

STATE OF NEW JERSEY
SECAUCUS HOUSING AUTHORITY
700 COUNTY ROAD
SECAUCUS, NEW JERSEY

April 27, 2017

This is a condensed transcription of the taped minutes as taken on Thursday, April 27, 2017 at Kroll Heights, 700 County Road, Secaucus, New Jersey.

Executive Director Christopher Marra welcomed everyone and called the meeting to order.

ROLL CALL

Present: Chairman Michael Harper
Vice-chairman Michael Schlemm
Commissioner Richard Fairman
Commissioner Carmen Rivera
Commissioner Patricia Mondadori
Commissioner Antonio Suarez

Also Present: Executive Director Christopher Marra
Charles M. D'Amico, Esq. Counsel to the Authority

Absent: Commissioner Michael Grecco
Deputy Executive Director Jake Naszimento

ED Marra read the Open Public Meetings Act.

OPEN PUBLIC MEETINGS ACT

“Adequate notice of this meeting, as required by the Open Public Meetings Act, has been provided by the filing of a Regular Meeting Notice with the Municipal Clerk, the posting of said notice on the official bulletin board in the Municipal Government Center, and delivery of same to the Jersey Journal and Secaucus Homes News on December 17, 2016. This body wishes to advise you that, in accordance with N.J.S.A. 26:3D(1), et seq. (Smoking in Public Buildings), smoking is prohibited while this body is in open or closed session.”

FLAG SALUTE

(At this point in the proceeding, the Pledge of Allegiance was recited by all present.)

ANNUAL REORGANIZATION

Chairman Harper announced this is annual reorganization meeting, and he's been on the Board almost 20 years, hopes to be here another 20, and Chairman at least 10 years. Chairman Harper noted other positions on the Board he's held also. This year he wishes to support Vice-Chairman Schlemm to move up to Chairman's position, and hopes his fellow Commissioners will join him in that. Commissioner Fairman wishes to remain Treasurer, and Chairman Harper supports him in that endeavor.

Chairman Harper nominated Michael Schlemm as Chairman; seconded by Commissioner Suarez. There were no further nominations. Nominations closed.

Chairman Harper asked for nominations for Vice-Chairman. Commissioner Schlemm nominated Michael Harper as Vice-Chairman; seconded by Commissioner Fairman. There were no further nominations. Nominations closed.

Chairman Harper nominated Richard Fairman to remain as Treasurer; seconded by Commissioner Schlemm. There were no further nominations. Nominations closed.

VOTE: AYES/All Present Commissioners (6)

Absent: Grecco

Chairman Schlemm introduced Attorney Charles D'Amico, Esq., the new attorney for SHA.

APPROVAL OF MINUTES – MARCH 23, 2017

Motion to approve made by Commissioner Fairman; seconded by Commissioner Suarez. Vice-Chairman Harper abstained. It was noted that only the odd numbered pages were sent out. Approval of minutes for March tabled.

Motion to table approval of minutes made by Commissioner Fairman; seconded by Commissioner Harper.

VOTE: AYES/All Present Commissioners (6)

Absent: Grecco

PAYMENT OF CLAIMS – APRIL

Motion to approve payment made by Commissioner Harper; seconded by Commissioner Fairman. Commissioner Fairman asked ED Marra if SHA is allowed a contractor's 10% discount on "chain" vendors like Lowe's. ED Marra had maintenance men investigate it, they came back and told Mr. Marra no. He will look into it once again, but thinks SHA would have to produce some sort of contractor's license, but he will call Home Depot and inquire about it. SHA basically uses Home Depot, Granger and Willmar for repair material.

Chairman Schlemm asked about the bill from DeCotiis. ED Marra said some time in March, they sent correspondence to HUD, a final package of distribution and some other work by another lawyer; DeCotiis is still under \$85,000 cap, but Mr. Marra doesn't call them because then SHA gets a bill. ED Marra did see an email with 394 page attachment to it, a follow-up on paperwork they had to submit to HUD. DeCotiis has submitted bills in February and March. They are still 8-\$9,000 under the \$85,000.

Chairman Schlemm added there are two negative amounts for PSE&G. Mr. Marra said South Jersey Energy Corporation gave a \$24,000 credit to SHA. SHA didn't pay PSE&G Elms bill; credit received on the electric side of 6-23. For Rocco Towers, SHA has a credit of 1-32; in reality SHA only paid the gas bill. Chairman Schlemm asked about Geocon's bill. ED Marra answered a woman living in a studio apartment has a drain that keeps clogging. A company tried to unclog the drain; there was a problem in the drain, and the installation had to be removed. ED Marra said call Geocon back. They gave him a proposal: take it apart, fix the drain, put it back - \$1,060 was the cost, which is outside the other work they do for SHA. ED Marra has called them back 2 times to do the same thing – once in Rocco Towers, when there was a problem in GO1 when it flooded; they took the bath tub out and that is how cracked storm drain was found. Our regular plumber would not do this work.

VOTE: AYES/All Present Commissioners (6)

Absent: Grecco

COMMITTEE REPORTS

Mr. Marra digressed at this time to introduce Mattie and Hector, Kroll Heights residents. Since Mayor Gonnelli became Mayor, he has reached out to restaurants that have extra food: milk, Panera's bread, vegetables, which also go to the shelter at 101 Center, and other places and a homeless shelter in Union City. Mr. Marra continued that Kroll Heights is so lucky to have them because for at least 15 months they have delivered this food, which is orderly dispersed. Also, for at least 5 years, the hospital has delivered by building, by week, hot food in the morning that feeds 12-15 people – meat, potato, vegetable – when there was a Tenant Association, they were in charge of dispersing that food. Once the Tenant Association disbanded, no one did that. Now Mattie and Hector do a very great job of it, having to deal with a lot of people; and a lot of personalities – not just residents, but home health aides for residents who sometimes think they can share in the giveaway food. They make sure that everyone who lives in the building has an opportunity to get it before people are just allowed to “take it”. ED Marra wanted to bring it to the Commissioners' attention and to them. This does not occur in The Elms, a story for another day. Not counting the hospital food, it is not uncommon for food to just show up here 2 times a week through the Mayor's Office of finding food that is still good.

(Applause from everyone for their generosity. Chairman Schlemm thanked them for their time and effort.)

FINANCE COMMITTEE

ED Marra introduced the first two resolutions: Approval of a Cash Management Plan and an Indemnification Resolution for Civil. There is no longer a criminal indemnification. ED Marra spoke with Attorney D'Amico about it and the Civil one is different, shorter, same one that Town of Secaucus adopted on an annual basis, and now it is part of their ordinance. ED Marra called JIF attorney about these ordinances and what they do. In actuality, the insurance is covering it. The civil indemnification is mostly for the Commissioners to verify for them publicly that they're covered for civil issues in case SHA gets sued and the Commissioner is named in the suit. The JIF attorney requested a copy of Criminal Resolution, but didn't think it was necessary. Commissioner Fairman in asking for clarification said any legal expenses would be covered and reimbursable. Mr. Marra noted it is for employees and Commissioners.

RESOLUTION #2017-14 ***Adopting Cash Management Plan***

WHEREAS, it is in the best interest of the Housing Authority of the Town of Secaucus to earn additional revenue through the investment and prudent management of its cash receipts; and

WHEREAS, P.L. 1983, Chapter 8, approved January 18, 1983 is an act concerning the Local Fiscal Affairs Law and amends N.J.S.A. 40A:5-2 and N.J.S.A. 40A:5-14; and

WHEREAS, this law requires that each local unit shall adopt a cash management plan,

NOW, THEREFORE, BE IT RESOLVED, that the following shall constitute the Cash Management Plan for the Housing Authority of the Town of Secaucus and the Executive Director shall deposit and manage its funds pursuant to this plan:

Definitions

1. Executive Director shall mean the Executive Director of the Housing Authority of the Town of Secaucus.
2. Fiscal Year shall mean the twelve month period ending March 31st.
3. Cash Management Plan shall mean that plan as approved by resolution.

Designation of Depositories

At least once each fiscal year the governing body shall by resolution designate the depositories for the Housing Authority of the Town of Secaucus in accordance with N.J.S.A. 40A:5-14. The Housing Authority of the Town of Secaucus designates the, Bogota Savings Bank, TD Bank, and other Government Unit Deposit Protection Act (GUDPA) approved banking institutions.

Audit Requirement

1. The Cash Management Plan shall be subject to the annual audit conducted pursuant to N.J.S.A. 40A:5-4.

Authority to Invest

1. The Board of Commissioners shall pass a resolution at its first meeting of the fiscal year designating the official who shall make and be responsible for municipal deposits and investments. The Executive Director of the Housing Authority of the Town of Secaucus is so authorized.

Investment Instruments

1. The Executive Director shall invest at his discretion in any investment instrument as approved by the State of New Jersey in accordance with N.J.S.A. 40A:5-15.1.

Records and Reports

1. The Executive Director shall report all investments in accordance with N.J.S.A. 40A:5-15.2.
2. At a minimum the Executive Director shall:
 - a. Keep a record of all investments.
 - b. Keep a cash position record which reveals, on a daily basis, the status of the cash in its bank account.
 - c. Confirm investments with the Board of Commissioners at the next regularly scheduled meeting.
 - d. Report monthly to the Board of Commissioners as to the status of cash balances in bank accounts, revenue collection, interest rates and interest earned.

Cash Flow

1. The Executive Director shall ensure that the accounting system provides regular information concerning the cash position and investment performance.
2. All monies, shall be turned over to the Executive Director and deposited in accordance with N.J.S.A. 40A:5-15.
3. The Executive Director is authorized and directed to invest surplus funds of the Housing Authority of the Town of Secaucus as the availability of the funds permit. In addition, it shall be the responsibility of the Executive Director to minimize the possibility of idle cash by depositing the monies in interest bearing accounts wherever practical and in the best interest of the Housing Authority of the Town of Secaucus.
4. The Executive Director shall ensure that funds are borrowed for Capital Projects in a timely fashion.

Signatories

The signatories of the Housing Authority shall be Chairman, Vice Chairman, Treasurer and Executive Director. Transactions must be supported by at least two of the aforementioned officials.

RESOLUTION #2017-15 ***Indemnification Resolution-Civil***

WHEREAS, N.J.S.A. 59:10-4 permits local public entities to indemnify public employees and officials from damages from civil violations of Federal or State law as long as the governing body believes the acts or omissions did not constitute actual fraud, actual malice, willful misconduct or intentional wrong; and

WHEREAS, the Board of Commissioners of the Secaucus Housing Authority believe that this indemnification should include payment of any deductible from any insurance coverage.

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners do hereby grant all commissioners/employees for the Secaucus Housing Authority indemnification in accordance with N.J.S.A.59:10-4 for any and all actions taken on behalf of the Authority for the year beginning April 1, 2017 through March 31, 2018.

Motion to approve Resolution #2017-14 and #2017-15 made by Commissioner Harper; seconded by Commissioner Rivera.

VOTE: AYES/All Present Commissioners (6)

Absent: Grecco

MONTHLY BANK BALANCE

ED Marra stated next item was Monthly Bank Balances through March 31. Next month two more accounts will be added: Money Market Accounts for IDRR and Rehab Accounts; one account has more than \$1,300,000 and other is \$950,000 earning 1.23 % vs .045%, which will be listed as of April 30th.

Next is breakdown of NJSEM showing through March, they gave SHA an adjustment for 777 5th Street of \$15,609.52; 600 County was \$8,658.55. Total savings to date through March is \$5,269.34. With April/May, SHA will be near the \$9,000 that was saved the year before. 777 and 600 might get adjusted because it's showing for the PSE&G bill, what it was, amount of money spent on electric in that month - \$6,149 on PSE&G and South Jersey Energy was \$6,873 and \$10,496; South Jersey Energy was \$10,145. SHA is paying South Jersey Energy bills on those months; when you get to the end it's a negative 2-52, but ED Marra thinks SHA will be back on track very soon.

MISCELLANEOUS

ED Marra sent out information to Commissioners Suarez, Fairman and Mr. D'Amico about an RFP from Clementon Housing Authority to see if SHA would be interested in our roof tops for wireless communications equipment, not a cell tower, but cellular equipment. Someone representing Verizon has indicated interest in 777 Fifth Street, wishing to visit the building, but ED Marra informed them SHA wouldn't accept any proposals until SHA released this proposal. The Clementon Housing Authority actually asked for a minimum bid of \$18,000; Mr. Marra is not putting a minimum bid in the contract, unless someone suggests a minimum bid. Perhaps someone would be willing to offer more money. There may have to be something on the building, but also on the ground; something that they build containing equipment. They would be required to get all the approvals necessary; SHA would be monitoring them, but SHA would not pay for any of those things. Mr. Marra will release that, if no one has any objections,

and also go to a web site about these projects. Mr. D'Amico said contract should contain cite that bid can be rejected. Mr. Marra agreed and added he usually puts that in, as formerly done by ED Snyder.

Commissioner Fairman said he thinks this is a step in the right direction, an opportunity to make money, as the industry is so fast moving. Without knowing the particulars, SHA's odds are better today than a year ago. Chairman Schlemm was surprised that the company is interested in 5th Street, as The Towers is the highest building in this area. Commissioner Fairman said perhaps that area would be satisfying the needs of a small cell area. He also suggested language that would indicate they are responsible if any damage occurred on the roof.

POLICY

ED Marra asked if everyone read his memo regarding smoking. The Commissioners said yes, they had. ED Marra said there have been 3 poorly attended meetings. He also sent out an email, a questionnaire/survey with 12 questions that he hopes people will fill out, wanting at least 60% back. Mr. Marra also found out you can send questions about RAD to a RAD Resource Desk, and they respond back in about 48-hours. They say you're not required to do this, but if you want to, you basically have to maintain the property as smoke free and you must establish your own policy through the Tenant Lease. If SHA had to do it the HUD way, you would be amending the lease, which is part of the process. Mr. Marra's idea is to have the survey, bring in the Smoking Cessation Resources for people to come down and listen to them. If SHA continues to go forward, we would distribute among residents the new policy, which would talk about potentially new designated areas. Right now it is 25' in front of the entrance and in your room. The 25' in front of the building might be moved to another area. For example, in front of this building, the smoke actually goes back into some apartments – only two potentially – on the first floor. In The Elms, Mr. Marra suggested it would no longer be in front of the building, but perhaps at the side entrance with a path that leads you to parking area – about 25' from the building. The Towers has a lot more confinements; there are very few places to do this. He would propose some option to them, but other than 25' in front of the entrance, there are not a lot of options over there. You can't send people down a hill; it has to be clean; it has to be flat, etc. Mr. Marra will continue to move forward with this, unless Commissioners tell him differently.

Commissioner Fairman questioned how you enforce the policy. ED Marra said enforcement was also discussed. HUD's recommendation is: it's an escalated enforcement, for example, in our current lease it states (but has never had to be acted upon) – if you pay your rent late 3 times in 12 months, SHA can take a resident to court for eviction. The Authority might not win, but SHA has that right and is in the lease. The escalated enforcement in the smoking policy would be something similar. For example a resident Mary Jones informs the office that Tommy Smith a resident was smoking in his apartment, she smelled it. Mr. Marra

follows up and does smell smoke, and talks to Tommy. A month later it happens again. So Mr. Marra goes back to see Tommy, bringing the policy and bring a copy of the lease that he signed, and the addendum that states he wouldn't smoke in his unit. Two months later it happens again and now you go back. This is 3 times in 6 months. If it doesn't start for 2 more years, you have to start the policy all over again, but if he continues in another month or so, then you send him a Notice to Cease, which will be in the new policy – escalated enforcement. The Notice to Cease is the step before the eviction. You can also ask him would you like a voucher and would you like to leave, which is an option. Tom says no, I don't want to move.

Six weeks later, he is again smoking in his apartment. ED Marra calls Mr. D'Amico, he sends him a notice to quit, take him to court and in New Jersey will probably lose, because New Jersey is very tenant-friendly location. A negotiation with Tom might be possible before Court. The voucher is still open, do you want to take a chance in front of the Judge. Maybe SHA will win. HUD is encouraging this and if we showed that the Authority had a survey that states 80% or more of tenants want a smoke free building. It is difficult to evict tenants for non-payment of rent, and now try to evict for smoking in the unit. SHA has done everything necessary. Commissioner Fairman asked if SHA goes in this direction, does the lease agreement for new tenants get changed. Mr. Marra said yes, for all tenants, who will have to sign an addendum that says they agree not to smoke in their units. Mr. Marra estimates of the 275 units, 25% of the people smoke – 50 people. Some housing authorities instituted a building-wide ban on smoking, prior to HUD's edict: having smoking cessation classes, bringing people in, talking to people, and getting them to use designated area. New tenants have been informed of this policy, it's in the application that there will be a smoking ban at the end of 2016, yet some continue to smoke. You didn't have to live here. Even with the voucher, people like it here, they don't want to move. While the question of "Do you smoke" might not be on the application, they are asked that during the interview, because they are then directed to the smoking policy. Chairman Schlemm asked if a fine was ever discussed. A woman from the Harrison Housing Authority spoke with ED Marra two weeks ago; she said Newark Housing Authority has escalating fines. HUD would never recommend you fine tenants. Yes, SHA does have fines, Mr. Marra, said, but no one every does anything to be fined. There would be Committee discussion about the fines also. HUD gave a date of this August to be implemented; Mr. Marra is suggesting January 1, 2018 – nine months to figure it out. Mr. Marra said of the 10 at the Elms meeting, 7 were smokers. At Kroll Heights, 12 in the audience and 4 smokers. At the Towers, 2 people in the audience and both smokers – one was trying to quit.

REVISED SECTION 8 ADMINISTRATIVE PLAN

This 400-page document, ED Marra has to revise and add a chapter, hopefully done by May meeting and in place by July.

BUILDINGS AND GROUNDS

RESOLUTION #2017-16 – AWARD OF CONTRACT FOR \$132,493 TO A&A INDUSTRIAL PIPING FOR THE INSTLLATION OF AN AIR HANDLER AT IMPREVEDUTO TOWERS – 600 COUNTY AVENUE

Motion to approve made by Commissioner Harper; seconded by Commissioner Suarez.

Chairman Schlemm asked if there was any discussion. Commissioner Fairman inquired about bonding. ED Marra said yes. Chairman Schlemm noted SHA did great on this; \$150,000 range was contemplated, but bid came in at \$132,493. ED Marra explained this piece of equipment is the air handler for the common area and will air-condition the hallways on 90 degree days, hopefully ready some time during the summer.

RESOLUTION 2017-16 (RESOLUTION AWARDDING THE CONTRACT FOR AIR HANDLER REPLACEMENT AT IMPREVEDUTO TOWERS)

WHEREAS, the Housing Authority of the Town of Secaucus (hereinafter referred to as SHA) conducted a Physical Condition Assessment (PCA) of its properties in 2015 in its efforts to convert its public housing stock to project based vouchers, under the U.S. Department of Housing & Urban Development’s Rental Assistance Demonstration Program; and

WHEREAS, the final PCA identified four capital projects that were to be undertaken, after completing the conversion and closing on a \$2.5 million loan with Bogota Savings Bank; and

WHEREAS, one of those projects was to replace the air handler and condenser used to regulate and circulate the air in the common areas at 600 County Avenue – Impreveduto Towers; and

WHEREAS, SHA has published in the newspaper an invitation to bid; and

WHEREAS, the SHA received bids from six (6) bidders on April 6, 2017; and

WHEREAS, on the public opening of the bids A&A Industrial Piping of Fairfield, NJ with a base bid of \$132,493 was found to be the lowest responsible bidder pursuant to both N.J.S.A. 40A:11-2 and N.J.S.A. 40A:11-4;and

WHEREAS, the bid submitted by A&A Industrial Piping has been reviewed by the architectural firm of Coppa Montalbano Architects who recommended the contract be awarded to A&A Industrial Piping; and

WHEREAS, the bid submitted by A&A Industrial Piping has been reviewed and deemed by the SHA to be both responsive and conforming with all requirements set forth by the New Jersey Public Contracts Law, the bid specifications and the invitation to bid,

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the SHA hereby finds that the contract for the above captioned work items as described in the bid specifications and drawings, be awarded to A&A Industrial Piping in the amount of \$132,493; and

BE IT FURTHER RESOLVED that the Board of Commissioners hereby authorize and direct the Executive Director of the SHA to execute said contract and take any and all necessary administrative actions to implement this Resolution.

VOTE: AYES/All Present Commissioners (6)

Absent: Grecco

ED Marra explained the ongoing issue of broken down elevators at The Elms. SHA had an issue with thyssenkrupp Elevator Corporation as they were not responding to calls. The Elms' elevator was down a long, long time, 2-3 weeks. Mr. Marra wrote them an email stating he was bringing it to the attention of the Commissioners and canceling their contract. The next day there was a team at the Elms, and the Towers. Mr. Marra met with Bill Murphy, Service Operations Manager, thyssenkrupp Elevator Corporation, and stated there needs to be better communication, keep in touch with SHA and when people are coming. The equipment at The Elms is old, on its way out. He cannot find a resolution as to when the last time it was updated. Joe Junowicz said it was the end of the '90's – not the cabs, the equipment.

Last year thyssenkrupp Elevator Corporation came in, Mr. Marra had a modernization person come in, gave SHA a proposal for \$162,000 -- \$81,000 per elevator. Mr. Marra just wanted a ballpark figure, as he has a submission into the Town to see if SHA can get some of their Community Block Grant money towards that, like they did towards the bathrooms. That information comes out in May or June. Whether it is received or not, they need to be fixed as they're breaking down too much, shaking also. Mr. Marra knows the process takes a long time. He released an RFP for architectural services now, which will be accepted some time in May, because by the time SHA hires them, they write it, it won't be fixed until October or November 2017. It was identified in the PCA.

INVITATION TO BID ON ROOF REPLACEMENT AT THE ELMS & 600 COUNTY AVENUE

Bidders walked through; bids due June 6, 2017, meaning SHA will award in June and that job will get done in September-October.

PARTICIPATION IN HUDSON COUNTY PROJECT – GREENER BY DESIGN

Mr. Marra reported he was contacted by Greener by Design, Adam Zelner, Owner. Adam has contracts with Hudson County, won't cost SHA anything to participate – it is about a micro grid, which Mr. Marra explained in Commissioners' packets. They are energy savers, and needed access to PSE&G bills, which Mr. Marra gave them for all three buildings: Release of Customer

Usage & Information form. They were unaware of The Elms, all electric. This is being done on the County Campus, 595 County Avenue, and was suggested to them by Hudson County Deputy Administrator.

RE: PUBLIC SERVICE & MaGrann ASSOCIATES

ED Marra met with people from this company about six weeks ago. They gave Mr. Marra the report about The Elms, how SHA could do VRF (variable refrigerant Flow) that would be installed in the rooms instead of going to gas and boilers. They showed that costs would be less, payback shorter, but they were only doing the report based upon savings that SHA got from heating. This piece of equipment that they place in people's rooms would also cool the room; they never accounted for what savings would be on cooling, which would make the payback quicker. ED Marra spoke with them, wanted them to expand their report, but needed a proposal about cost. Doug Miller called Mr. Marra yesterday, thought it would cost about \$2,000; said he'd send a proposal for that and then SHA would issue an RFP for this architectural engineering services. There is a program where there is some rebate available through something called Pay Performance. Unlike the PSE&G program, which gives money up front, you have to spend the money, show that you're getting a savings, efficiency and then when you achieve that, you get a grant back to help offset some of the cost. All done through N.J. Board of Public Utilities and Smart Start Buildings Program. The money is generated through the BPU and the fee that they charge on people's bills. When Mr. Marra receives the report, he'll put together an RFP, because it is something that needs to get started, and they take a long time to liftoff. It might cut 18-24 months off the return.

HOUSING CHOICE VOUCHER (HCV) PROGRAM

Vice-Chairman Harper reported \$186,666 was spent last month; there are 14 families looking for apartments; 4 of which are going out of town. There is also a memo about what the proration factor is going to be for the administrative fee.

Mr. Marra reported the office is in the process of changing their software. It is very difficult; he has a bit of buyer's remorse that SHA did this with this company. There was Yardi, who own Visual Homes, they have Voyager. Much discussion went on about what Visual Homes had, would be in Voyager. Always yes was the answer. ED Marra signed an agreement with them. When the office got to the other side – and is only at the beginning of this – he is trying to determine how much is anxiety and how much is really we didn't get what we were promised. He will know in another month, for sure. Terry and Jake use this every single day. It was a necessary thing, had to be done, because Visual Homes was not going to be able to service SHA using RAD Project Based Vouchers.

RISK MANAGEMENT CONSULTANT FROM NJ HOUSING AUTHORITIES JIF

Mr. Marra explained the consultant came for a 2nd or 3rd visit and wrote Mr. Marra a letter. Mr. Marra is very upset. Letter has to do with the roofs at Kroll Heights and The Elms. It was discussed with this man, and now all of a sudden he wants a fence on the roof or some kind of "thing" because under a "projected" OSHA requirement, not one that currently exists; and under the new administration, there will be no OSHA requirements. SHA had a horrific experience with a fence planted into a wall at The Elms causing water infiltration down into people's apartments, terrible job done by the roofing company, paid lots of money to have it patched two times since Mr. Marra's been ED. There is no way he's putting up a fence. There were no other problems with the buildings other than minimal items.

FYI

Mr. Marra reminded the Commissioners they must submit their FDS; deadline is May 30th.

REMARKS OF CITIZENS – nothing at this time

ADJOURNMENT

Motion to adjourn made by Commissioner Harper; seconded by Commissioner Suarez.

VOTE: AYES/All Present Commissioners (6)

Absent: Grecco

Respectfully submitted, Deborah L. Alvarez