

REGULAR MEETING  
HOUSING AUTHORITY OF THE  
BOROUGH OF CLIFFSIDE PARK

October 12, 2011

Meeting called to order at 4:00 P.M. by Executive Director. The meeting was opened by the Executive Director reading the Open Public Meeting Act Statement.

PRESENT:

Peter Colao, Chairman  
Sam Carafa, Vice Chairman  
Sal Spoto, Commissioner  
Janet Merrill, Commissioner  
Ralph Calabrese, Commissioner  
Harry Guttilla, Commissioner  
Lynn De Lucia, Commissioner

ABSENT

ALSO PRESENT

Joseph Capano, Executive Director  
James Santasiero, Assistant Executive Director  
Bill Katchen, Accountant  
Paul Marino, Attorney  
Arnold Mazzone, Maintenance Supervisor  
Linda-Phillips-Perez, Senior Activity Center Coordinator

Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the September 14, 2011 regular meeting and closed session meeting. Motion to approve the minutes of the September 14, 2011 regular meeting and closed session meeting made by Commissioner Carafa, seconded by Commissioner Calabrese. Vote of the board was ayes, seven – nays, none.

- HA Expansion – Update.
- Bergen County CDBG – 2011-2012 Grants.
- HCVP (Section Eight) – Adopting new payment standards. Motion made by Commissioner Colao, seconded by Commissioner Merrill. Vote of the board was ayes, seven – nays, none
- HUD Offset Calculation – Recapturing Operating Reserves.
- Vacant Apartments – See attachment A
- Section Eight – See attachment B
- Investments – See attachment C

**Chairman's Report-** Chairman Colao had no formal report. Chairman felt that everything was covered in the Executive Director report.

**Finance Committee** – No report.

**Buildings and Grounds Committee** –Joseph Capano, Executive Director, and Arnold Mazzone, Maintenance Supervisor, gave an update of the ongoing capital improvement projects at the Housing Authority.

**Personnel Committee** – No Report.

**Activity Center Report** – Linda Phillips-Perez, Senior Coordinator gave the Board an update on current events and events that will be held in future. She indicated that the center is preparing for annual Senior Holiday Party.

**Old Business** – None.

**New Business** – None.

**Resolution No.54- 2011:** (CDBG 2011-2012 Grant Award Contract (Activity Center)) Motion made by Commissioner Guttilla, seconded by Commissioner Spoto. Vote of the board was ayes, seven– nays, none.

**Resolution No.55- 2011:** (Approval for Travel to NAHRO Conference Joseph Capano, Executive Director & Frank Merchand, Director of Operations) Motion made by Commissioner Calabrese, seconded by Commissioner Carafa. Vote of the board was ayes, seven– nays, none.

**Resolution No.56- 2011:** (CDBG 2011-2011Grant Award Contract (Hot Water Boilers 500 Building)) Motion made by Commissioner Guttilla, seconded by Commissioner Spoto. Vote of the board was ayes, seven– nays, none.

**Resolution No.57- 2011:** (Award of A/E Contract Brick Evaluation 550 Building) Motion made by Commissioner Merrill, seconded by Commissioner Carafa. Vote of the board was ayes, seven– nays, none.

**Resolution No.58- 2011:** (Award of Actuarial Services (GASB 45)) Motion made by Commissioner Guttilla, seconded by Commissioner Calabrese. Vote of the board was ayes, seven– nays, none.

**Resolution No.59- 2011:** (Partial Payment #1 to Minhas Construction Corp.) Motion made by Commissioner Spoto, seconded by Commissioner Carafa. Vote of the board was ayes, seven– nays, none.

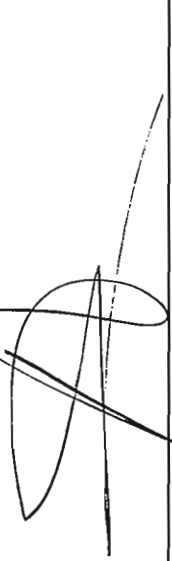
**Resolution No.60- 2011:** (Rejection of bids and Re-Evaluate for HA Expansion Plan) Motion made by Commissioner Merrill, seconded by Commissioner Spoto. Vote of the board was ayes, seven– nays, none.

**Resolution No.61- 2011:** (October 2011 Bills) Motion made by Commissioner Spoto, seconded by Commissioner Carafa. Vote of the board was ayes, seven– nays, none.

**Commissioners' Comments** - None

The Chairman opened the meeting to the public, there being no public present the public portion was closed.

Motion made to adjourn by Commissioner Spoto, seconded by Commissioner Calabrese. Vote of the board was ayes, seven - nays, none.



Peter Colao, Chairman



Joseph Capano, PHM  
Executive Director

I hereby certify the above is a true copy of the minutes of the October 12, 2011 regular meeting.

	Moved	Second	Ayes	Nays	Absent	Abstain
Commissioner Colao			✓			
Commissioner Carata		✓				
Commissioner Spoth	✓					
Commissioner Merrill					✓	
Commissioner Calabrese			✓			
Commissioner Guilfoyle			✓			
Commissioner De Luca			✓			