

MINUTES SCHEDULED CAUCUS MEETING – SEPTEMBER 15, 2014

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 16, 2013.

Chairman Rodriguez 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 16, 2013 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

Mr. DiVincent called the roll. All Commissioners present except for Comm. Camilo

Mr. DiVincent referred to item #3 – Minutes of previous re- scheduled regular meeting dated August 26, 2014 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.

The Board discussed the renewal of the lease between the WNHYA and NHCAC, only amendment made was the increase from \$28,700.00 to \$30,000.00. The Board was further informed that the Authority expects to create specifications to rent the available space at 6100 Adams to another daycare.

Mr. DiVincent filled the Board in on the Hoboken Housing Authority. There have been findings of an over spent budget which includes an excess of maintenance men as per HUD requirements, the Procurement Policy was not followed, Fiber Optics installed for which a loan was borrowed amongst other findings. A meeting took place with the HUD Inspector General and look forward to moving ahead.

Mr. DiVincent then referred to item #8 – Report from Destiny Portillo – Tenants by Occupancy Date and Report from Wanda Peguero – Social Services.

Motion to adjourn made by Vice-Chair Roque and seconded by Comm. Fernandez

Meeting adjourned at 7:41 p.m

Respectfully Submitted,

Robert A. DiVincent
Secretary

MINUTES SCHEDULED REGULAR MEETING SEPTEMBER 15, 2014

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 December 16, 2013.

Chairman Rodriguez 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 16, 2013 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 Camilo, Fernandez, Fuentes, Guzman, Vice-Chairperson Roque and Chairman Rodriguez

ABSENT: None

At this time Mr. DiVincent referred to item # 3 - Minutes of Previous Regular Re-Scheduled Meeting dated August 26 2014. Board was asked to approve as presented. Said motion was made by Comm. Fernandez and seconded by Comm. Guzman. The roll was called as follows:

YEAS: Commissioners Camilo, Fernandez, Fuentes, Guzman, Vice-Chairperson Roque and Chairman Rodriguez

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 Vice-Chair Roque and seconded Comm. Fernandez. The roll was called as follows:

YEAS: Commissioners Camilo, Fernandez, Fuentes, Guzman, Vice-Chairperson Roque and Chairman Rodriguez

NAYS: None

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

At this time Resolution No. 2014-019 was read as follows:

WHEREAS, THE WEST NEW YORK HOUSING AUTHORITY (hereinafter “Authority”) is a public body, duly formed under the LOCAL REDEVELOPMENT AND HOUSING LAW, L. 1992 of Title 40A of the New Jersey Statutes Annotated) and possesses the power set forth therein; and

WHEREAS, the Authority has determined that there is a need among its tenants for safe, clean and responsible day care for children of its tenants to allow such tenants to secure meaningful employment; and

WHEREAS, HUD guidelines and pronouncements favor the Authority facilitating day care services for the children of its tenants to allow them to secure meaningful employment; and

WHEREAS, the Authority had negotiated a lease with the North Hudson Community Action Corporation to conduct a day care program on Authority property; and

WHEREAS, the North Hudson Community Action Corporation has been successfully operating the Children First Day Care Center and the same has been cited as a model by County, State and Federal officials to the credit of both the Authority and the North Hudson Community Action Corporation; and

WHEREAS, the North Hudson Community Action Corporation, a non-profit corporation, has advised that the costs of providing the highest quality of day care services and ancillary services to Authority tenants and members of the community has exceeded original costs estimates and that an adjustment to the previously agreed upon rent schedule is necessary in order to maintain the viability of the Children First Day Care Center.

NOW, THEREFORE BE IT RESOLVED that the Authority enter into a two year lease amendment with the North Hudson Community Action Corporation in the amount of \$30,000.00 per annum.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to execute said lease amendment on behalf of the Authority.

Mr. DiVincent declared Resolution No. 2014 – 019 so moved.

Mr. DiVincent asked if there were any questions, there were none. Since there were none, he asked for a motion to approve. Said motion was made Comm. Guzman by and seconded by Comm. Fernandez. The roll was called as follows:

YEAS: Commissioners Camilo, Fernandez, Fuentes, Guzman, Vice-Chairperson Roque and Chairman Rodriguez

NAYS: None

At this time Secretary DiVincent referred to items #8, A, B, C and accepted as follows:

- 8A) Report from Executive Director - Robert A. DiVincent
- 8B) Report from Destiny Portillo - Tenants by Occupancy Date
- 8C) Report from Wanda Peguero - Social Services

Mr. DiVincent informed the Board that starting next month we will begin to bill Hoboken Housing Authority for our services; funds from which the WNYHA will benefit.

Mr. DiVincent asked if there were any questions, there were none. Since there were none, he asked for a motion to approve. Said motion was made Vice-Chair Roque by and seconded by Comm. Guzman. The roll was called as follows:

YEAS: Commissioners Camilo, Fernandez, Fuentes, Guzman, Vice-Chairperson Roque and Chairman Rodriguez

NAYS: None

Mr. DiVincent asked if there were any questions, there were none. Since there were none, he asked for a motion to adjourn. Said motion was made by Vice-Chair Roque and seconded by Comm. Guzman. The roll was called as follows:

YEAS: Commissioners Camilo, Fernandez, Fuentes, Guzman, Vice-Chairperson Roque and Chairman Rodriguez

NAYS: None

Meeting adjourned at 8:05 p.m.

Respectfully submitted,

Robert A. DiVincent
Secretary