

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

March 24, 2016

This is a condensed transcription of the taped minutes as taken on Thursday, March 24, 2016, Imprevduto Towers, 600County Road, Secaucus, New Jersey.

Chairman Michael Harper welcomed everyone and called the meeting to order.

ROLL CALL

Chairman Michael Harper
Vice-Chairman Michael Schlemm
Treasurer Richard Fairman
Commissioner Patricia Mondadori

Absent:

Commissioner Roger Adriaenssens
Commissioner Michael Grecco
Commissioner Frances Jodice

Also Present:

Executive Director Christopher Marra
Deputy Executive Director Jake Naszimento
James Burke, Esq., Counsel to the Authority
William Ketchen, CPA
Lisa Petrosky

Executive Director Christopher Marra read 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, 2015. 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 led by James Burke and recited by all present.)

APPROVAL OF MARCH 1, 2016 SPECIAL MEETING MINUTES

Motion to approve made by Vice-Chairman Schlemm; seconded by Commissioner Fairman.

VOTE: AYES/All Present Commissioners (4)
Absent: Adriaenssens/Grecco/Jodice

PAYMENT OF CLAIMS FOR MARCH 2016

Commissioner Fairman asked about the final payment on bathroom renovations, and was there any grant money not used. ED Marra said \$71,000 has not been used. He's waiting for the cancelled check to come back, he will forward it to Hudson County and they will return \$71,000. Punch list is signed off on. There is a one-year warranty on the bathrooms, in case anything breaks.

Motion to accept payment of claims made by Vice-Chairman Schlemm; seconded by Commissioner Mondadori.

VOTE: AYES/All Present Commissioners (4)
Absent: Adriaenssens/Grecco/Jodice

RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM*

Lisa Petrosky spoke about the RFP sent out for financing on RAD Transaction. 3 proposals were received: Lakeland Bank, Bogota Bank and Love Funding. (*A booklet was distributed to Commissioners so they could follow along. This booklet contained all the necessary information. Minutes are not going into great detail.) Lisa explained about the 3 banks' interest on loans; mortgage availability, terms and conditions; summary of financing proposals; financing summary. Commissioner Fairman asked if there was a prepayment penalty. Lisa said no, but there are restrictions on prepayment from each bank. SHA can make a \$100,000 payment that can go straight to prepaying the mortgage. Lisa talked about tax-exempt bonds using Lakeland/Bogota Proposal. Commissioner Fairman added Bogota only has prepayments in the first five years. Lisa said put the money into the bank, let it sit, and in year 5-6, pay a big chunk. If SHA needed extra money to make repairs, if more money has been put into replacement/reserve account, there would be the extra \$100,000 available. Each offer was laid out in the booklet for the Commissioners to go over.

The lenders have agreed to meet with the Commissioners, if requested. Bogota is SHA's financial institution now. Lisa requested Lakeland submit their transaction costs, as they would require SHA to move its money to them, which is normal when they are providing a loan. Commissioner Fairman asked about the present mortgage. Lisa stated it is with HMFA, which is required to be paid off at the refinancing. The amount is around \$910,000. Commissioner Fairman asked if Lakeland and Bogota would do an interest rate swap for SHA. Lisa said she'd have to ask, but SHA will be issuing their own bonds, and the bank is purchasing them. Commissioner Fairman said if interest rates start moving down the road, it will be a little bit of rate protection. Lisa said in 15-years the loan will be paid off. Commissioner Fairman asked if the banks would sell the loan or will they hold it themselves? Mr. Katchen said it's not a marketable bond.

Commissioner Fairman asked about the appraisals on each building and must all three buildings be included. Lisa answered they're about \$50,000/unit. Mr. Katchen answered probably closer to \$75,000. Lisa said it's a HUD matter that all three must be included. Mr. Katchen added it would equal \$22 million based on \$60,000/unit. Lisa added down the road if more money was needed, a second mortgage might be obtained. Discussion followed about size and stability of each bank. Mr. Katchen said Lakeland is in growth spurt in Bergen County. Bogota only has 3 branches, but on a campaign to pick up more governmental deposits. They now have Bergen County Housing Authority, who has \$20 million with them. They are very conservative, well run and keep the mortgage. Mr. Burke, Esq. added many of their bankers were with Hudson United. Discussion ensued about property, cash flow to debt service and 1.10 coverage, which is what banks require for first 10 years. Lisa said SHA is being very conservative in looking at lenders and the underwriting of the loan.

Commissioner Fairman talked about the interest rate fees, asking about the 3.75 and 3.25. In actual math, it isn't a lot of money. Lisa answered Bogota is based on prime plus one-quarter. Lakeland is based on Federal Home Loan Bank 10 rate plus 2.25 times their tax-exempt ratio. It changes based on what's going on at the bank. They're not based on prime, but Federal Home Loan Bank, which is extremely low. Commissioner Fairman said SHA would pay 3.25 to one and 3.75 to the other. Bogota at 3.75 stays fixed for 15-years. Lisa said Lakeland at 3.25 stays fixed for 10 years and after 18 years, there is a \$54,000 difference; that isn't a really big amount, and is it worth moving SHA's money from Bogota to Lakeland. Lisa said who will give you better service for your banking needs and saving on banking fees from one to the other might make up some of the \$54,000 over 18 years. Commissioner Fairman said its \$10,000 a year. Mr. Katchen said over 18 years it's about \$3,500/year. Lisa said Bogota said the fees are about \$5,000; Lakeland says \$15,000. Lakeland has done one of these transactions with Madison Housing Authority. ED Marra said three people in the office deal with Bogota: Jake, Fran and himself plus Bill and Sandra.

Mr. Katchen said they have to provide SHA with and continue to provide full collateralization of \$250,000; provide you with a Federal Home Loan Rate, letter of credit for anything over \$250,000, which costs them 18 bases points on the value and charge SHA zero fees and pay SHA interest on dollar one at .45%, which is a very good relationship. Commissioner Fairman said SHA is funding half of the loan by SHA's own deposits, which is a very material consideration in a bank of that size.

Mr. Ketchen added at the end of the day, Bogota will have less money than they do now because reserves are going into a pot, which will pay off debt service that's existing, and SHA will borrow money that's going to be spent in the first few years for capital improvements. Commissioner Fairman said the cash position has to be adjusted down as well. Lisa added \$2 million will come in and \$1.2 million will go out in repairs.

Vice-Chairman Schlemm asked about the variable rate, which is fixed 15-year rate and the limit is 6 percent, meaning whatever is going on at that time. Lisa said prime plus one-quarter, but not higher than six percent. Lakeland is 10-years and highest it can go is 3-1/2 over 3-1/4, which could be 6.75 in the 11th year. Lisa said when they looked at it; they took worst case scenario – 6-3/4. VC Schlemm added Love Funding has high fees and for all intents and purposes, off the table. Lisa said she sent out the RFP to 10 banks, and they're one of the people that responded. Lisa did say she was surprised only three responded, but some are just not interested. TD Bank was initially interested, but their rates are high and SHA wants tax-exempt. Capital One is not interested. Commissioner Fairman added if community banks are real estate-orientated, they would seem to be the most applicable source, as opposed to big, commercial underwriters. Mr. Katchen asked the Commissioners if their next step was to interview the bankers. ED Marra said his only availability was Monday, Tuesday or Friday of the following week. Mr. Ketchen said Tuesday morning, as did Mr. Marra, Chairman Harper and Lisa. Lisa will coordinate the meeting – March 29th.

Commissioner Fairman asked if SHA would then take SHA's deal to HUD afterwards. Lisa said yes, and then do all the documentation for the financing plan. Bank gives SHA a term sheet, which is not a final term sheet because things could change; submit it to HUD and wait for HUD review.

(At this point in the meeting, Mr. Katchen and Ms. Petrosky left.)

REMARKS OF CITIZENS

PAULETTE, Apt. 1202, asked if Towers or Elms were getting a new roof, as every time it rains, she has a leak. Mr. Marra explained what they'd heard this evening about RAD and financing, borrowing of money is for four projects: (1) replace

air handler on roof of Towers; (2) change roof here in 2017; (3) new roof at the Elms, which is the original roof in 2017; (4) convert Elms from electric to gas heat.

KATHLEEN, Apt. 302, asked if new washing machines were in the budget. Mr. Marra said there's no budget to replace washers/dryers. She said they were old and break down. Mr. Marra agreed and will look to see when they were purchased. The ones replaced in Kroll Heights were broken and not working, especially the dryers. He will go through invoices and ask how many repairs they've done in the past year. There are four washers/four dryers. Kathleen asked why there was only one cleaning man for all 3 buildings. Kroll Heights is always clean. Why isn't there a cleaning service? Elevators are dirty. Certain people are destructive and given more than 3 chances. She suggested the office be firmer with them. The laundry shelf is dusty, corners are filthy. Kroll Heights always looks clean. Mr. Marra said 4 years ago it was decided to change from a cleaning company to one custodian. Prior to the 1990's SHA had one custodian. When Fabian left, a cleaning company was hired and now back to custodian. Kathleen said make-up of people has changed over time. Someone should inspect an apartment on each floor. Mr. Marra answered once a year apartments are inspected; 6 times a year exterminators come in. Kathleen added they come in, look in one cabinet and say okay, you're fine. ED Marra has been here 5 years with 3 different exterminating companies, each doing the same thing: come in, open cabinet, put glue in, close cabinet. If no one says I have bugs, that's what they do. He added they are paid 83 cents a unit. Mr. Marra asked the audience if the building is infested with bugs or rodents. No, they said. Mr. Marra said mostly residents are doing the job by keeping the place clean. Even before Mr. Marra came to work here, that's what exterminators did. If you have an issue, say something to the exterminator. On the first floor at The Elms in springtime, residents get many get ants. If the man cannot treat them that day, they come back. Some things came out of the drains because the water wasn't run too often, it was addressed. The bed bug issue in this building was addressed and resolved in a timely manner.

ED Marra said regarding the custodian, twice a year for all 3 buildings, carpets get extracted, tiling gets stripped and waxed – washroom floor, e.g. Someone back in October spoke to Mr. Marra about dust behind washers/dryers. He had them clean that area, which is building back up again. Greg can clean it now and it will be cleaned again in May, which is part of their service. Prior to Greg being here, a mother/daughter did the cleaning. One started at the bottom, one started at the top of the Towers. One worked at The Elms, one in Kroll and they'd meet here at 10 PM; 1:00 AM, they were gone. Most of the complaints here are about the elevators, but Mr. Marra does get complaints from other buildings. Sometimes it's about a public restroom or perhaps a floor needs vacuuming. Greg has to do 3 buildings in 7 hours, and has a schedule of different things to do each day.

It was suggested that signs in English and Spanish be put up near the dryers that indicate a person should empty the dryer filter. Paper signs are falling down. Something sturdier needs to be hung there. The laundry room does have cameras.

MICHAEL PASCAL – Apt. 203 – spoke about the electric bill. He was not in his apartment 21 days in January with no heat on. The 10 days he was there, he got a PSE&G bill for \$98. Michael spoke with Mr. Marra and Linda in the Office requested PSE&G come to check the meter. They said no, unless there was a problem for 3-4 consecutive months. Michael also said there's no heat in the bathroom and you need to use the infrared light to warm the bathroom before a shower. Mr. Marra said no building has heat in the bathrooms. Kroll doesn't pay for heat. Mr. Marra reminded them they get a \$70 utility allowance, which comes off their rent, whatever it is, but is not meant to pay the entire bill.

VINCENT, Apt. 207, said he gets \$200 utility bills, but put a plastic drop cloth over the bedroom window and it brought his bill down to about \$130 in the coldest months. Mr. Marra said Vincent's window needs some extra chalking, which will be done when the plastic is removed after the winter.

Mr. Marra said Kroll has gas heat. SHA pays the gas heat at Kroll. Kroll pays their electric. When it's hot in the summertime and they run 2 units, their bill might be \$120. Now it's about 40-\$50.

LINDA CROWLEY, Apt. 304, said there are heaters in the hallways, which she has requested be cleaned since last winter, but it hasn't been done as far as she knows.

CHARLOTTE REINER, Apt. 404, asked about the heating units. Her thermostat goes off and on, getting to 78 degrees and then cool air comes out every five minutes or so. Within a half hour her apartment is cold. She did say Mr. Marra has been checking it out. The man checked it out and said nothing was wrong.

BERNISE CALDER, Apt. 802, said her heating/cooling unit needs rewiring.

A Spanish speaking woman said her one bill was \$146, next month \$166.

One gentleman asked about new carpeting. Mr. Marra said there are no plans for this year or next year, as there are four major projects next year. Mr. Marra explained the Housing Authority has less money for the last 6 years. There are two grants received – operating and capital. Over the last 7 years, the grants have declined. This year \$261,000 for capital, but only have \$150,000 because in 2007, SHA borrowed money to make many improvements – bathrooms here and waterproofing which has to be paid back. To change windows here would be \$500,000. The budget being submitted tonight and for the last 6 years is in deficit. The budget begins April 1st and is \$44,000 short of being balanced.

When Mr. Snyder was here, he got more money from HUD and he was working in two other housing authorities, which generated extra income for SHA, allowing it to do extra projects. When he retired that extra money went away. This is why many housing authorities are converting to RAD. The Elms' windows are 20 years old, here 30 years old. Elms changed windows in 1997 - \$337,000 and have more windows than here.

VINCENT asked about the \$70 utility allowance, which hasn't gone up since the building was created. Mr. Marra said a utility allowance study will be done for 2016. Vincent said COMCAST is very expensive. Mr. Marra said when Fios comes, the cost might be better.

Someone asked if there was Wi-Fi in the building. Mr. Marra thought it was up in the Community Room. He has it in his office at 700 County Road. This building does have a "hot spot". Several people said the computers don't work any more. Mr. Marra will look into getting them fixed.

ELEANOR, Apt. 1005, said her neighbor had a fire about a year ago. At the time Eleanor was told there was fire, just a smoke detector malfunction. When she was talking to Linda and Terry, Eleanor said her alarm went off for 45 minutes and at 4:45 A.M. there actually was a fire. Joe from Maintenance said it was a fire and Rose, her neighbor, was the problem. Vincent added Rose terrorizes the entire building. No one is allowed in the Penthouse if she's there, she feeds the squirrels, and removes items from people's doors.

ED Marra said in this building, since he's been here, two people have been evicted – a person in dementia, but did something physical to someone else and another person, which cannot be discussed. Others have been taken to court, and it is near impossible to evict someone, but these signed papers they would leave before receiving the official eviction on the record. A few of those mentioned this evening have received notices "Motion to Cease". Minor annoyances cannot be counted. Removal of decorations occurs in each of the buildings. People asked about security guards. ED Marra explained 24/7 would be very expensive, and not realistic. People are not getting robbed or assaulted here. Mr. Marra will work on the laundry room issue and the man's issue with his window on Monday.

(8:10 P.M. - At this point in the meeting, members of the public left the room.)

RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM* Continued

ED Marra spoke about Phase I, Environmental Assessment by EMG. He has 3 reports in digital form – 900 pages. He also has 6-page document "Part 58", which EMG answers; Mr. Marra brings it to Secaucus' Engineer, she signed all three; Mr. Marra uploaded to RAD web site. Today SHA received the final PCA, Excel spreadsheet and the booklet they reviewed. Monday that will be

uploaded to RAD web site. Once everything is done with the bank, SHA will be all done. Mr. Marra handed out the billing up-to-date. New item was NW Financial and DeCotiis - \$569.

FINANCE COMMITTEE

Next is Resolution to adopt the budget. He received an email today from Department of Community Affairs, which says they reviewed SHA's budget and SHA has been approved to proceed and adopt their budget.

2016 ADOPTED BUDGET RESOLUTION 2016-12

SECAUCUS HOUSING AUTHORITY

FISCAL YEAR: FROM: April 1, 2016 TO: March 31, 2017

WHEREAS, the Annual Budget and Capital Budget/Program for the Secaucus Housing Authority for the fiscal year beginning April 1, 2016 and ending, March 31, 2017 has been presented for adoption before the governing body of the Secaucus Housing Authority at its open public meeting of January 28, 2016; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$ 4,267,224, Total Appropriations, including any Accumulated Deficit, if any, of \$4,337,520 and Total Unrestricted Net Position utilized of \$70,296; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$150,000 and Total Unrestricted Net Position planned to be utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of Secaucus Housing Authority, at an open public meeting held on January 28, 2016 that the Annual Budget and Capital Budget/Program of the Secaucus Housing Authority for the fiscal year beginning, 4.1.2016 and, ending, 3.31.2017 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

(Secretary's Signature)

(Date)

Governing Body
Member:

Recorded Vote
Aye Nay Abstain Absent

Chairperson Harper
March 24, 2016

Vice Chair Schlemm
Richard Fairman
Roger Adriaenssens
Michael Grecco
Frances Jodice
Patricia Mondadori

Motion to approve 2016 budget made by Commissioner Fairman; seconded by Commissioner Mondadori.

VOTE: AYES/All Present Commissioners (4)
Absent: Adriaenssens/Grecco/Jodice

Mr. Marra reported a little over \$400 was made on govsales; he shared the monthly account balances; monthly savings on electric consortium. Mr. Marra requested the Commissioners fill out the financial disclosure form for 2016. Deadline is April 30th.

POLICY COMMITTEE

RESOLUTION #2016-13 – REVISION OF FLAT RENT SCHEDULES – EFFECTIVE 4/1/16

The Flat Rent Schedule is being revised effective April 1, 2016. There were two public hearings with no one coming to the hearing. Mr. Marra met with the few individuals, explaining why the flat rent is going up, which they might not have to do if they stop working. Resolution 2016-13 is the Revision of the Schedule.

Motion to approve made by Commissioner Schlemm; seconded by Commissioner Fairman.

VOTE: AYES/All Present Commissioners (4)
Absent: Adriaenssens/Grecco/Jodice

Resolution 2016-13

*Resolution Revising the Flat Rent Schedule for the Secaucus Housing Authority
Effective April 1, 2016*

WHEREAS, the Housing Authority of the Town of Secaucus was duly created as an agency and instrumentality of the municipality of the State (the Local Unit) in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 State, and acts amendatory thereof and supplemental thereto (N.J.S.A. 40A:12A-1 *et seq.*) (the Housing Law); and

WHEREAS, The U.S. Department of Housing and Urban Development (HUD) has mandated that a Flat Rent schedule be used by all Housing Authorities to allow tenants in public housing to choose between an income based rent and a Flat Rent; and

WHEREAS, the FY 2014 Consolidated Appropriations Act- Section 210 and Section 234 requires that Flat Rent schedule be no less than 80% of the Fair Market Rent (FMR); and

WHEREAS, the Secaucus Housing Authority's current flat rent schedule does not meet the statutory provision for its one bedroom and studio apartments.

NOW THEREFORE BE IT RESOLVED, that the flat rent schedule for public housing be revised as follows effective April 1, 2016

The Elms

Bedroom Size	Fair Market Rent	80% of FMR	Current Flat Rent	Revised Flat Rent w/utility cost
Studio	\$1,076	\$861	\$820	\$874
1 BR	\$1,235	\$988	\$900	\$1,001

Kroll Heights

Bedroom Size	Fair Market Rent	80% of FMR	Current Flat Rent	Revised Flat Rent w/utility allowance
Studio	\$1,076	\$861	\$782	\$836
1 BR	\$1,235	\$988	\$862	\$963

Impeveduto Towers

Bedroom Size	Fair Market Rent	80% of FMR	Current Flat Rent	Revised Flat Rent w/utility allowance
1 BR	\$1,235	\$988	\$817	\$918

Commissioners	Ayes	Nays	Absent
Chairman Harper			
Vice Chairman Schlemm			
Commissioner Adriaenssens			
Commissioner Fairman			
Commissioner Grecco			
Commissioner Jodice			
Commissioner Mondadori			

There was a one-page synopsis about housing agency waiting list and demand for housing, which is a report about how long the lists are, done by PARHRC.

BUILDINGS & GROUNDS

Mr. Marra said the French drain was installed. There has been no heavy rain in the last 24 days. The apartment is pretty dry. April 4th they will start and

construct the retaining wall outside. When it rains and everything is deemed okayed, the apartment will be rehabbed.

Two pre-bid meetings for architectural engineering services were held; one at The Elms, one at Kroll Heights. Three engineering companies showed up at each meeting. Purpose was to replace air handler and condensing unit at The Elms, which are from 1975. Meeting here was to replace controller for heating system and to write a report on how SHA can work to extend useful life of those boilers providing heat to residents at The Elms. Quotes were received for trash compacter and two quotes for Elms emergency call system. Tyco will give SHA the third quote, probably too high, based upon a meeting with them. Tyco is in Kroll Heights and the Towers. These three are all projects being paid for with 2016 capital funds.

HOUSING CHOICE VOUCHER PROGRAM – Deputy Executive Director Naszimento

For March 1st, \$183,892 was spent, below the \$185,000 SHA tries to spend. April 1st the amount will be close to \$180,000. People have moved away or passed away. Jake will be contacting four families tomorrow to join the program. HUD is considering scrapping the way SHA inspects apartments. It is called HQS – Housing Quality Standards. HUD feels that for the larger housing authorities throughout the country, the inspectors are not addressing all the issues that inner city apartments face, particularly life-threatening issues. Authorities are allowed 30-days to do repairs. HUD feels that is too long concerning bad wiring, etc. They hope to switch to UPCS, which is how public housing units are inspected. With UPCS there is L/T or **life threatening** SHA needs to be recertified, it will be done right here.

NEW BUSINESS

Mr. Marra discussed item in Commissioners' packet, "HUD Considers Rulemaking on Over-Income Households". There are only a few people here that it concerns. At a meeting today, ED Marra said, there is a piece of legislation – HR 3700 – but this passed the House of Representatives unanimously on 2/2/16 and nothing passes unanimously in the House. It is called **The Housing Opportunity to Modernization Act** which affects a lot of areas that are affecting public housing, and ways in which the FHA and others do for the purchase of condominiums. Two most important things that might impact SHA are: a housing authority may not rent a dwelling unit or assist families with net family assets exceeding \$100,000 annually or an ownership interest in a property that is suitable for occupancy.

Right now you can make \$10,000 a year and have \$1 million in assets and probably qualify to live here. There are about 10-12 people, not flat renters, who have assets that exceed \$100,000 living here right now. Problem is they make \$23,000 in Social Security or small pension. This piece of legislation needs to be

revised to reflect geographic differences, you can technically own your house and move in here, because you're in the process of selling your house, so technically if this passes as it is, if you're still living in your house, you can't submit an application. Chairman Harper added one person had a shore house. ED Marra added if they don't change the \$100,000 number to make it geographically relevant, i.e. Nebraska compared to New Jersey.

Lastly, HUD has to develop a mechanism to disclosing information, PHAs, for employment and income verification. Right now HUD has a system called EIV – **Employment Income Verification** – but they want this to be better, because the present system is not good. They are 16-months behind.

Chairman Harper said regarding the \$100,000 SHA reassesses every year; there is no grandfathering here. Mr. Marra said they would be grandfathered to stay, but people in the future would not be grandfathered.

ED Marra said now he receives new rules and regulations each week, which has not occurred in all the six years he's been at SHA. He mentioned Julian Castro, Secretary of HUD, who is a possible Vice-President candidate for Hilary Clinton. He was the keynote speaker at the 2012 Democratic convention, and former Mayor of San Antonio, Texas.

ADJOURNMENT

Motion to adjourn made by Commissioner Mondadori; seconded by Commissioner Schlemm.

VOTE: AYES/All Present Commissioners (4)
Absent: Adriaenssens/Grecco/Jodice

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber