Centinaro



**Executive Board**

**Monthly Meeting Minutes**

**May 25, 2017**

**Rutgers Club, New Brunswick, NJ**

Present: Joseph Billy, Jr., President

Victor Cirilo, Senior VP

Christopher Marra, Recording Secretary

Gary Centinaro, VP Member Services

Eric Chubenko, VP, Housing

Janice DeJohn, VP, Professional Development

John Mahon, VP, Legislation

Rick Iovine, Trustee

Louis Riccio, Trustee

Randy Woods, Trustee

Bill Snyder, Service Officer

Jack Warren, JIF Representative

Absent: Douglas Dzema, Treasurer

Grace Dekker, Corresponding Secretary

Robert DiVincent, Trustee

E. Dorothy Carty Daniel, VP, Commissioner - **Excused**

Richard Keefe, Trustee

Vernon Lawrence, VP, Community Development

John Clarke, Trustee

Ronald Van Rensalier, Trustee

Sherry Simms, Trustee

Susan Thomas, Trustee

Madeline Cook, Immediate Past President

President Joseph Billy, Jr. welcomed everyone to the May 25th meeting at approximately 10:30 a.m. President Billy noted that attendance was taken without a roll call by the Recording Secretary. President Billy then asked for approval of the March 23 minutes taken by Victor Cirillo and e-mailed to everyone the previous evening.

Louis Riccio made a motion to accept the minutes of the March 23rd meeting. The motion was seconded by John Mahon and unanimously approved.

President Billy then transitioned into reports. President Billy reported that through John Mahon, NJNAHRO was reached out to by Senator Menendez where they asked for a letter of support for legislation which he is proposing to revise the FSS program and combine public housing and Section 8 into one operating system, which makes a world of sense. So we sent a letter of support to the senator telling them that our team is into and we would lobby or give testimony. The legislation looked really positive.

John Mahon indicated that the legislation was bipartisan. Many people indicated that the federal government had already combined the grant.

Victor is not here yet, but will be here soon.

Doug is in Sayreville and said he would try to come. He did not provide any financials, so I do not have a treasurer’s report.

Christopher Marra – No report.

President Billy then asked Janice DeJohn to give her report on the NJNAHRO Scholarship Program.

Janice DeJohn Professional Development and Scholarship. Janice handed out a memorandum that she has supplied to all the housing authorities with grant recipients laying out the parameters of the documents and other item necessary to be collected each year for the student to be reinstated for their scholarship. In addition, Janice handed a memo on the applicants for this year and a spreadsheet on all outstanding scholarships.

Janice then stated that Eric brought up an issue to me for a recipient he had in Carteret. The person is in the third year of the scholarship, but the family moved out of public housing. Would this person be eligible for the remainder of the scholarship?

Eric stated that the family left subsidized housing, but it came up as a question. Before I tried to track him down, I wanted to make sure the board was ok with this.

The board was ok with this and the board and Janice agreed to track him down and tell him he is still eligible.

The Scholarship Committee met on May 9. The memo from Janice had all the applicants. There were a total of 9 applicants who were currently graduating from high school and two non-high school applicants.

The committee is recommending that the following applicants be awarded a four (4) year $1,500 annual scholarship:

Kaden Mobley (Boonton Housing Authority)

Joseph Saez (Boonton Housing Authority)

Bianca Hooper (Franklin Housing Authority)

Mena Kerrellas (Bayonne Housing Authority)

The committee also is recommending that the following head of household be awarded a one-time $1,500 scholarship.

Angie Retuerto (Passaic Housing Authority)

Janice distributed a detailed memorandum on all the candidates. In addition, she provided everyone with an update on the outstanding balances still owed to students.

NJNAHRO is currently committed to paying out $15,000 in scholarships for all previous awards. If this recommendation is accepted, the 2017 obligation would be a total of $22,500.

In 2013, a total of $19,000 was paid. In 2014 and 2015, NJNAHRO paid $24.000 annually. In 2016, $22,000 was paid out due to the reduction of the scholarship from $2,000 to $1,000.

Louis Riccio made a motion to accept the recommendations of the Scholarship Committee. Lou continued we have more than enough money to support this and future scholarships and noted the fine job that Janice DeJohn has been doing with this program since taking it over a few years ago. It takes a lot of work to do this, especially just keep tracking of these people to get them reinstated every year. Now that all the parameters are clearly laid out and everyone knows if you do not get us the information in a certain time, you are not getting the funds.

The motion was seconded by John Mahon.

President Billy, Jr. then asked for a vote and the motion was adopted unanimously.

Victor Cirilo arrived and gave a report. He told everyone that Ron Van Rensalier sent everyone a report via e-mail the previous night outlining HUD’s proposed budget for next year which has substantial cuts.

Eric Chebunko talked about PIH Notice 2017-07 **Guidance Related to (1) Eligibility for Potential Shortfall Funding Under the Calendar Year (CY) 2017 Housing Assistance Payments (HAP) Renewal Set-Aside for the Housing Choice Voucher (HCV) Program and (2) CY 2017 Administrative Fees**

Louis Riccio added that just along the same lines for RAD, the recent budget adopted increased the RAD units to 225,000. Most people believe that when the new budget is adopted for FY ’18, this administration will increase it again.

John Mahon – Legislation - the legislation is that the budget dropped and everything that is going to go along with that. The associations have all put something out in some form to give people a starting point, because there are cuts across the board.

Gary Centinaro – Members Services – A couple of things. In 2019, the NAHRO conferences will be in Boston and San Antonio. In 2018, the NAHRO conferences will be in San Francisco and Atlanta. After 2019, we made a motion to bring the choices to Member Services. We told the Board this is how is used to work until Saul Ramirez took it away.

There was then more conversation about the NAHRO methodology to choosing Conference location, led by Gary, Eric, and John. John Mahon added the choice of these locations has less to do with the cost of the rooms, but with the amenities NAHRO is getting toward the conference.

Bill Snyder the Service Officer then gave his report. Victor Figueroa

HUD has formed a task force the letter is due June 14. Did they clarify if this is in the same agency or across the board. The 2 for 1 could be interagency.

Snyder we could write a letter, but NJNAHRO would like to participate on the task force itself. Bill Snyder will draft the letter.

Bill Snyder asked if she got any applications for internships.

The next item is the November conference. I expect in the next month we will have a conference call talk about what will happen at this conference.

Bill Snyder, I am going to do a poll again in anticipation of the conference with HQS being one of the topics. I have talked to software companies and it is still lurking out there, but they are not doing anything with the hand held inspection devices, because they think the UPCS-V is going into effect at the end of the year. The Passaic Housing Authority is a BETA site. Victor Cirilo stated they came to our side walk the grounds and looked at our records. I think I got that from the legislative conference. Most people around the table that that was way too early.

Louis Riccio in terms of courses as long as you offer certification, they will come. Many people said they want to do another RAD training.

Bill Snyder continued, I will do a poll and collect that data. I am also going to do a smaller version of the newsletter in August that is geared to the November conference.

Lou and I asked the Secretary to come to New Jersey. We asked the Deputy Assistant Secretary to come, so we are going to look at that also. Lou Riccio discussed this with the scheduler Ann has not been confirmed yet. Tim Kaiser thinks she is very good and supportive of public housing. In addition, don’t forget at November we have to have an election. I will be contacting everyone to see fi they want to be reinstated and that is an important item. We could have her there for the general members assembly meeting date.

Bill Snyder reminded Lou that he need additional members on the nominating committee we have one vacancy on the nominating committee. Gary Centinaro volunteered to be on the committee.

Bill Snyder continued piggy backing on this committee, I want to talk about the issue of people not making meetings. At that time we have talked about keeping a spreadsheet starting January going forward to keep track of the meeting attendance. You do not want to do these things too quickly.

Susan Thomas sent me an e-mail that says she is on vacation and needs an excused absence. This also works in conjunction with the by-laws. There are no such things as an excused absence. The By-Laws read that if someone misses three consecutive meetings they will be off the board. If you do not want to change the by-laws, you could get into some bad situations.

Gary Centinaro – why don’t you send out a letter to people.

Janice DeJohn – we already did.

John Mahon - The difference now is if you have call in there is limited chance to miss a meeting now.

Joseph Billy, Jr. then read the section on attendance from the By-Laws.

Article VI, Section 10. Of the By-Laws reads:

“Any member of the Board of Trustees, who is absent from three (3) consecutive meetings of the Board of Trustees without a reasonable excuse, shall be automatically removed from the Board of Trustees.”

Bill Snyder – we only have 10 meetings. Here is what I suggest. I will send a notice out again, and I will be very nice about the fact that some people can not make the meeting. If you can not participate, please consider submitting your resignation and when things change at your authority resubmit your resume for consideration.

Randy Woods – How many commissioners are we allowed to have ?

Bill – We can have 22 and the immediate past president.

Chairman Billy then asked for approval of the bill list for April and May bill list.

Louis Riccio made a motion to approve the bills. Janice DeJohn seconded the motion.

President Billy, Jr. then asked for a vote and the motion was adopted unanimously.

**April 2017 Bill List**

Check # Payee Amount

1625 William Katchen, CPA $2,000.00

1626 Joseph M. Billy, Jr. $584.04

1627 MAHC $1,888.07

1628 All Ways Advertising $2,831.49

1629 Louis Riccio $200.00

1630 William Snyder $2,500.00

1631 William Snyder $507.41

1632 William Snyder $96.85

1633 William Snyder $2520.67

**May 2017 Bill List**

1634 Execu-Tech $2,500.00

1635 MAHRO $14,475.00

1636 Madeline Cook $417.01

1637 Barsis Faris $2,000.00

1638 Kaia Mobley $2,000.00

1639 Tiara Bryant $1,000.00

**2017 Spring Conference Report**

Louis Riccio reported that the conference this past April made about $25,000 to $26,000. The course made $15,000. We walked away with more than $40,000. The most we ever made on a conference.

There was then a lot of conversation about how funds (checks for registration) are sent to NJNAHRO and how this needs to be streamlined in the future with only one location getting checks for the conference. Lou is strongly pushing toward having some type of certification in November.

Bill Snyder asked about Procurement as a topic for the conference. Does anyone think this is a good topic? If we can get CEUs for that it will attract other people.

Currently, this conference is Monday, November 13, Tuesday, November 14, and Wednesday, November 15.

Louis Riccio talked about Nominating Committee.

Jack Warren is no longer on the board, due to his retirement. Dave Brown has resigned from the Board and Grace Dekker has sent Joe a note that she will likely resign in November

Lou stated that the committee would like to nominate Hector Fuentes, Chairperson, Jersey City Housing Authority, extremely supportive of NJNAHRO, Financially, they give a hefty donation of $2.500 per year. He will be active. He is a commissioner and represents a large housing authority.

The other person is Lynn Bartlett. She had to leave the board because he would not allow her to attend meetings. Lynn Bartlett is now the director the Bergen county Housing Authority. She told me that she has a large enough staff, that she I can always bring staff to help out. In the future there are other individuals. People have stopped sending us resumes. We know that there is going to be another opening. I am going to send a note to all executive directors who can serve on the board we would live love to get another commissioner on this board. We need to get new blood on the commissioner side.

There was another resume from February which was Domingo Senade from the Englewood Housing Authority. This is a temporary appointment to November, and the entire board is up for reelection .

Joseph Billy, Jr. do you think we should solicit any other resumes from people or do you think we need to take action.

Louis Riccio – I think we need to take action. Hector has been asking for a long time.

Victor Cirilo stated that Hector is with the Local 55 Initiative and that initiative is a resident training program and we have developed a successful program in the City of Passaic. He is always hands and there when you need him.

Joseph Billy, Jr. I just do not want to get any wrinkles. So I would whole heartedly support Hector, but on the second appointment.

Gary Centinaro I make a motion to accept the two names put forward by the Nominating Committee.

John Mahon seconded Gary’s motion.

Billy Snyder also mentioned that Lynn Bartlett is a woman and Board needs to have more women participating.

President Billy, Jr. called for vote, which was approved unanimously.

For next April, I solicited Borgata, Trop, Ceasers, and Harrahs. I spoke to someone from the Hard Rock and the only ones gotten back to me. It’s a toss up between the Borgata and Tropicana. The date is April 22, 23, 24.

A representative from the Rutgers Club told us that the Livingston Faculty Dining will open in September and the Rutgers Club will cease operation as it operates now. This facility will not be closed, but booked through the student center groups. The new address Livingston Dinning Commons 85 Avenue E in Piscataway. It is near the RAC in Piscataway brand new $7 million facility. The same staff is going over there. The only challenge will be the parking. They are putting in conference call and two monitors HDTV.

John Mahon noted the MARC Conference registration for Washington, D.C. in August opened up.

President Billy asked for a motion to adjourn. John Mahon made the motion and Eric Chebunko seconded the motion. President Billy, Jr. called for vote, which was approved unanimously.

The meeting ended at 11:50 a.m.