

**EXTRACTS FROM THE MINUTES OF THE
REORGANIZATION AND REGULAR MEETING OF THE HOUSING
AUTHORITY OF THE CITY OF SOUTH AMBOY
HELD ON TUESDAY JANUARY 14, 2014**

The reorganization 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 (By Phone)
Grace Hoffman-Spencer
Edward O'Connor
Saverio Sagliocco

ABSENT

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

1. A motion was introduced by Joseph Connors to nominate Lawrence Stratton as Chairman Pro Term. The Motion was seconded by Edward O'Connor. Approved 6-0.

2. A motion was introduced by Joseph Connors to nominate Sylvester Attardi as Chairman. The Motion was seconded by Paul Gulick. There being no further nominations, a motion was made to close nominations by Joseph Connors and seconded by Paul Gulick. Approved 6-0.

3. A motion was introduced by Sylvester Attardi to nominate Grace Hoffman-Spencer as Vice Chairman. The Motion was seconded by Joseph Connors. There being no further nominations, a motion was made to close nominations by Sylvester Attardi and seconded by Joseph Connors. Approved 6-0.

4. Continuing with further business, a motion was made by Sylvester Attardi to continue Amboy National Bank, and Provident Bank as the Authority's depositories.. The motion was seconded by Grace Hoffman-Spencer. Approved 6-0.

5. A motion was introduced by Sylvester Attardi to name the Home News and Tribune and the Star- Ledger as official newspapers of the Authority. The motion was seconded by Joseph Connors. Approved 6-0.

6. A motion was introduced by Edward O'Connor seconded by Sylvester Attardi to hold the meetings of the Authority at McCarthy Towers for the next year as follows:

JANUARY 14, 2014 (Tuesday)
FEBRUARY 10, 2014
MARCH 10, 2014

APRIL 14, 2014
MAY 12, 2014
JUNE 9, 2014
JULY 14, 2014
AUGUST 11, 2014
SEPTEMBER 8, 2014
OCTOBER 14, 2014 (Tuesday)
NOVEMBER 10, 2014
DECEMBER 8, 2014
JANUARY 13, 2015 (Tuesday) (Regular Meeting and Reorganization)

The Meeting shall commence at 5:00 PM, the business meeting shall be conducted first and regular meeting shall continue immediately thereafter. The motion was approved 6-0.

The Commissioners then continued with the regular business of the Authority.

7. The bills for January 2014 were discussed. A motion to pay the bills was made by Joseph Connors and seconded by Edward O'Connor. Vote 4-0

8. The Minutes of September 9, 2013 were discussed. A motion was made Joseph Connors to approve the minutes and seconded by Sylvester Attardi to adopt the minutes. Vote 4-0 . Edward O'Connor and Saverio Sagiocco abstained. The Minutes of November 12, 2013 Regular Meeting was discussed.. A motion was made Joseph Connors to approve the minutes and seconded by Sylvester Attardi to adopt the minutes. Vote 5-0. Edward O'Connor abstained. The Minutes of December 9, 2013 Regular Meeting was discussed.. A motion was made Edward O'Connor to approve the minutes and seconded by Sylvester Attardi to adopt the minutes. Vote 5-0. Saverio Sagiocco abstained.

8. No one from the public was present.

9. There being no further business on hand at this time, a motion to adjourn was made by Edward O'Connor and seconded by Sylvester Attardi. 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 special meeting of the Board of Commissioners of the Authority duly called and held on January 14, 2014, 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 14th day of January, 2014.



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

**RESOLUTION NO. 1092
ACKNOWLEDGE RECEIPT AND REVIEW
OF AUDIT RECOMMENDATIONS**

WHEREAS, N.J.S.A. 40A:5A-15 requires the governing body of each local authority to cause an annual audit of its accounts to be made; and

WHEREAS, the annual report for the fiscal year ended June 30, 2013, has been completed and filed with the South Amboy Housing Authority pursuant to N.J.S.A. 40A:5A-15; and

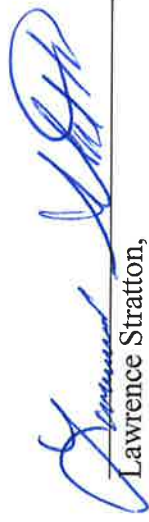
WHEREAS, N.J.S.A. 40A:5A-17 requires the governing body of each authority to within forty-five (45) days of receipt of the annual audit, certify by resolution to the Local Finance Board that each member thereof has personally reviewed that annual audit report, and, specifically, the sections of the audit report entitled “General Comments and Recommendations”, and has evidenced same by group affidavit in the form prescribed by the Local Finance Board: and

WHEREAS, the members of the governing body have received the annual audit and have personally reviewed the annual audit and have specifically reviewed the sections of the audit report entitled “General Comments and Recommendations” in accordance with N.J.S.A. 40A:5A-17; and

NOW THEREFORE, BE IT RESOLVED that the governing body of the South Amboy Housing Authority hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal year ended June 30, 2012, and, specifically, has reviewed the sections of the audit report entitled “General Comments and Recommendations”, and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

BE IT FURTHER RESOLVED that the secretary of the authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified true copy of this Resolution.

Attested to:


Lawrence Stratton,
Acting Secretary

Meeting Date: February 10, 2014


SYLVESTER ATTARDI, Chairman

Resolution was introduced by Sylvester Attardi , moved by Edward O’Connor and seconded by

Joseph Connors . Vote 5-0.


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			

CERTIFICATION

I Lawrence Stratton, 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 February 10, 2014, 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 10th day of February, 2014.



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

**EXTRACTS FROM THE MINUTES OF THE
REGULAR MEETING OF THE HOUSING
AUTHORITY OF THE CITY OF SOUTH AMBOY
HELD ON MONDAY FEBRUARY 11, 2014**

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

PRESENT

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

ABSENT

Paul Gulick

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

1. The Minutes of January 14, 2014 Reorganization and Regular Meetings were discussed. A motion was made by Edward O'Connor to approve the minutes and seconded by Sylvester Attardi. Vote 5-0.
2. The bills for February, 2013 were discussed.. A motion to pay the bills was made by Paul Gulick and seconded by Joseph Connors. Vote 5-0.
3. Resolution 1092, acknowledging receipt and review of the audit recommendations was discussed. Resolution was introduced by Sylvester Attardi, Edward O'Connor and seconded by Joseph Connors . Vote 5-0.

**RESOLUTION NO. 1092
ACKNOWLEDGE RECEIPT AND REVIEW
OF AUDIT RECOMMENDATIONS**

WHEREAS, N.J.S.A. 40A:5A-15 requires the governing body of each local authority to cause an annual audit of its accounts to be made; and

WHEREAS, the annual report for the fiscal year ended June 30, 2013, has been completed and filed with the South Amboy Housing Authority pursuant to N.J.S.A. 40A:5A-15; and

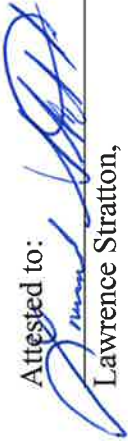
WHEREAS, N.J.S.A. 40A:5A-17 requires the governing body of each authority to within forty-five (45) days of receipt of the annual audit, certify by resolution to the Local

Finance Board that each member thereof has personally reviewed that annual audit report, and, specifically, the sections of the audit report entitled "General Comments and Recommendations", and has evidenced same by group affidavit in the form prescribed by the Local Finance Board: and

WHEREAS, the members of the governing body have received the annual audit and have personally reviewed the annual audit and have specifically reviewed the sections of the audit report entitled "General Comments and Recommendations" in accordance with N.J.S.A. 40A:5A-17; and

NOW THEREFORE, BE IT RESOLVED that the governing body of the South Amboy Housing Authority hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal year ended June 30, 2012, and, specifically, has reviewed the sections of the audit report entitled "General Comments and Recommendations", and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

BE IT FURTHER RESOLVED that the secretary of the authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified true copy of this Resolution.

Attested to:

Lawrence Stratton,
Acting Secretary

Meeting Date: February 10, 2014



SYLVESTER ATTARDI, Chairman

Resolution was introduced by Sylvester Attardi, moved by Edward O'Connor and seconded by Joseph Connors . Vote 5-0.

	<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 Sagiocco	X			

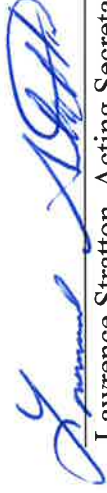
4. Mr. Stratton reported that the NJAHRO Conference is up coming, any Commissioners that want to attend need to advise the staff next

5. Mr. Chubenko reported that the formal PHAS scores were received. He indicated that the Authority received a score of 95 out of 100. Mr. Stratton advised that the Physical inspection portion of the PHA's audit will not needed to be done in 2014 because the Authority received a very high score on the physical condition of the properties.
6. Mr. Chubenko indicated that the maintenance staff did a great job removing the snow at the Authority's property during the recent storms. He and Mr. Stratton indicated that the Authority is getting low on ice melt as everybody else because of the regional wide shortage of product. The Authority has additional supplies on order with the suppliers.
7. No one from the public was present.
8. There being no further business on hand at this time, a motion to adjourn was made by Joseph Connors and seconded by Edward O'Connor . 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 special meeting of the Board of Commissioners of the Authority duly called and held on February 10, 2014, 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 10th day of February, 2014.



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

**EXTRACTS FROM THE MINUTES OF THE
REGULAR MEETING OF THE HOUSING
AUTHORITY OF THE CITY OF SOUTH AMBOY
HELD ON MONDAY MARCH 10, 2014**

The regular 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 Sagiocco

ABSENT

Also in attendance were Eric Chubenko, Acting Director, Mark Noble Assistant Secretary, Lawrence Stratton, Director of Operations, Rae Ann Kukulski, and Thomas E. Downs, IV, Esq. . At the regular meeting, the following items were discussed.

1. The Minutes of January 11, 2014 Reorganization and Regular Meetings were discussed. A motion was made by Paul Gulick to approve the minutes and seconded by Edward O'Connor. Vote 6-0.
2. The bills for March, 2014 were discussed.. A motion to pay the bills was made by Paul Gulick and seconded by Edward O'Connor. Vote65-0.
3. Joseph Connors inquired on the stats of the emergency generator. Mr. Stratton indicated that the Authority is still investigating the cost. After the cost is determined, the Budget needs to be revised to provide for payment.
4. Mr. Stratton indicated that the waiting list for public housing needs to be opened up. The List will be opened up to the first 50 applicants that live in the South Amboy geographic area, not the postal address. Edward O'Connor asked how the list works. Mr. Stratton indicated that applicants apply and are vetted by the answers on the application. They applications are reviewed and then the applicants are placed upon the list according to the HUD preference list that is part of the Authority Housing Policy. A motion was made by Edward O'Connor and seconded by Sylvester Attardi to open the Housing waiting list for an additional 50 applicants who are residents of the South Amboy geographic area.. Vote 6-0.
5. No one from the public was present.
6. There being no further business on hand at this time, a motion to adjourn was made by Paul Gulick and seconded by Edward O'Connor. 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 regular meeting of the Board of Commissioners of the Authority duly called and held on March 10, 2014, 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 10th day of March, 2014.



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

**EXTRACTS FROM THE MINUTES OF THE
REGULAR MEETING OF THE HOUSING
AUTHORITY OF THE CITY OF SOUTH AMBOY
HELD ON MONDAY APRIL 14, 2014**

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

PRESENT
Sylvester Attardi
Joseph Connors
Edward O'Connor
Saverio Sagliocco

ABSENT
Paul Gulick
Grace Hoffman-Spencer

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

1. The Minutes of March 10, 2014 Regular Meetings were discussed. A motion was made by Edward O'Connor to approve the minutes and seconded by Joseph Connors. Vote 4-0.
2. The bills for April, 2014 were discussed.. A motion to pay the bills was made by Edward O'Connor and seconded by Sylvester Attardi. Vote 4-0.
3. Resolution 1093, to amend the Authority's Personnel Policy was discussed. Mr. Stratton indicated that the JIF required changes to the Personnel Policy for MEL practices. This would permit the Authority to lower its insurance deductible to \$ 10,000.00. Resolution was introduced by Sylvester Attardi, moved by Joseph Connors and seconded by Saverio Sagliocco. Vote 4-0.

**RESOLUTION-1093
RESOLUTION BY THE SOUTH AMBOY HOUSING
AUTHORITY AMENDING ITS PERSONNEL
POLICIES & PROCEDURES MANUAL
AND ITS EMPLOYEE HANDBOOK**

WHEREAS, the Board of Commissioners of the Housing Authority of the City of South Amboy has determined that a need exists for amendment of the Authority's Personnel Policies and Procedures Manual and its Employee Handbook.

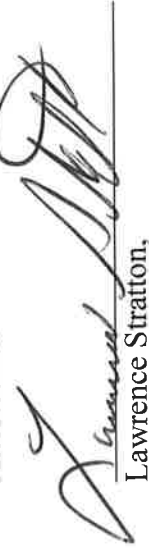
NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the South Amboy Housing Authority that the Authority's Personnel Policies & Procedures Manual and its Employee Handbook be, and hereby are amended, effective this date, in order to reflect the following:

1. Inclusion therein of the Introductions and Disclaimers attached hereto and made a part hereof by reference.
2. Deletion of the vehicle use policy currently appearing therein, and replacement of same with the "Use of Vehicle Policy" attached hereto and made a part hereof by reference.
3. Deletion of the systems privacy policy dealing with e-mail, voice mail and internet usage currently appearing therein, and replacement of same with two new policies which revise and expand on the deleted policy, which new policies are entitled "Communications Media Policy" and "Video Surveillance Policy", copies of which are attached hereto and made a part hereof by reference.
4. Inclusion of a new policy entitled "Domestic Violence Leave" to reflect New Jersey's adoption of the Safe Act, a copy of which new policy is attached hereto and made a part hereof by reference.
5. Replacement of the "Family and Medical Leave Act Policy" currently appearing therein with the "Family and Medical Leave Act Policy" attached hereto and made a part hereof by reference.
6. Inclusion of a new policy entitled "Time Sheets" which require employees to complete and submit timesheets to the Authority, a copy of which policy is attached hereto and made a part hereof by reference.
7. Inclusion of a new policy entitled "Payment For Accumulated Absence", which provides for the process to pay for accumulated absences in accordance with applicable Staten law, a copy of which policy is attached hereto and made a part hereof by reference.
8. Replacement of the "Workers' Compensation Policy" currently appearing therein with a revised policy of the same title, a copy of which revised policy is attached hereto and made a part hereof by reference.



 SYLVESTER ATTARDI, Chairman

Attested to:



Lawrence Stratton,
 Acting Secretary

Meeting Date: April 14, 2014

Resolution was introduced by Sylvester Attardi, moved by Joseph Connors and seconded by Saverio Saggiocco. Vote 4-0.

ROLL CALL

YES NO ABSTAIN ABSENT

Sylvester Attardi X
 Joseph Connors X

Paul Gulick
Grace Hoffman-Spencer
Edward O'Connor
Saverio Sagliocco

X
X

X
X

4. Resolution 1093 Compliance with DCA Training was discussed. Mr. Chubenko indicated that this resolution was proactive on the part of the Authority to be sent with the annual submission to DCA that the commissioners have completed their training. Resolution was introduced by Sylvester Attardi, moved by Joseph Connors and seconded Edward O'Connor. Vote 4-0.

**RESOLUTION NO:1094
COMPLIANCE WITH DCA TRAINING COMPLIANCE**

WHEREAS, the Department of Community Affairs (DCA) has directed that Housing Authorities are required to comply with NJSA 40A:12A-46 and NJAC 5:44-2.4 to certify that Commissioners have completed the prescribed course of study required to qualify to serve as a Commissioner; and,

WHEREAS, DCA requires that the Executive Director certify on an annual basis said compliance and that the Authority Certify by Resolution compliance by the Authority of the training requirements.

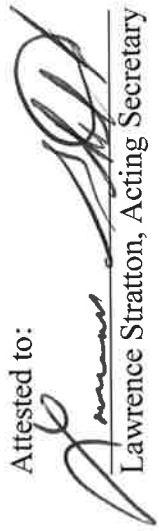
NOW, THEREFORE, BE IT RESOLVED, that the Executive Director provide certification to comply with the directive of DCA; and,

BE IT FURTHER RESOLVED, that the Housing Authority of the City of South Amboy hereby states that its Commissioners are in compliance with the requirements of NJSA 40A:12A-46 and NJAC 5:44-2.4

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



SYLVESTER ATTARDI, Chairman

Attested to:

Lawrence Stratton, Acting Secretary

Meeting date: April 14, 2014

Resolution was introduced by Sylvester Attardi, moved by Joseph Connors and seconded Edward O'Connor. Vote 4-0.

	<u>ROLL CALL</u>		
	<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

5. Mr. Stratton indicated that the waiting list for public housing only had 17 applicants apply. They will now get prioritized according to HUD guidelines.

6. Mr. Stratton advised the Commissioners that the lighting contract is nearly finished. The fixtures are being changed to T-8's to save on the electric bill.

7. Mr. Stratton and Mr. Chubenko reported that the RFP's for the Professionals are being prepared. They also indicated that the budget and the Agency Plan update are in the process of being formulated.

8. Mr. Chubenko advised the Commissioners that Movie Day is being reinstated for the Seniors at McCarthy Towers.

9. No one from the public was present.

10. There being no further business on hand at this time, a motion to adjourn was made by Sylvester Attardi and seconded by Edward O'Connor. Vote 4-0.

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 regular meeting of the Board of Commissioners of the Authority duly called and held on April 14, 2014, 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 14th day of April, 2014.

A handwritten signature in black ink, appearing to read "Lawrence Stratton", written over a faint circular stamp.

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

**EXTRACTS FROM THE MINUTES OF THE
REGULAR MEETING OF THE HOUSING
AUTHORITY OF THE CITY OF SOUTH AMBOY
HELD ON MONDAY June 9, 2014**

The regular 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

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

1. The Minutes of April 14, 2014 Regular Meetings were discussed. A motion was made by Edward O'Connor to approve the minutes and seconded by Joseph Connors. Vote 4-0. Paul Gulick and Grace Hoffman-Spencer abstained.
2. The bills for April, 2014 were discussed. A motion to pay the bills was made by Paul Gulick and seconded by Edward O'Connor. Vote 6-0.
3. Resolution 1095 Legal Services for 2014-2015 was discussed. Resolution was introduced by Sylvester Attardi, moved by Joseph Connors and seconded Paul Gulick. Vote 6-0..

RESOLUTION NO. 1095
LEGAL SERVICES

WHEREAS, the South Amboy Housing Authority is in need of legal services from July 1, 2013 through June 30, 2014, and

WHEREAS, the South Amboy Housing Authority advertised for request for proposal for said legal services through a fair and open process pursuant to NJS 40A:11-1 et seq., and

WHEREAS, said request for proposals were received on June 4, 2013, in accordance with the advertisement, and

WHEREAS, the lowest responsible and responsive proposal submitted was by Thomas E. Downs, IV, Esq., 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 general legal services in accordance with the general schedule submitted, and

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

BE IT FURTHER RESOLVED, that the contract is hereby awarded to Thomas E. Downs, IV, Esq., for providing general legal services in accordance with the fee schedule submitted.

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



Mark Noble, Assistant Secretary



SYLVESTER ATTARDI, Chairman

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

Meeting date: June 9, 2014

William Katchen, CPA.

Resolution was introduced by Sylvester Attardi, moved by Joseph Connors and seconded Paul Gulick. 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 Sagiocco				X

4. Resolution 1096 Fee Accounting Services for 2014-2015 was discussed . Resolution was introduced by Sylvester Attardi, moved by Edward O'Connor and seconded by Paul Gulick. Vote 6-0.

RESOLUTION NO. 1096
FEE ACCOUNTING SERVICES

WHEREAS, the South Amboy Housing Authority is in need of fee accounting services from July 1, 2014 through June 30, 2015, and

WHEREAS, the South Amboy Housing Authority advertised for request for proposal for said fee accounting services through a fair and open process pursuant to NJS 40A:11-1 et seq.,

and

WHEREAS, said request for proposals were received on June 6, 2014 in accordance with the advertisement, and

WHEREAS, the lowest responsible and responsive proposal submitted was by William Katchen, in accordance with the advertised request for proposal, and

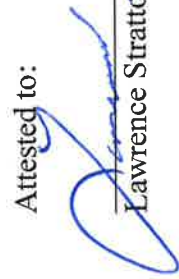
WHEREAS, it is in the best interest of the Authority to accept such proposal and to award the contract for fee accounting services in accordance with the general schedule submitted, and

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

BE IT FURTHER RESOLVED that the contract is hereby awarded to William Katchen for providing fee accounting services in accordance with the fee schedule submitted.

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: June 9, 2014

William Katchen, CPA.

Resolution was introduced by Sylvester Attardi, moved by Paul Gulick and seconded Edward O'Connor. 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 Saggiocco	X			

5. Resolution 1097 Housing Management and Technical Assistance for 2013-2014 was discussed. Resolution was introduced by Sylvester Attardi, moved by Edward O'Connor and

seconded Paul Gulick. Vote 6-0.

RESOLUTION NO.1097
HOUSING MANAGEMENT AND TECHNICAL ASSISTANCE

WHEREAS, the South Amboy Housing Authority is in need of housing management and technical assistance services from July 1, 2014 through June 30, 2015, and

WHEREAS, the South Amboy Housing Authority advertised for request for proposal for said housing management and technical assistance services through a fair and open process pursuant to NJS 40A:11-1 et seq. and,

WHEREAS, said request for proposals were received on June 6, 2014, in accordance with the advertisement and,

WHEREAS, the lowest responsible and responsive proposal submitted was by Richard Keefe, in accordance with the advertised request for proposal and,

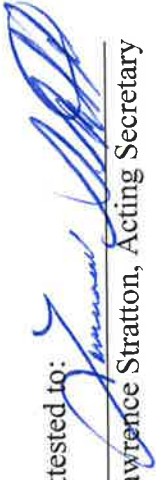
WHEREAS, it is in the best interest of the Authority to accept such proposal and to award the contract for housing management and technician assistance services in accordance with the general schedule submitted, and


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

BE IT FURTHER RESOLVED, that the contract is hereby awarded to Richard Keefe, for providing housing management and technician assistance services in accordance with the fee schedule submitted.

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: June 9, 2014


William Katchen, CPA.

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

YES NO ABSTAIN ABSENT

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

6. Resolution 1098 Fiscal Audit Services for 2014-2015 was discussed. Resolution was introduced by Grace Hoffman-Spencer, moved by Sylvester Attardi and seconded by Paul Gulick. Vote 6-0.

RESOLUTION NO:1098
FISCAL AUDIT SERVICES

WHEREAS, the South Amboy Housing Authority is in need of fiscal audit services from July 1, 2013 through June 30, 2014; 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 June 6, 2014 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 in the amount of \$ 7,945.00 ; 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: June 9, 2014

William Katchen, CPA.

Resolution was introduced by Sylvester Attardi, moved by Paul Gulick and seconded Edward O'Connor. 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 Sagiocco	X			

7. Resolution 1099 Approving the late filing of the budget for Fiscal Year ending June 30, 2015 was discussed. Resolution was introduced by Sylvester Attardi, moved by Edward O'Connor and seconded Joseph Connors. Vote 6-0..

RESOLUTION NO. 1099
APPROVING THE LATE FILING OF THE BUDGET FOR FISCAL YEAR
JULY 1, 2014 TO JUNE 30, 2015

WHEREAS, the Housing Authority of South Amboy is required to submit the approved Budget 60 days prior to the start of the fiscal year to the State of New Jersey, and;

WHEREAS, the Budget preparation was delayed in the submission of the Budget due to receiving insurance and health care premiums to be provided, as well as the 2014 HUD financing estimates and;

WHEREAS, the Authority has now been able to prepare their introduced budget.

NOW THEREFORE be it resolved by the Commissioners of the Housing Authority of South Amboy approving the late filing of the NJ Budget for the FYE June 30, 2015.


SYLVESTER ATTARDI- Chairman

Attested to:

I hereby certify that there is appropriate funding in the budget



MARK NOBLE,
Assistant Secretary

WILLIAM KATCHEN, CPA.

Dated: June 9, 2014

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 Sagiocco	X			

8. Resolution 1100 Approving the budget for Fiscal Year ending June 30, 2015 was discussed. Resolution was introduced by Sylvester Attardi, moved by Paul Gulick and seconded Edward O'Connor. Vote 6-0.

RESOLUTION NO: 1100
SOUTH AMBOY HOUSING AUTHORITY
INTRODUCTION OF BUDGET FOR
FISCAL YEAR: FROM: JULY 1, 2014 TO JUNE 30, 2015

WHEREAS, the Annual Budget and Capital Budget for the South Amboy Housing Authority for the fiscal year beginning July 1, 2014 and ending June 30, 2015 has been presented before the Members of the South Amboy Housing Authority at its open public meeting of June 9, 2014; and

WHEREAS, the Annual Budget and the 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 amendments thereto, if any, which have been approved by the Director of the Division of Local Governmental Services.

WHEREAS, the Annual Budget as presented introduced reflects total revenues of \$2,577,162.00 total appropriations, including any accumulated deficit if any, of \$2,623,470.00, and Fund Balance utilized of \$46,308.00; and

WHEREAS, the Capital Budget as introduced reflects total capital appropriations of \$ 125,310.00 and total fund balance planned to be utilized as funding thereof, of \$ 0.00; and

WHEREAS, the schedule of rents, fees and other user charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be sued as part of the said Authority's planning and management objectives. Specific authorization to spend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds form the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the Members of the South Amboy Housing Authority, at an open meeting held on June 9, 2014 that the Annual Budget, including appended Supplemental Schedules, and the Capital Budget/Program of the South Amboy Housing Authority for the fiscal year period beginning July 1, 2014 and ending June 30, 2015 is hereby approved; and

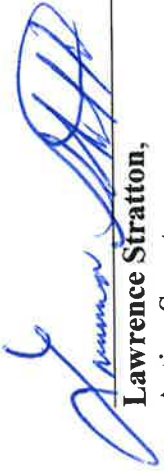
BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to all proposed expenditures/expenses and all convents, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements, and

BE IT FURTHER RESOLVED, that the Members of the South Amboy Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption in September 8, 2014.


SYLVESTER ATTARDI, Chairman

Attested to:

I hereby certify that there is appropriate funding in the budget



Lawrence Stratton,
Acting Secretary

WILLIAM KATCHEN, CPA.

Dated: June 9, 2014

Resolution was introduced by Sylvester Attardi, moved by Paul Gulick and seconded Edward O'Connor. 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			

9. Resolution 1101 to Approve the HUD Operating Budget for Fiscal Year July 1, 2014 to June 30, 2015 was discussed. Resolution was introduced by Sylvester Attardi, moved by Paul Gulick and seconded Joseph Connors. Vote 6-0.

Resolution on PDF File

	<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			

10. Resolution 1102 to Approve the Amended Annual Contribution Contract/Budget for the year end 2014 CFP Grant was discussed. Resolution was introduced by Sylvester Attardi, moved by Paul Gulick and seconded Joseph Connors. Vote 6-0.

Resolution 1101
Approving HUD Operating Budget for July 1, 2014 to June 30, 2015

Resolution on PDF File

Dated: June 9, 2014

Resolution was introduced by Sylvester Attardi, moved by Paul Gulick and seconded Edward O'Connor. 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 Sagiocco	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 June 9, 2014, 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 9th day of June, 2014.



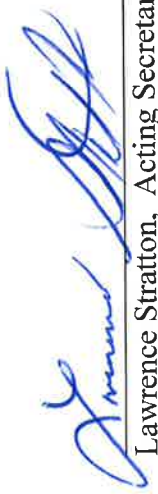
Lawrence Stratton, Acting Secretary of the Housing
Authority of the City of South Amboy

RESOLUTION 1102
APPROVING AMENDED ANNUAL CONTRIBUTION CONTRACT/BUDGET
FOR THE YEAR END 2014 CFP GRANT

BE IT RESOLVED, that the Chairman of the Housing Authority of the City of South Amboy be and is hereby authorized to execute on behalf of the Authority the amended Annual Contribution Contract (ACC) for funding of the Authority's For Year 2014 Capital Fund Program (CFP), a copy of which contract is attached hereto and made a part hereof by reference; and

BE IT FURTHER RESOLVED, that the Authority's For Year 2014 CFP Annual Statement (form HUD-50075.1 and its Five Year Action Plan for FYE 2014-2018(form HUD 50075.2), copies are attached hereto and made a part hereof by reference, be and hereby are approved.

Attested to:


Lawrence Stratton, Acting Secretary


SYLVESTER ATTARDI, Chairman

I hereby certify that there is appropriate funding in the budget

William Katchen, CPA.

Dated: June 9, 2014

Resolution was introduced by Sylvester Attardi, moved by Paul Gulick 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				

11. Mr. Chubenko indicated that the staff has been working on the budget and almost the entire deficit was eliminated for the year ending June 30, 20114. The projected deficit for year ending June 30, 2015 is projected to be \$ 23,000.00
12. Mr. Stratton indicated that the lighting project is nearly complete. Eight additional fixtures need to be ordered to finish the project. The Project for new windows at Dohaney Homes specs are being finalized.
13. Mr. Noble indicated that a number of vendors inspected McCarthy Towers to give a price quote to clean the windows. The money is available but the Authority needs a contractor to perform the work.
14. Mr. Chubenko and Mr. Stratton advised the Commissioners that they are waiting for the contractor to begin the sidewalk and curb restoration at Dohaney Homes.
15. No one from the public was present.
16. There being no further business on hand at this time, a motion to adjourn was made Paul Gulick by and seconded by Grace Hoffman-Spencer . 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 regular meeting of the Board of Commissioners of the Authority duly called and held on June 9, 2014, 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 9th day of June, 2014



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

**EXTRACTS FROM THE MINUTES OF THE
REGULAR MEETING OF THE HOUSING
AUTHORITY OF THE CITY OF SOUTH AMBOY
HELD ON MONDAY OCTOBER 14, 2014**

The regular 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
Edward O'Connor
Saverio Sagliocco

ABSENT

Grace Hoffman-Spencer

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

1. The Minutes of June 9, 2014 Regular Meetings were discussed. A motion was made by Edward O'Connor to approve the minutes and seconded by Sylvester Attardi. Vote 4-0. Saverio Sagliocco abstained.
2. The bills for July, August, September and October, 2014 were discussed. A motion to pay the bills was made by Paul Gulick and seconded by Edward O'Connor. Vote 5-0.
3. Resolution 1103 to renew membership in the New Jersey Public Housing Joint Insurance Fund was discussed. Resolution was introduced by Sylvester Attardi, moved by Joseph Connors and seconded Paul Gulick. Vote 5-0.

**RESOLUTION NO. 1103
RESOLUTION TO JOIN
NEW JERSEY PUBLIC HOUSING AUTHORITY
JOINT INSURANCE FUND**

WHEREAS, Public Housing Authorities in the State of New Jersey authorized to join together to form a Joint Insurance Fund as permitted by NJSA 40A:10-36 et seq.; and 42 U.S.C. 14-37 et.seq.;and

WHEREAS, the statutes regulating the creation and establishment of a Joint Insurance Fund contain substantial restrictions and safeguards insuring the safe and efficient administration of the public interest entrusted to such a fund; and

WHEREAS, the governing body of the **SOUTH AMBOY HOUSING AUTHORITY** has determined that membership in the Joint Insurance Fund is in the best interest of the **Authority**.

NOW THEREFORE, BE IT RESOLVED, that the governing body of the **Authority** does hereby resolve and agree to renew its membership in the NJPHA Joint Insurance Fund , effective January 1, 2015 until December 31, 2016, for the purpose of establishing the following types of coverage:

1. Worker's Compensation and Employer's Liability;
2. Liability, other than motor vehicle;
3. Property Damage, other than motor vehicle;
4. Motor Vehicle.
5. Public Officials Liability

BE IT FURTHER RESOLVED that Lawrence Stratton is authorized to execute the application for membership and the accompanying certification on behalf of the **Authority** and

BE IT FURTHER RESOLVED that the governing body is authorized to execute the Indemnity and Trust Agreement and such other documents signifying their membership in the FUND as are required by the FUND'S Bylaws and to deliver same to the Administrator of the FUND with the express reservation that said document shall become effective only upon the applicant's admission to the FUND following approval by the FUND, passage by the Authority of a Resolution Accepting Assessment and approval by the New Jersey Department of Insurance and the Department of Community Affairs.

Attested to:


LAWRENCE STRATTON
 Acting Secretary


SYLVESTER ATTARDI, Chairman

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

William Katchen, CPA

Meeting date: October 14, 2014

Resolution was introduced by Sylvester Attardi, moved by Joseph Connors and seconded Paul Gulick. Vote 5-0.

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			

**INDEMNITY AND TRUST AGREEMENT
FOR THE
NEW JERSEY PUBLIC HOUSING AUTHORITY
JOINT INSURANCE FUND**

THIS AGREEMENT, made this 14th day of October, 2014, in the County of Middlesex, State of New Jersey, By and Between, New Jersey Public Housing Authority Joint Insurance Fund referred to as: “FUND,” and the governing body of the Housing Authority of the City of South Amboy, duly constituted public housing authority hereinafter referred to as “**Authority.**”

WITNESSETH:

WHEREAS, several **Authorities** have collectively formed a Joint Insurance Fund as authorized pursuant to NJSA 40A:10-36 et seq., and the administrative regulations promulgated pursuant thereto; and

WHEREAS, the **Authority** has agreed to continue to be a member of the FUND in accordance with the Bylaws of the FUND and in consideration of such obligations shall share in the benefits derived by the membership of the FUND;

NOW THEREFORE, it is agreed as follows:

1. The **Authority** accepts the FUND’s Bylaws as approved and adopted and agrees to be bound by and to comply with each and every provision of the same Bylaws and the pertinent statutes and Administrative Regulations pertaining to same.
2. The **Authority** agrees to participate in the FUND with respect to the types of insurance listed in their Resolution authorizing their application to the Fund.
3. The **Authority** agrees to remain a member of the FUND for a period, the commencement of which shall begin in January 1, 2015, and expire on December 31, 2016.
4. The **Authority** certifies that it has never defaulted any claims if self-insured and has not been canceled for non-payment of insurance premiums for a period of at least two years prior to the date hereof.
5. In consideration of membership in the FUND, the **Authority** agrees that it shall jointly and severally assume and discharge the liability of each and every member of the FUND, all of whom as a condition of membership in the FUND shall execute a verbatim counterpart of this agreement and by execution hereof the full faith and credit of the **Authority** is pledged to the punctual payments of any sums which shall become due to the FUND in accordance with the Bylaws thereof, this Agreement or any applicable

Statute. However, nothing herein shall be construed as an obligation of the **Authority** for claims and expenses that are not covered by the FUND, or for that portion of any claim or liability within the individual **Authority** retained limit or in an amount which exceeds the FUND's limit of liability.

6. If the FUND in the enforcement of any part of this Agreement shall incur necessary expense or become obligated to pay attorney's fees and/or court costs, the **Authority** agrees to reimburse the FUND for all such reasonable expenses, fees, and costs on demand.
7. The **Authority** and the FUND agree that the FUND shall hold all monies in excess of the individual **Authority** retained loss fund paid by the **Authority** to the FUND as fiduciaries for the benefit of FUND claimants all in accordance with NJAC 11:15-2.1 et seq.
8. The FUND shall establish separate Trust Accounts for each of the following categories of risk and liability:
 1. Workers' Compensation and Employer's Liability;
 2. Liability, other than motor vehicle;
 3. Property Damage, other than motor vehicle;
 4. Motor Vehicle;
 5. Public Officials Liability

The FUND shall maintain Trust Accounts aforementioned in accordance with NJSA 40A:10-36 et seq., NJSA 40:5-1 and such other statutes as may be applicable. More specifically, each of the aforementioned separate Trust Accounts shall be utilized solely for the payment of claims, allocated claim expense and excess insurance of reinsurance premiums for each such risk or liability or as "surplus" as such term is defined by NJAC 11:15-2.2.

9. Each **Authority** being a member of the Fund shall be obligated to execute this Agreement.

By: 
LAWRENCE STRATTON

Date: October 14, 2014

4. Resolution 1104 to Appoint a Fund Commissioner to the New Jersey Public Housing Joint Insurance Fund was discussed. Resolution was introduced by Sylvester Attardi, moved by Edward O'Connor and seconded Joseph Connors. Vote 5-0.

RESOLUTION NO. 1104
RESOLUTION TO APPOINT A FUND COMMISSIONER TO THE
NEW JERSEY PUBLIC HOUSING AUTHORITY
JOINT INSURANCE FUND


WHEREAS, the South Amboy Housing Authority is a member of the New Jersey Public Housing Authority Joint Insurance Fund ;and

WHEREAS, the bylaws of the Fund require each member to Housing Authority appoint a FUND COMMISSIONER to represent and serve the Authority as its' representative to said Fund; and

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the South Amboy Housing Authority appoint Lawrence Stratton as its FUND COMMISSIONER for New Jersey Public Housing Authority Joint Insurance Fund or the Fund Year 2015

1. Worker's Compensation and Employer's Liability;
2. Liability, other than motor vehicle;
3. Property Damage, other than motor vehicle;
4. Motor Vehicle.
5. Public Officials Liability

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 14, 2014

William Katchen, CPA

Resolution was introduced by Sylvester Attardi, moved by Edward O'Connor and seconded by Joseph Connors . Vote 5-0.

ROLL CALL

YES NO ABSTAIN ABSENT

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

5. Resolution 1105 to amend the Personnel Policy regarding reimbursement of deductible and coinsurance was discussed. Resolution was introduced by Sylvester Attardi, moved by Paul Gulick and seconded by Edward O'Connor . Vote 5-0.

RESOLUTION NO: 1105
PERSONNEL POLICY AMENDMENT
REIMBURSEMENT OF DEDUCTIBLE AND COINSURANCE

WHEREAS, the Housing Authority has already been made aware of previous legislation affecting public employees and retiree health care coverage in the State of New Jersey Health Benefits program and the federal changes related to the Affordable Care Act, and;

WHEREAS, after discussions with the Authority's risk management consultant and upon further review of the current cost structure for the Authority's employees and retirees enrolled in the State of NJ Health Benefits program, it is recommended that the Authority take various action that may allow for future savings with employee and retiree healthcare and prescription costs, and;

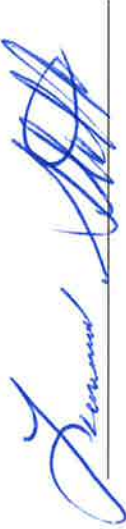
WHEREAS, it is recommended that where cost savings can be documented versus the benefits available under the State of NJ Health Benefits program, that the personnel policy be amended to allow for the reimbursement of deductibles and coinsurance up to \$5,000.00 per family, per year, but in no case shall the total cost of alternative healthcare and prescription coverage, and reimbursement of deductibles and coinsurance be in excess of the actual cost of healthcare and prescription coverage costs for comparable benefits provided through the State of NJ Health Benefits program;

NOW THEREFORE BE IT RESOLVED, that the South Amboy Housing Authority amend the personnel policy for the reimbursement of deductibles and coinsurance payments up to \$5,000,00 per family, per year, when healthcare and prescription coverage savings can be realized over the current cost of comparable benefits provided for through the State of NJ Health Benefits program, and;

BE IT FURTHER RESOLVED, that in no case shall the costs of alternative healthcare and prescription coverage, and reimbursement of deductibles and coinsurance payments exceed the actual cost of healthcare and prescription costs for comparable benefits available through the State of NJ Health Benefits program.

BE IT FURTHER RESOLVED, that this resolution shall take effect July 1, 2014 and shall run concurrent with each new budget year thereafter.

Attested to:



SYLVESTER ATTARDI, Chairman

Lawrence Stratton, Acting Secretary
Meeting date: November 10, 2014

Resolution was introduced by Sylvester Attardi, moved by Paul Gulick and seconded Edward O'Connor. Vote 5-0.

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 Sagiocco	X			

6. Resolution 1106 to open the Section 8 waiting list to qualified South Amboy residents only was discussed. Resolution was introduced by Sylvester Attardi, moved by Edward O'Connor and seconded Joseph Connors. Vote 5-0.

RESOLUTION NO:1106
**OPEN SECTION 8 WAITING LIST TO QUALIFIED
SOUTH AMBOY RESIDENTS ONLY**

WHEREAS, the South Amboy Housing Authority has completed its annual update/purge of the current Section 8 Waiting List to Qualified South Amboy Residents Only and;


WHEREAS, it has been determined that there is a need to reopen the waiting list to preference-eligible applicants in order to ensure an adequate pool of applicants for use of available program funding; and

WHEREAS, the Administration has determined that Pre-Applications shall be distributed until such time that fifty (50) income eligible, preference-eligible applications have been received for the Section 8 Waiting List to Qualified South Amboy Residents Only; and

WHEREAS, the Housing Authority shall suspend application taking once the maximum eligible applications have been received.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the South Amboy Housing Authority that the waiting lists shall be opened and a Public Notice shall be published as required notifying interested parties of the date, time, location and other criteria of when applications shall be distributed and returned.


SYLVESTER ATTARDI, Chairman

Attested to: 
Lawrence Stratton, Acting Secretary

Meeting date: October 14, 2014
Resolution was introduced by Sylvester Attardi, moved by Edward O'Connor and seconded Joseph Connors . Vote 5-0.

	<u>ROLL CALL</u>		
	<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		

7. Mr. Stratton advised the Commissioners that the Authority is in the process of finalizing the window replacement program.
8. Mr. O'Connor requested an update of emergency generator situation. Mr. Startton indicated that the Authority's emergency generators have been updated. Mr. Chubenko indicated that the inquiries for emergency stand by contract generators from Caterpillar to handle the whole Authority's complexes were much more than anticipated. He indicated that the Authority has purchased 4 5500 watt generators for Dohaney Homes for emergency power only.
9. Mr. Chubenko reported that Senior movie day and Italian day were successful and the seniors that participated had a good time.
10. No one from the public was present.
11. There being no further business on hand at this time, a motion to adjourn was made Paul Gulick by and seconded by Edward O'Connor. 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 regular meeting of the Board of Commissioners of the Authority duly called and held on October, 2014, 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 14th day of October, 2014.



Lawrence Stratton, Acting Secretary
of the Housing Authority of the City of South Amboy
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**EXTRACTS FROM THE MINUTES OF THE
REGULAR MEETING OF THE HOUSING
AUTHORITY OF THE CITY OF SOUTH AMBOY
HELD ON MONDAY NOVEMBER 10, 2014**

The regular 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 Sagiocco

ABSENT

Also in attendance were Eric Chubenko, Acting Director, Lawrence Stratton, Director of Operations, Rae Ann Kukulski, and Thomas E. Downs, IV, Esq. At the regular meeting, the following items were discussed.

1. The Minutes of October 14, 2014 Regular Meetings were discussed. A motion was made by Paul Gulick to approve the minutes and seconded by Joseph Connors. Vote 5-0. Grace Hoffman-Spencer abstained.
2. The bills for November, 2014 were discussed. A motion to pay the bills was made by Paul Gulick and seconded by Sylvester Attardi. Vote 6-0.
3. Resolution 1107 Electing to participate in the New Jersey Unemployment and Temporary Disability Program was discussed. Mr. Chubenko advised the Commissioners that in the past 10 months that 2 employees were injured on duty and were not eligible for the State Program. It appeared that when the Authority revised its Personnel Policy some time ago that the program was not continued. Based upon the recent injuries it was advisable to reinstate the program. Resolution was introduced by Sylvester Attardi, moved by Edward O'Connor and seconded Paul Gulick. Vote 5-0.

RESOLUTION NO:1107

**RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF SOUTH AMBOY
ELECTING PARTICIPATION IN
THE NJ UNEMPLOYMENT TEMPORARY DISABILITY PROGRAM**

WHEREAS, the Authority has not in the past elected to participate in the NJ unemployment temporary disability program, and;
WHEREAS, the Authority has determined that participation in the program is advantageous to

employees of the Authority, and;

WHEREAS, the Board of the Authority is desirous of adding the benefit to the employees of the Authority.

NOW THEREFORE BE, it resolved by the Commissioners of the Housing Authority of South Amboy electing temporary disability insurance coverage to employees of the Authority effective January 1, 2015 and authorizing the Executive Director to provide a copy of this resolution to the authorized representative of the State of New Jersey in order to implement coverage.



SYLVESTER ATTARDI, Chairman

I hereby certify that there is
appropriate funding in the budget



Lawrence Stratton,
Acting Secretary

WILLIAM KATCHEN, CPA.

Meeting date: November 10, 2014

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

ROLL CALL

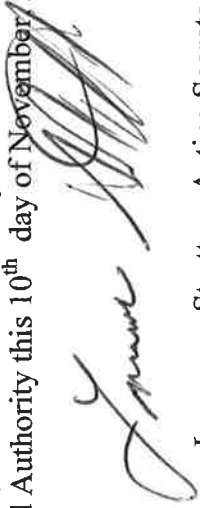
	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Sylvester Attardi	X			
Joseph Connors	X			
Paul Gulick	X			
Grace Hoffman-Spencer	X			
Edward O'Connor	X			
Saverio Saggiocco	X			

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 Paul Gulick by 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 regular meeting of the Board of Commissioners of the Authority duly called and held on November 10, 2014, 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 10th day of November 2014.



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

RESOLUTION NO:1107

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SOUTH AMBOY ELECTING PARTICIPATION IN THE NJ UNEMPLOYMENT TEMPORARY DISABILITY PROGRAM

WHEREAS, the Authority has not in the past elected to participate in the NJ unemployment temporary disability program, and;

WHEREAS, the Authority has determined that participation in the program is advantageous to employees of the Authority, and;

WHEREAS, the Board of the Authority is desirous of adding the benefit to the employees of the Authority.

NOW THEREFORE BE, it resolved by the Commissioners of the Housing Authority of South Amboy electing temporary disability insurance coverage to employees of the Authority effective January 1, 2015 and authorizing the Executive Director to provide a copy of this resolution to the authorized representative of the State of New Jersey in order to implement coverage.

Attested to:



SYLVESTER ATTARDI, Chairman

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



Lawrence Stratton,
Acting Secretary

WILLIAM KATCHEN, CPA.

Meeting date: November 10, 2014

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


ROLL CALL

<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
X			
X			
X			
X			
X			
X			
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 November 10, 2014, 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 10th day of November, 2014.


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

**RESOLUTION 1108
ASSIGNMENT AND ASSUMPTION OF
ARCHITECT ENGINEERING SERVICES CONTRACT**

WHEREAS, the South Amboy Housing Authority awarded to Feist Engineering for Architect/Engineering services at an amount to be determined by the parties in accordance with HUD Guidelines on May 13, 2013; and

WHEREAS, the Authority has been notified that Feist Engineering was purchased by Center State Engineering whose professionals consists substantially of the same engineers and architects who are assigned to the Authority's projects: and


WHEREAS, it is in the best interest of the Authority to continue the contract for Architect/Engineering services with the superceding firm in accordance with the general schedule submitted in accordance with HUD Guidelines, and

NOW, THEREFORE, BE IT RESOLVED, that the Authority permit the assignment and assumption of the Architect/Engineering services by Center State Engineering and,

BE IT FURTHER RESOLVED, that the contract for services is to continue at the amount to be determined by the parties in accordance with HUD Guidelines.

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

Attested to:



Lawrence Stratton, Acting Secretary

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



SYLVESTER ATTARDI, Chairman

William Katchen, CPA.

Meeting date: December 8, 2014

Resolution was introduced by Sylvester Attardi, moved by Paul Gulick and seconded by Joe Connors. Vote 4-0.

	<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 Sagiocco				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 December 8, 2014, 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 8th day of December 2014.



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

Thomas E. Downs, IV, P.A.

Attorney At Law

415 Main Street

South Amboy, N.J. 08879

Tele.: (732) 679-5600 Fax: (732) 679-6460

Email: thomasedownsiv@gmail.com

December 8, 2014

South Amboy Housing Authority
250 South Broadway
P.O. Box 817
South Amboy, NJ 08879

**Attention: Lawrence Stratton,
Director of Operations**

RE: ARCHITECTURAL ENGINEERING SERVICES

Dear Mr. Stratton:

I am in receipt of a letter from Center State Engineering notifying the Authority of a corporate buy out of Feist Engineering, the Engineering/Architectural firm that was contracted by the Authority on May 13, 2013. The new firm consists of substantially the same professionals.

In view of the fact that the firm is substantially the same professionals who are handling the Authority's projects, it is in the best interests of the Authority that the new firm continue as the Authority's Engineering/Architectural firm

Subject to review from the Authority accountant to certify that the Authority has the appropriate funding, it is my opinion that Authority permit the Engineering/Architectural contract of Feist Engineering to Center State Engineering .

If you need additional information, kindly advise.

Very truly yours,



THOMAS E. DOWNS, IV
TED:

**EXTRACTS FROM THE MINUTES OF THE
REGULAR MEETING OF THE HOUSING
AUTHORITY OF THE CITY OF SOUTH AMBOY
HELD ON MONDAY DECEMBER 8, 2014**

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

PRESENT

Sylvester Attardi
Saverio Sagliocco
Paul Gulick
Edward O'Connor

ABSENT

Grace Hoffman-Spencer

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

1. The Minutes of November 10, 2014 Regular Meetings were discussed. A motion was made by Edward O'Connor to approve the minutes and seconded by Paul Gulick. Vote 4-0. Grace Hoffman-Spencer abstained.
2. The bills for December, 2014 were discussed. A motion to pay the bills was made by Edward O'Connor and seconded by Joseph Connors. Vote 4-0.
3. Resolution 1108 to permit the assignment and assumption of the Architect / Engineering Services Contract was discussed. Mr. Chubenko advised the Commissioners that the firm that was awarded the contract dissolved and a new firm was established that consists of the same professionals. Based upon the fact that the same professionals are in the new firm he indicated that it was advisable to permit the Contract to be assumed as it would be in the best interests of the Authority. Resolution was introduced by Sylvester Attardi , moved by Paul Gulick and seconded Joseph Connors. Vote 4-0.

**RESOLUTION 1108
ASSIGNMENT AND ASSUMPTION OF
ARCHITECT ENGINEERING SERVICES CONTRACT**

WHEREAS, the South Amboy Housing Authority awarded to Feist Engineering for Architect/Engineering services at an amount to be determined by the parties in accordance with HUD Guidelines on May 13, 2014; and

WHEREAS, the Authority has been notified that Feist Engineering was purchased by Center State Engineering whose professionals consists substantially of the same engineers and architects who are assigned to the Authority's projects; and

WHEREAS, it is in the best interest of the Authority to continue the contract for

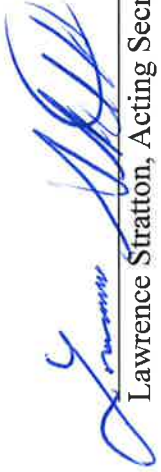
Architect/Engineering services with the superceding firm in accordance with the general schedule submitted in accordance with HUD Guidelines, and

NOW, THEREFORE, BE IT RESOLVED, that the Authority permit the assignment and assumption of the Architect/Engineering services by Center State Engineering and,

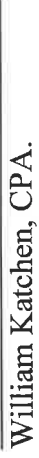
BE IT FURTHER RESOLVED, that the contract for services is to continue at the amount to be determined by the parties in accordance with HUD Guidelines.

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


SYLVESTER ATTARDI, Chairman


Lawrence Stratton, Acting Secretary

I hereby certify that there is appropriate funding in the budget


William Katchen, CPA.

Meeting date: December 8, 2014

Resolution was introduced by Sylvester Attardi , moved by Paul Gulick and seconded Joseph Connors. Vote 4-0.

	<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 Sagiocco				X

4. Mr. Stratton indicated to the commissioners that there were bedbugs in on of the apartments. In order to treat the infestation expeditiously, an employee paid for the treatment and needs to be reimbursed for the cost.

5. Mr. Chubenko reported that the Senior Citizens Christmas party will be December 16th and the YAAC party for the children will be December 16th.

6. No one from the public was present.

7. There being no further business on hand at this time, a motion to adjourn was made Paul Gulick by and seconded by Edward O'Connor. Vote 4-0.

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 regular meeting of the Board of Commissioners of the Authority duly called and held on November 8, 2014, 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 8th day, December 2014.



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

**RESOLUTION 1108
ASSIGNMENT AND ASSUMPTION OF
ARCHITECT ENGINEERING SERVICES CONTRACT**

WHEREAS, the South Amboy Housing Authority awarded to Feist Engineering for Architect/Engineering services at an amount to be determined by the parties in accordance with HUD Guidelines on May 13, 2014; and

WHEREAS, the Authority has been notified that Feist Engineering was purchased by Center State Engineering whose professionals consists substantially of the same engineers and architects who are assigned to the Authority's projects: and

WHEREAS, it is in the best interest of the Authority to continue the contract for Architect/Engineering services with the superseding firm in accordance with the general schedule submitted in accordance with HUD Guidelines, and

NOW, THEREFORE, BE IT RESOLVED, that the Authority permit the assignment and assumption of the Architect/Engineering services by Center State Engineering and,

BE IT FURTHER RESOLVED, that the contract for services is to continue at the amount to be determined by the parties in accordance with HUD Guidelines.

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

Attested to:



Lawrence Stratton, Acting Secretary

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



SYLVESTER ATTARDI, Chairman

William Katchen, CPA.

Meeting date: December 8, 2014

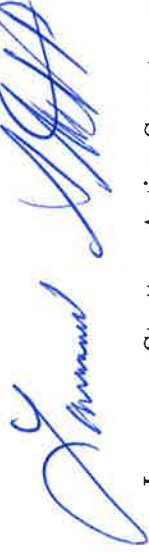
Resolution was introduced by Sylvester Attardi , moved by Paul Gulick and seconded Joseph Connors. Vote 4-0.

	<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 Sagiocco				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 December 8, 2014, 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 8th day of December, 2014.



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

**RESOLUTION NO. 1109
AUTHORIZING AMENDMENT TO
HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN AND
PUBLIC HOUSING ADMISSIONS AND CONTINUING OCCUPANCY POLICY**

WHEREAS, the South Amboy Housing Authority desires to amend the Housing Choice Voucher Administrative Plan and Public Housing Admissions and Continuing Occupancy Policy for purposes of clarifying the process for an applicant refusing a Public Housing unit and/or Housing Choice Voucher;

NOW THEREFORE BE IT RESOLVED, that the South Amboy Housing Authority amends the Housing Choice Voucher Administrative Plan and Public Housing Admissions and Continuing Occupancy Policy by including the following language for an applicant refusing a Public Housing unit and/or Housing Choice Voucher:

“When an applicant rejects the unit offer, the PHA will place the applicant’s name on the bottom of the waiting list. After two offers, the applicant will be removed from the waiting list. Removal from the waiting list means that the applicant must reapply to again be placed on the waiting list. If the unit offered is inappropriate for the applicant’s disabilities, the family will retain their position on the waiting list.”

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

Attested to:



Lawrence Stratton, Acting Secretary

Meeting date: January 13, 2015



SYLVESTER ATTARDI, Chairman

Resolution was introduced by Sylvester Attardi, moved by Paul Gulick and seconded Edward O'Connor. Vote 7-0.

	<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 Sagiocco	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 January 13, 2015, 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 13th day of January, 2015.



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