

MINUTES
MADISON HOUSING AUTHORITY
March 17, 2010 REGULAR MEETING

Chairperson Lois Bhatt called the meeting to order at 4:30 PM via Zoom video meeting. The office Conference Room was open and available for any public to attend the Zoom video meeting. The following Commissioners answered as present:

Lois Bhatt, Jeffrey Smith, Mark Chiarolanza, Melissa Elias, Mark McBride, Gary Ruckelshaus and Diane Driscoll.

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 Ruckelshaus and Bhatt moved and seconded approval of the Minutes of the Regular Meeting of February 11, 2020. The minutes were approved by voice vote.

Council Liaison

No report.

Report of Chairperson

Ms. Bhatt reported that during the Covid-19 pandemic crisis the Board will conduct meetings remotely until restrictions are lifted. The public will have the opportunity to join Zoom meetings via a conference call number and will be muted except for the public comment portion of the meeting. Mr. Riccio will draft and publish the changes to our regular meeting protocol in accordance with the Open Public Meetings Act.

Ms. Bhatt reported that yesterday she participated in a meeting with Tanya Van Order, Jeff Smith, Carmela Vitale and Mayor Conley to discuss what actions to take to safeguard the residents of the senior building. It was decided that the Rexford Tucker Apartments would be “locked down” with restricted access to residents only. Ms. Van Order confirmed that a letter was distributed to all residents explaining the scope and purpose of the restricted access and signage has been posted on all doors. Residents may of course leave the building but no visitors or any outside help is permitted to enter the building. Deliveries may be accepted at the front of the building or in the vestibule area. Any exceptions to this lock down (e.g. live-in aides, etc.) will be managed on a case-by-case basis. Tenants requiring significant at-home care will be encouraged to seek alternative shelter-in-place options in order to minimize virus vectors to the building.

Report of Executive Director

Mr. Riccio reported that the contract for the John Avenue conversion of two 4-bedroom duplex units into four 2-bedroom flats was signed and the pre-construction meeting with the architect, the county HOME fund administrator and the contractor was held last week. The next step is for the contractor to submit the building permit application to the Borough. Construction could begin in 4 weeks after the building permit application is submitted. Mr. Riccio further noted that the confusion with the county HOME grant recipient has been cleared up. Although public housing developments are not eligible to

apply for HOME funds, Rental Assistance Demonstration (RAD) converted housing projects are eligible for funding. Mr. Riccio reported that the HOME application has been amended and the county has assured us that the funds will be available for the unit conversion project.

Lastly, Mr. Riccio reported that the national NAHRO Legislative Conference at the end of March has been cancelled. Also, Rutgers University is closed but it is likely that courses for new commissioners will be offered online during this time.

Report of Deputy Executive Director

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

Committee Reports

50th Anniversary: Ms. Bhatt reported that due to the many unknown factors of our current pandemic circumstances, sponsorship solicitation is temporarily suspended. The committee will regroup and plan for next steps when social distancing restrictions are lifted or sufficiently eased.

Public Comment

None.

Old Business

None.

New Business

None.

Correspondence Letter to Rexford Tucker Apartments Residents re: Covid-19 building lock down

Resolutions

20-17-3-1 Resolution Approving Payment of Invoices

Commissioners Elias and Ruckelshaus moved and seconded approval of the resolution; The roll call was unanimous and the Resolution was approved.

20-17-3-2 Resolution Accepting Grant Agreement for John Avenue Renovations and Approving Matching Funds

Commissioners Bhatt and Ruckelshaus moved and seconded approval of the resolution; The roll call was unanimous and the Resolution was approved.

20-17-3-3 Resolution Approving A Contract for Professional Services with Northwest New Jersey Community Action Program, Inc. (NORWESCAP) to Administer the Family Self-Sufficiency Program

Commissioners Elias and Driscoll moved and seconded approval of the resolution; The roll call was unanimous and the Resolution was approved.

Adjournment

There being no further business before the Board, Commissioner Bhatt moved for adjournment at 5:25 P.M.

Next meeting: April 21, 2020 at 4:30 PM via Zoom video meeting with conference call-in for public.

Respectfully submitted,
Tanya Van Order, Deputy Director