

**EXTRACTS FROM THE MINUTES OF THE
REGULAR MEETING OF THE HOUSING
AUTHORITY OF THE CITY OF SOUTH AMBOY
HELD ON MONDAY SEPTEMBER 12, 2016**

The meeting was convened and called to order and upon roll call those present and absent were as follows:

PRESENT

Sylvester Attardi
Joseph Connors
Paul Gulick
Grace Hoffman-Spencer
Edward O'Connor
Saverio Sagliocco

ABSENT

Lynn Ust

Also in attendance were Eric Chubenko Acting Executive Director, Mark Noble Deputy Director, Lawrence Stratton Director of Operations, RaeAnne Kukulski and Thomas E. Downs, IV Esq.. At the meeting, the following items were discussed.

1. The bills for July, August and September, 2016 were discussed. A motion to pay the bills was made by Paul Gulick seconded by Edward O'Connor. Vote 6-0

2. The Minutes of June 13, 2016 were discussed. A motion was made Paul Gulick to approve the minutes and seconded by Joseph Connors. Vote 5-0. Edward O'Connor abstained.

3. Mr. Stratton indicated to the Commissioners that he hoped to award the roof and gutter and leader contracts at the next meeting. He also indicated that the ACOP will need to be amended to conform to HUD's new directives. Bids are being prepared for the annual audit and the contract for the auditor should be presented to the Commissioners at the next meeting.

4. No one from the public was present.

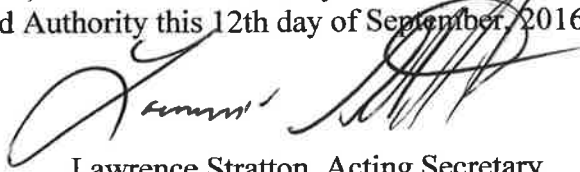
5. There being no further business on hand at this time, a motion to adjourn was made by Paul Gulick and seconded by Joseph Connors. Vote 6-0.

CERTIFICATION

I, Lawrence Stratton, Acting Secretary of the Housing Authority of the City of South Amboy, in the County of Middlesex, State of New Jersey (the "Authority"), DO HEREBY CERTIFY that the foregoing annexed extract from the Minutes of a September 12, 2016, has been

compared by me with the original minutes as officially recorded in my office in the Minute Book of such governing body and is a true, complete and correct copy thereof and of the whole of the original minutes so far as they relate to the subject matter referred to in the extract.

IN WITNESS WHEREOF, I have hereunto set my hand on behalf of the Authority and affixed the corporate seal of said Authority this 12th day of September, 2016.

A handwritten signature in black ink, appearing to read 'Lawrence Stratton', is written over a faint circular stamp or seal.

Lawrence Stratton, Acting Secretary
of the Housing Authority of the City of South Amboy

RESOLUTION NO:1144
FISCAL AUDIT SERVICES

WHEREAS, the South Amboy Housing Authority is in need of fiscal audit services from July 1, 2015 through June 30, 2016 and,

WHEREAS, the South Amboy Housing Authority advertised for request for proposal for said fiscal audit services; and,

WHEREAS, said request for proposals were received on September 26, 2016 in accordance with the advertisement; and

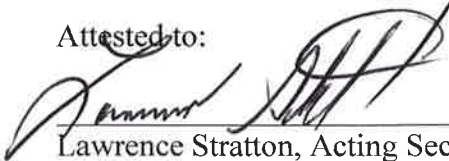
WHEREAS, the lowest responsible and responsive proposal submitted was by Hymanson, Parnes, and Giampaolo, C.P.A. in accordance with the advertised request for proposal; and,

WHEREAS, it is in the best interest of the Authority to accept such proposal and to award the contract for fiscal audit services in accordance with the general schedule submitted not to exceed the amount of \$9,270.00 ; and

NOW, THEREFORE, BE IT RESOLVED, that said proposal be accepted; and,

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

Attested to:



Lawrence Stratton, Acting Secretary


SYLVESTER ATTARDI, Chairman

I hereby certify that there is appropriate funding in the budget for said expenditures.

Meeting date: October 11, 2016

William Katchen, CPA.

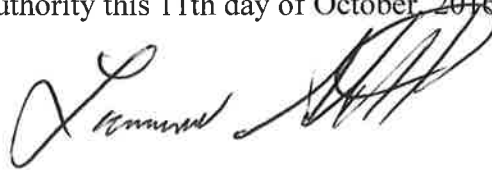
Resolution was introduced by Sylvester Attardi, moved by Joseph Connors and seconded Lynn Ust
Ust
. Vote 6-0 .

	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Sylvester Attardi	X			
Joseph Connors	X			
Paul Gulick	X			
Grace Hoffman-Spencer	X			
Edward O'Connor	X			
Saverio Sagliocco				X
Lynn Ust	X			

CERTIFICATION

I, Lawrence Stratton, Acting Secretary of the Housing Authority of the City of South Amboy, in the County of Middlesex, State of New Jersey (the "Authority"), DO HEREBY CERTIFY that the foregoing annexed extract from the Minutes of a Regular Meeting of the Board of Commissioners of the Authority duly called and held on October 11, 2016, has been compared by me with the original minutes as officially recorded in my office in the Minute Book of such governing body and is a true, complete and correct copy thereof and of the whole of the original minutes so far as they relate to the subject matter referred to in the extract.

IN WITNESS WHEREOF, I have hereunto set my hand on behalf of the Authority and affixed the corporate seal of said Authority this 11th day of October, 2016.



Lawrence Stratton, Acting Secretary of the Housing Authority of the City of South Amboy

**RESOLUTION NO. 1145
AUTHORIZING AMENDMENT TO
PUBLIC HOUSING ADMISSIONS AND CONTINUING OCCUPANCY POLICY**

WHEREAS, the text of the Admissions & Continued Occupancy Policy (ACOP) for the Public Housing Program of the City of South Amboy has been amended in order to incorporate therein recent changes in housing law and HUD regulations and to include provisions reflecting the HUD streamlining changes pertaining to public housing admissions and occupancy published in the Federal Register on March 8, 2016;

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that the Housing Authority approve its amended Public Housing Admissions and Continued Occupancy Policy by duly adopted resolution, and furnish HUD with a copy of the policy and the resolution approving same.

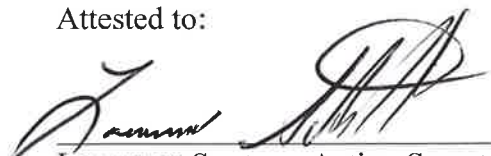
BE IS RESOLVED by the Board of Commissioners of the Housing Authority of the City of South Amboy, that the Authority's amended Public Housing Admissions and Continued Occupancy Policy, a copy of which is attached hereto and made a part hereof, be and hereby is approved, effective October 11, 2016

BE IT FURTHER RESOLVED, that a copy of this resolution and the amended ACOP approved hereunder be forwarded to the HUD Newark field office.



SYLVESTER ATTARDI, Chairman

Attested to:



Lawrence Stratton, Acting Secretary

Meeting date: October 11, 2016

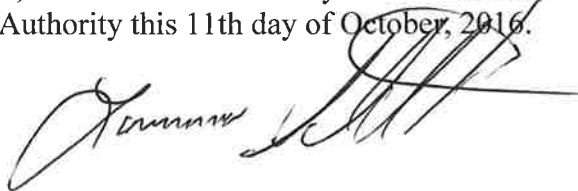
Resolution was introduced by Sylvester Attardi, moved by Edward O'Connor and seconded Joseph Connors. Vote 6-0.

	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Sylvester Attardi	X			
Joseph Connors	X			
Paul Gulick	X			
Grace Hoffman-Spencer	X			
Edward O'Connor	X			
Saverio Sagliocco				X
Lynn Ust	X			

CERTIFICATION

I, Lawrence Stratton, Acting Secretary of the Housing Authority of the City of South Amboy, in the County of Middlesex, State of New Jersey (the "Authority"), DO HEREBY CERTIFY that the foregoing annexed extract from the Minutes of a Regular Meeting of the Board of Commissioners of the Authority duly called and held on October 11, 2016 has been compared by me with the original minutes as officially recorded in my office in the Minute Book of such governing body and is a true, complete and correct copy thereof and of the whole of the original minutes so far as they relate to the subject matter referred to in the extract.

IN WITNESS WHEREOF, I have hereunto set my hand on behalf of the Authority and affixed the corporate seal of said Authority this 11th day of October, 2016.



Lawrence Stratton, Acting Secretary of the Housing
Authority of the City of South Amboy

RESOLUTION NO. 1146
**RESOLUTION TO AMEND THE PERSONAL POLICY
AND EMPLOYEE HANDBOOK**

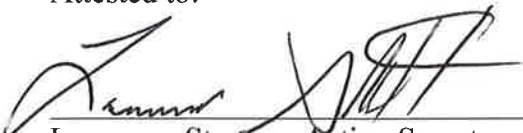
WHEREAS, the Housing Authority of South Amboy desires to amend its personnel policy and Employee Handbook to comply with updates in Federal and State changes in regulations, and;

NOW THEREFORE BE IT RESOLVED, that the Housing Authority's Personnel Policies and Procedures Manual and Employee Handbook be, and are hereby amended, effective this date, to include the text of all policies pertaining to personnel matters previously approved by the Board of Commissioners, to reflect the changes in the Resolution with comments attached hereto and made a part hereof as if more specifically set forth herein.



SYLVESTER ATTARDI, Chairman

Attested to:



Lawrence Stratton, Acting Secretary

Meeting date: October 11, 2016

Resolution was introduced by Sylvester Attardi, moved by Paul Gulick and Lynn Ust.
Vote 6-0.

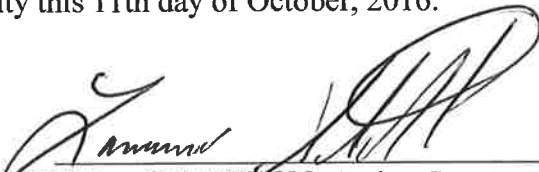
ROLL CALL

	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Sylvester Attardi	X			
Joseph Connors	X			
Paul Gulick	X			
Grace Hoffman-Spencer	X			
Edward O'Connor	X			
Saverio Sagliocco				X
Lynn Ust	X			

CERTIFICATION

I, Lawrence Stratton, Acting Secretary of the Housing Authority of the City of South Amboy, in the County of Middlesex, State of New Jersey (the "Authority"), DO HEREBY CERTIFY that the foregoing annexed extract from the Minutes of a Regular Meeting of the Board of Commissioners of the Authority duly called and held on October 11, 2016, has been compared by me with the original minutes as officially recorded in my office in the Minute Book of such governing body and is a true, complete and correct copy thereof and of the whole of the original minutes so far as they relate to the subject matter referred to in the extract.

IN WITNESS WHEREOF, I have hereunto set my hand on behalf of the Authority and affixed the corporate seal of said Authority this 11th day of October, 2016.



LAWRENCE STRATTON, Acting Secretary
of the Housing Authority of the City of South Amboy