

MINUTES SCHEDULED CAUCUS MEETING – FEBRUARY 22, 2016

Minutes of Scheduled Caucus Meetings of the Board of Commissioners of the Housing Authority of the Town of West New York, in the County of Hudson, State of New Jersey held in the office of the Housing Authority at 6100 Adams Street, West New York, New Jersey 07093 on DECEMBER 21, 2015.

Secretary Robert DiVincent called the scheduled meeting to order at 7:30 p.m.

ADEQUATE NOTICE OF THIS SCHEDULED MEETING HAS BEEN PROVIDED BY WAY OF THE SCHEDULED CAUCUS MEETINGS, SCHEDULED REGULAR MEETING, AND THE ANNUAL RE-ORGANIZATIONS MEETINGS DATED DECEMBER 21, 2015 POSTED ON THE BULLETIN BOARD, FORWARDED TO THE JERSEY JOURNAL, THE BERGEN RECORD, EL ESPECIALITO, AND THE CLERK OF THE TOWN OF WEST NEW YORK.

All Commissioners were present with the exception of Commissioner Perez.

Mr. DiVincent referred to item #3 – Minutes of previous scheduled regular meeting dated January 25, 2016 asking if there were any corrections, additions, comments or questions. There were none.

Mr. DiVincent then referred to items #4 through #6 – Claims–General Fund Program, Capital Fund Program and Section 8/WTW Program, asking if there were any corrections, additions, comments or questions. There were none.

With regard to Item # 7- New Business - the following resolutions were brought before the Board:

Resolution No. 2016–004 CFP- Amendment to the Annual Contribution Contract- The board was informed that the CFP is a program which requires HUD to give us to annual contribution, this year in the amount of \$1,129,593.00 for capital improvements. The board was informed that once the RAD Program kicks off these payments will end but we are allowed to use them until then. We are still working through the process with RAD doing assessments of the buildings and we are looking on how we are going to fund the program.

Resolution No. 2016–005 Phase II of PSE&G Residential Multifamily Property Grant-FDR Tower-The board was informed that these program allows us to replace all light fixtures. The program is funded by PSE&G. Public Service pays 80% of all changes and repairs and the Housing Authority 20%. The board was informed that the Housing Authority pay no dollar's value, we pay out of savings from PSE&G, basically the improvements are done for free. The board was informed that we are working with the FDR Building at this time.

At this time the board was informed that we are moving forward with the RAD Program, finalizing the assessments and it appears that the HMFH has pass a new requirement that if we borrowed any money over or above of what we do for tax credit we have to borrowed from HMFH. Only problem is they have a higher interest rate. For these reason we are not going to borrowed from them. We are going to do family buildings with tax credit money and senior buildings with conventional mortgages at the banks.

At this time the board was informed that the waiting list process for the HCVP went well, that we gave out 600 applications instead of 400. Mr. DiVincent informed the board that the next step will be a public lottery and then the requirements for preference will come into place. He explained that maybe will be able to give only 20 Vouchers out, the rest will go on a waiting list.

At this time Mr. DiVincent asked for volunteers to be part of the committed in the process of the drawing of the HCVP. Both Vice-Chairperson Roque and Commissioner Fuentes offered to volunteer.

At this time Vice-Chairperson Roque made a motion to adjourn and Commissioner Fernandez seconded.

Meeting adjourned at 7:37 p.m.

Respectfully Submitted,

Robert A. DiVincent
Secretary

MINUTES SCHEDULED REGULAR MEETING FEBRUARY 22, 2016

Minutes of Scheduled Regular Meeting of the Board of Commissioners of the Housing Authority of the Town of West New York, in the County of Hudson, State of New Jersey held in the office of the Housing Authority at 6100 Adams Street, West New York, New Jersey 07093 on February 22, 2016.

Secretary Robert DiVincent called the meeting to order at 8:00 p.m.

ADEQUATE NOTICE OF THIS SCHEDULED MEETING HAS BEEN PROVIDED BY WAY OF THE SCHEDULED CAUCUS MEETING, SCHEDULED REGULAR MEETING AND THE ANNUAL RE-ORGANIZATION MEETING DATED DECEMBER 21, 2015 POSTED ON THE BULLETIN BOARD, FORWARDED TO THE JERSEY JOURNAL, THE BERGEN RECORD, EL ESPECIALITO, THE CLERK OF THE TOWN OF WEST NEW YORK

Saluted the Flag

The roll was called as follows:

PRESENT: Commissioners Fernandez, Oms, Fuentes, Chairman-Rodriguez and Vice-Chairperson Roque

ABSENT: Commissioner Perez.

At this time Mr. DiVincent referred to item # 3 A - Minutes of Previous Regular Scheduled Meeting dated February 22, 2016. Board was asked to approve as presented. Said motion was made by Vice-Chairperson Roque and seconded by Comm. Oms. The roll was called as follows:

YEAS: Commissioners Fernandez, Oms, Chairman-Rodriguez and Vice-Chairperson Roque and Commissioner Fuentes

NAYS: None

At this time Mr. DiVincent referred to items #4- Claims – General Fund, #5- Claims – Capital Fund Program #6 – Claims – Section 8 Voucher Program. Asking for a motion to accept as presented. Said motion was made by Chairperson Roque and seconded Commissioner Fuentes. The roll was called as follows:

YEAS: Commissioners Fernandez, Oms, Chairman-Rodriguez and Vice-Chairperson Roque and Commissioner Fuentes

NAYS: None

At this time Mr. DiVincent referred to Item #7 –

At this time Resolution No. 2016-004 was read as follows:

RESOLUTION NO. 2016 – 004

On motion of Commissioner Fuentes

Seconded by Chairperson Roque

WHEREAS, The West New York Housing Authority – NJ 030 (herein called the “PHA”) and the United States of America, Secretary of Housing and Urban Development (herein called “HUD”) entered into Consolidated Annual Contributions Contract(s) (ACC) Number(s) **NY391 dated 8/1/1950**

WHEREAS, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified be specified in the attached form **HUD-53012** for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families. HUD reserves the right to provide CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ 1,129,593.00 for Fiscal year 2016 to be referred to under Capital Fund Grant Number **NJ39P03050116** PHA Tax Identification Number (TIN): On File DUNS Number: On File.

It is hereby certified that at a scheduled regular meeting of the Board of Commissioners of the Housing Authority of the town of West New York held on the 22nd day of February, 2016 the foregoing resolution was duly adopted 5 members voting in the affirmative and 0 in the negative.

At this time Mr. DiVincent referred to Item #7 –

At this time Resolution No. 2016-005 was read as follows:

**HOUSING AUTHORITY
WEST NEW YORK, N.J.**

RESOLUTION

No. 2016 - 005

On motion of Chairperson Roque

Seconded by Commissioner Fernandez

WHEREAS, Phase I at the PSE&G Residential Multifamily Property Grant has been complete for 515-54th Street; and

WHEREAS, Phase II for F.D.R. is now ready to proceed; and

WHEREAS, Plans and specifications for numerous improvements which will be a cost savings for the agency, are proposed; and

Therefore be it resolved, that the Board Authorizes the Director to proceed with Phase II of the PSE&G Program and seek proposals for the work proposed by PSE&G.

It is hereby certified that at a scheduled regular meeting of the Board of Commissioners of the Housing Authority of the town of West New York held on the 22nd day of February, 2016 the foregoing resolution was duly adopted 5 members voting in the affirmative and 0 in the negative.

At this time Mr. DiVincent asked if there were any corrections, additions, comments or questions. There were none.

At this time Vice-Chairperson Roque made a motion to adjourn and Commissioner Fernandez seconded.

Meeting adjourned at 7:37 p.m.

Respectfully Submitted,

Robert A. DiVincent
Secretary