

# REGULAR MEETING OF JUNE 19, 2018

The Commissioners of the Housing Authority of the Township of Neptune, in the County of Monmouth, met in regular session in the conference room at 1810 Alberta Avenue, Neptune, New Jersey. Chairperson Holland called the meeting to order at 5:30 P.M. Mr. Cook called the roll.

Present: Commissioners Foster, Griggs, Holland, Holly, Johnson, Vuono and Wright  
Absent:

It was announced that the requirements of R.S. 10:4-18 has been satisfied by the publication of the required advertisement in the Coaster and in the Asbury Park Press on April 11, 2017, posted on the bulletin board in the Central Office of the Housing Authority of the Township of Neptune and filing said notice with the Municipal Clerk of the Township of Neptune. In case of a fire, the stairways to the right and left will be utilized as our emergency exits.

## **Minutes:**

The minutes of regular meeting of June 19, 2018 were offered for approval by Commissioner Johnson and seconded by Commissioner Foster. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Foster, Griggs, Holland, Holly, Johnson, Vuono and Wright  
Nays: None

The Chairperson thereupon declared the motion carried.

## **Financial Report:**

The board reviewed the Financial Report for May 2018. The Chairperson asked the Executive Director what the withdrawal from the Laundry account went to pay. Mr. Cook responded there were two outstanding bills for the Architect and Engineer working on the plans for the development of the property at 1316 Embury Avenue. Commissioner Holly asked if Rise & Shine was current on their rental payment for 30 Ridge Community Room. Mr. Cook responded we have just received payment for March and April. Chairperson Holland asked if there were any other questions regarding the financial report for May 2018, being none Commissioner Foster moved to accept and Commissioner Wright offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Foster, Griggs, Holland, Holly, Johnson, Vuono and Wright  
Nays: None

The Chairperson thereupon declared the motion carried.

## **Bills to Be Paid for the Month of June 2018**

ACTION PEST CONTROL	\$2,660.00	GE APPLIANCE	\$4,111.00
A-GENERAL PLUMBING/SEWER\$	\$1,485.00	NOVOGRADAC & COMPANY	\$13,360.00
ALL WEATHER PRODUCTS	\$1,164.76	SHERWIN WILLIAMS	\$1,790.00
BALANIKAS PAINTING	\$1,060.00	WILMAR	\$1,131.44
BURKE CONTRACTING	\$4,240.00		

A motion was offered to pay the presented bills by Commissioner Johnson and Commissioner Holly offered the second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioner Foster, Griggs, Holland, Holly, Johnson, Vuono and Wright  
Nays: None

The Chairperson thereupon declared the motion carried.

**Resident Arrears Report:** Mr. Wigenton stated there were 5 non-payments filed for the month of May 2018. Court was held on June 6<sup>th</sup>, 2 residents paid prior to court, 2 entered into agreements and 1 was rescheduled for June 20<sup>th</sup>. On June 15<sup>th</sup> a warrant of removal and a one-strike was filed. Commissioner Wright moved to accept and Commissioner Vuono offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Foster, Griggs, Holland, Holly, Johnson, Vuono and Wright  
Nays: None

The Chairperson thereupon declared the motion carried.

**Committee Reports:**

Chairperson Vuono read the highlights of the operations reports that were submitted into the record.

**Correspondence:**

**Old Business:**

**New Business:**

William Snyder from Execu-Tech, Inc. presented the board with a booklet on RAD; Rental Assistance Demonstration. Mr. Snyder used the booklet and his vast knowledge about the RAD program to explain the process to the board in as much detail as possible. He was very articulate as he answered all questions the board had for him, explaining how the program works from the application process to completing the conversion and rehabilitation of the property. Mr. Cook thanked Mr. Snyder for attending the meeting and his presentation on the RAD program. This is a long process Mr. Cook added; we are glad to be on the waiting list to be able to apply for the program and Mr. Snyder's presentation is a great start in understanding the process.

**Topic for Discussion:**

**Public Portion:**

Linda Johnson from Neptune addressed the board asking when converted is the RAD program a Private or Public entity. Mr. Cook explained converting to RAD we will still operate the same way, and will have to adhere to HUD guidelines but gives us an opportunity to mortgage the property to make much-needed capital improvements and rebuild aging structures. The program is a project-based rental assistance or voucher program much like Section 8.

**EXECUTIVE SESSION:**

*Whereas, Chapter 231 of the Public Laws of 1975, known as the "Open Meetings Law," authorizes a public body to meet in executive or private session under certain limited circumstances; and.*

*Whereas, said law requires the Board of Commissioners to adopt a resolution at a public meeting before it can meet in such executive or private session;*

*Now, Therefore Be It Resolved that the Township of Neptune Housing Authority does hereby determine that it is necessary to meet in session prior to adjournment of this public meeting to discuss legal/personnel matters and the matters to be discussed are excluded from public discussion under the law and will be made public when the confidentiality is no longer required.*

**ADJOURNMENT OF MEETING:**

A motion to adjourn was offered by Commissioner Wright and seconded by Commissioner Johnson. The meeting was adjourned at 7:10 p.m.

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Bart Cook, Esq., PHM  
Executive Director