No. 1828 Special Legal Counsel

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1828
SPECIAL LEGAL COUNSEL

WHEREAS, The Carteret Housing Authority occasionally requires the service of Special Legal Counsel, and;

WHEREAS, The Carteret Housing Authority advertised for Special Legal Services pursuant to its Procurement Policy, and;

WHEREAS, four proposal were received from the firms of Ronald Mondello, 0-100 27th Street, Fairlawn, NJ 07410, (did not submit a pricing proposal so submission has been deemed non-responsive); Joseph M. Wenzel, 1000 Clifton Avenue, Suite 101, Clifton, NJ, in the amount of $120.00/hr; Decotiis, Fitzpatrick and Cole, Glenpointe Centre West, 500 Frank W. Burr Blvd, Suite 31, Teaneck, NJ 07666, in the amount of $175.00/hr for attorneys, $125.00/hr for paralegals $95.00/hr for legal assistants; and Eric M. Bernstein and Associates, LLC, Two North Road, P.O. Box 4922, Warren, NJ, 07059 in the amount of $125.00/hr for attorneys, $60.00 for paralegals; and;

WHEREAS, the proposals were reviewed by the Executive Director, the Assistant Executive Director and Bookkeeper and presented to the Board of Commissioners of the Carteret Housing Authority;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners recommends qualifying the firms of Joseph M. Wenzel; Decotiis, Fitzpatrick and Cole; and Eric M. Bernstein and Associates, as per the attached pricing schedules, and;

BE IT FURTHER RESOLVED, that this resolution authorizes the Executive Director to utilize the qualified firm as necessary in an aggregate amount not to exceed $7,500.00, and;

BE IT FURTHER RESOLVED, that the terms of the contracts will be particularly enumerated in a professional services contract to be executed between the parties.

Resolution No. 1829 Designating Official Banks

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1829
DESIGNATING OFFICIAL BANKS

NOW THEREFORE BE IT RESOLVED, by the Carteret Housing Authority Board of Commissioners that the following banks are designated as the Authority's official depositories of funds for the 2016 calendar year:

Investors Bank TD Bank Wells Fargo

Resolution No. 1830 Designating Official Newspaper

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1830
DESIGNATING OFFICIAL NEWSPAPERS

NOW THEREFORE BE IT RESOLVED, by the Carteret Housing Authority Board of Commissioners that the following newspapers are designated as the Authority's official newspapers for the 2016 calendar year:

Home News Tribune The Star Ledger

Resolution No. 1831 Extension of Bargaining Unit Agreement

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1831
EXTENSION OF BARGAINING UNIT AGREEMENT
BETWEEN COMMUNICATIONS WORKERS OF AMERICA, AFL-CIO
LOCAL 1032 AND CARTERET HOUSING AUTHORITY

WHEREAS, the Housing Authority of the Borough of Carteret and the Communications Workers of America, AFL-CIO Local 1032 have had a bargaining unit contract in place since the 1980's, and;

WHEREAS, the contract is set to expire on 12/31/15, and;

WHEREAS, representatives of the bargaining unit and the Administration met on several occasions during the past few months regarding negotiating terms to extend the contract, and;

WHEREAS, the bargaining unit has worked with the Authority during the previous term of the contract and understands the current financial constraints realized due to reduced Federal funding, and;

WHEREAS, after ongoing discussions the Administration and bargaining unit have verbally agreed to a 5 year extension of the contract with one alteration of terms to the agreement being the inclusion of language previously approved for non-bargaining unit employees via Resolution No.1691, specifically bringing all bargaining unit employees in line with non-bargaining unit employees with relation to contributions towards health benefits after completion of the 4 year phase-in grid established pursuant to P.L. 2011, Chapter 78, and;

WHEREAS, the proposed annual increases for the five year term includes a 1% increase in base salary on January 1st of each year and a 1% increase in base salary on July 1st of each year for the 5 year term of the contract;

NOW THEREFORE BE IT RESOLVED, by the Carteret Housing Authority Board of Commissioners that the current bargaining unit agreement between the Authority and the Communications Workers of America, AFL-CIO Local 1032 be extended for a five year period through December 31, 2020, and;

BE IT FURTHER RESOLVED, that the contract be amended to include the language previously approved for non-bargaining unit employees via Resolution No.1691, specifically bringing all bargaining unit employees in line with non-bargaining unit employees with relation to contributions towards health benefits after completion of the 4 year phase-in grid established pursuant to P.L. 2011, Chapter 78, and;

BE IT FURTHER RESOLVED, that the annual increases for the five year term of the agreement includes a 1% increase in base salary on January 1st of each year and a 1% increase in base salary on July 1st of each year for the 5 year term of the contract;

BE IT FURTHER RESOLVED, that the Executive Director and Chairwoman are authorized to execute the new bargaining unit contract.

Resolution No. 1832 Authorizing Final Payment and Closeout off Contract-ACI Electrical Contractor (Tabled)

Resolution No. 1833 Adoption of Public Officials Policies for JIF (Attached)

Resolution No. 1834 Amend Administrative Plan-Amendments of Payment Standards

CARTERET HOUSING AUTHORITY
RESOLUTION NO.1834
AMEND ADMINISTRATIVE PLAN
AMENDMENTS TO PAYMENT STANDARDS

WHEREAS, the Carteret Housing Authority Section 8 Housing Choice Voucher Program has received new Fair Market Rents (FMR), and;

WHEREAS, the Middlesex County FMR for 0, 1, 2, 3 and 4 bedroom apartments have all changed, and;

WHEREAS, if the Authority does not modify its Payment Standards for 0, 1, 2, 3 and 4 bedroom apartments the Authority may be faced with inadequate funding to support the current voucher holders as well as create a hardship for voucher holders to find affordable units, and;

WHEREAS, the Authority currently has Payment Standards equal to 105% of the area FMR for 0 bedroom apartments, 97% of the area FMR for 1, 2 and 3 bedroom apartments, and 90% of the area FMR for 4 bedroom apartments, and;

WHEREAS, the Authority desires to modify these amounts to 102% of the area FMR for 0 bedroom apartments, 94% of the area FMR for 1, 2 and 3 bedroom apartments and 90% of the area FMR for 4 bedroom apartments;

NOW THEREFORE BE IT RESOLVED, that the Carteret Housing Authority adjusts its Payment Standards for the Section 8 Housing Choice Voucher Program from 105% of the area FMR for 0 bedroom apartments, 97% of the area FMR for 1, 2 and 3 bedroom apartments, and 90% of the area FMR for 4 bedroom apartments to 102% of the area FMR for 0 bedroom apartments, 94% of the area FMR for 1, 2 and 3 bedroom apartments and 90% of the area FMR for 4 bedroom apartments effective January 1, 2016.

A motion to table Resolution No.1832 was made by Commissioner Rios, seconded by Commissioner Bohanek and all present voted aye, nays none.

A motion to adopt a consent agenda for Resolution No.1818, Resolution No.1819, Resolution No.1820, Resolution No.1821, Resolution No.1822, Resolution No.1823, Resolution No.1824, Resolution No.1825, Resolution No.1826, Resolution No.1827, Resolution No.1828, Resolution No.1829, Resolution No.1830, Resolution No.1831, Resolution No.1833 and Resolution No.1834 was mad by Commissioner Bohanek, seconded by Commissioner Rios and upon roll call all present voted aye, nays none.

The Executive Director gave an update in regards to FEMA and additional funds to build senior housing as well as discussed the RAD conversion.

ATTORNEY'S REPORT: None

COMMISSIONERS COMMENTS:
Commissioner Rios wished everyone a happy, healthy and safe 2016 season. Chairwoman Colon wished all the same.

A motion to open the meeting to the public was made by Commissioner Bohanek, seconded by Commissioner Rios and all present voted aye, nays none. No public was present.

A motion to close the meeting to the public was made by Commissioner Rios, seconded by Commissioner Bohanek and all present voted aye, nays none.

A motion to adjourn the meeting was made by Commissioner Bohanek, seconded by Commissioner Rios and all present voted aye, nays none.

The meeting was adjourned at 6:15 pm.

Respectfully Submitted,

Eric F. M. Chubenko
Executive Director