

REGULAR MEETING  
HOUSING AUTHORITY OF THE  
BOROUGH OF CLIFFSIDE PARK

June 8, 2016

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  
Michael, Turek, Maintenance Coordinator  
Linda Phillips-Perez, Senior Coordinator  
Paul Marino, Attorney

Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the May 11, 2016 regular meeting. Motion to approve the minutes of the May 11, 2016 regular meeting made by Commissioner Guttilla, seconded by Commissioner Carafa. Vote of the board was ayes, five – nays, none- abstain, two.

- **Heating Boiler 500 Building** – Attorney review of RFP. Paul Marino, Attorney, reviewed both proposals. Paul Marino, discussed that he reviewed both proposals and concluded that LAN Associates appears to be more qualified on these points; larger company with engineers in house, extensive work experience with this type of job throughout the state, and their proposal was more comprehensive, allowing for the possibility of variations to the design. Motion to appoint LAN Associates made by Commissioner Carafa seconded by Commissioner Guttilla. Vote of the board was ayes, six– nays, one. Paul Marino, proposal review notes are located in his file at Housing Authority offices.

- **FYE Ending 3/31/2016** – Budget to Actual.
- **Vacant Apartments** – See attachment A
- **Section Eight** – See attachment B
- **Investments** – See attachment C

**Chairman's Report-** Chairman Colao thanked Paul Marino, Housing Authority Attorney, for his review of RFP for heating boiler project for architect/engineers. He thanked staff for all efforts in having a surplus for FYE 3/31/2016. At this time when HUD funding is cut we were able to balance budget and have a surplus. Chairman indicated that a Section Eight CD will mature soon. We should start shopping it around for best rate. Chairman had nothing else to report.

Finance Committee – None.

Buildings and Grounds Committee –Joseph Capano, Executive Director, and Michael Turek, Maintenance, gave an update on maintenance projects. Some small capital improvement projects are in works.

Personnel Committee – None.

Activity Center Report – Linda Phillips-Perez, Senior Coordinator, gave the Board an update on Senior Activity Center events and programs.

Old Business – None.

New Business – None

Resolution No.29- 2016: (Award of Accounting Services Contract) Motion made by Commissioner Merrill seconded by Commissioner DeLucia. Vote of the board was ayes, Seven– nays, none.

Resolution No.30- 2016: (Award of Preventive Sewer Maintenance Contract) Motion made by Commissioner Colao seconded by Commissioner DeLucia. Vote of the board was ayes, Seven– nays, none.

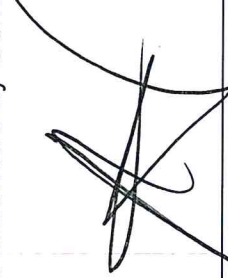
Resolution No.31- 2016: (Payment in full to J.J. Sinisi Inc.) Motion made by Commissioner DeLucia seconded by Commissioner Carafa. Vote of the board was ayes, Seven- nays, none.

Resolution No.32 - 2016: (June Bills 2016) Motion made by Commissioner Guttilla, seconded by Commissioner Carafa. Vote of the board was ayes, seven– nays, none.

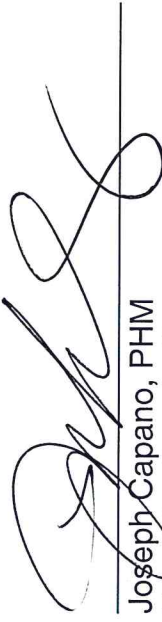
Commissioners' Comments – None.

The Executive Director opened the meeting to the public, no comments from public, the public portion was closed.

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



Peter Colao, Chairman



Joseph Capano, PHM  
Executive Director/Secretary

	Moved	Second	Ayes	Nays	Absent	Abstain
Commissioner: Colao						
Commissioner: Carafa		✓				
Commissioner: Spolo			✓			
Commissioner: Merrill			✓			
Commissioner: Callabresa			✓			
Commissioner: Guttilla			✓			
Commissioner: DeLucia			✓			

I hereby certify the above is a true copy of the minutes of the June 8, 2016 regular meeting.