

**MINUTES
MADISON HOUSING AUTHORITY
October 25, 2016 REGULAR MEETING**

Chairperson Lois Bhatt called the meeting to order at 4:40 PM in the Community Room of the Rexford S. Tucker Apartments. The following Commissioners answered as present:

Lois Bhatt, Gregory Castano (via speaker phone), Diane Driscoll, Jacqueline Love, Gary Ruckelshaus & Jerald Mantone

Commissioner Mikulewicz Mantone was absent. Also present were Louis Riccio, Executive Director, and Tanya Van Order, Deputy Director.

Mr. Riccio read the NJ Open Public Meetings Act Notice.

Approval of the Minutes

Commissioners Driscoll and Love moved and seconded approval of the Minutes of the Regular Meeting of September 20, 2016. The Minutes were approved on a unanimous voice vote.

Report of Chairperson

No report.

Report of Executive Director

Mr. Riccio reported that we are meeting with our architect in early November to refine the plans & specifications for capital improvements including bathroom renovations at the senior building, replacement of kitchens & baths at 80 Park Avenue, replacement of siding on Loantaka Way, landscape improvements & replacement of patio enclosures at the scatter site units. We will pay for these renovations through our capital reserve established when we closed on the RAD deal. Additionally, we have ordered a new work truck for the maintenance staff to be funded through our management account.

Mr. Riccio also reported that the meeting with Borough officials to discuss affordable housing opportunities has been rescheduled to Tuesday, December 6, 2016. All Housing Authority commissioners are encouraged to attend and we will publish a Special Meeting notice and notify the Borough Clerk per the Open Public Meetings Act. This meeting will include the Borough planner as well as recently hired planning consultants.

Report of Deputy Executive Director

Ms. Van Order's report is attached and made a part of these Minutes.

Report of Attorney

Ms. Van Order noted that we have engaged our attorney for assistance with a senior tenant in violation of the Borough ordinance prohibiting feeding feral and wild animals.

Committee Reports

Finance: Mr. Riccio stated that a budget meeting will be scheduled with the Board Finance Committee (Gary Ruckelshaus, Lois Bhatt), himself, Ms. Van Order and our accountant, William Katchen to review both the budget and the audit. The audit should be completed shortly.

Public Relations: Ms. Driscoll reported that the article she submitted to the Madison Eagle regarding the POW flag raising ceremony has not as yet been published. She will submit this to the online newspaper, Tap Into Madison. Ms. Driscoll plans to cover the upcoming Halloween Pajama & Book Party hosted by NORWESCAP.

Public Comment

None.

Old Business

None.

New Business

None.

Correspondence

Sigma Beta Delta Certificate of Recognition for Jacqueline Gray
Letter to Jacqueline Gray regarding Dean's List

Resolutions

16-25-10-1 Resolution Approving Payment of Invoices

Commissioners Driscoll and Love moved and seconded the resolution. The roll call was unanimous and the resolution was approved.

16-25-10-2 Resolution Amending the Admissions & Occupancy Policy

Commissioners Driscoll and Love moved and seconded the resolution. The resolution was approved with five votes in favor and one opposed (Commissioner Mantone.)

Council Liaison

No report.

Adjournment

There being no further business before the Board, Commissioner Bhatt moved for adjournment at 4:30 P.M.

Next meeting: Tuesday, November 22, 2016 in the Conference Room of the Barbara W. Valk Firehouse Apartments.

Respectfully submitted,

Tanya Van Order
Deputy Director