

**Guttenberg Housing Authority Board of Commissioners**

**Open Public Meeting Agenda**

**Monday, July 11, 2022 at 5:00 p.m.  
6909 Kennedy Blvd East, Guttenberg, NJ**

1. Call to Order
2. Reading of the Open Public Meetings Act Notice
3. Roll Call
4. Pledge of Allegiance
5. Executive Director's Report
6. Financial Report and Bill List
7. Approval of Minutes

June 6, 2022 Board Meeting

8. Old Business
9. New Business
10. Resolutions
11. Public Comment
12. Adjournment

**(THE BOARD MAY CONVENE TO CLOSED SESSION DURING THE MEETING)**

**HOUSING AUTHORITY OF THE TOWN OF GUTTENBERG  
MEETING MINUTES**

This regular meeting of the Board of Commissioners was held on June 6, 2022, at 400 68th Street, Guttenberg, New Jersey. The meeting was opened at 5:05p.m. and the Open Public Meetings Act Notice was recited.

Adequate notice of this Meeting of the Board of Commissioners of the Housing Authority of the Town of Guttenberg was given in accordance with Chapter 231 of the Laws of New Jersey by publishing the meeting date in the El Especialito and the Bergen Record, by posting the meeting date at the Guttenberg Town Hall, by posting the meeting date on the Bulletin Board at the main office of the Housing Authority at 6900 Broadway, Guttenberg, New Jersey 07093 and by posting the meeting date on the official website of the Housing Authority of the Town of Guttenberg.

Following the Pledge of Allegiance, roll call was taken.

**ROLL CALL:**

X Chairperson Habermann-Ward    X Vice Chairperson Montanez    X Commissioner Perez  
X Commissioner Mantineo        X Commissioner Acosta        X Commissioner Popiel  
X Commissioner Torres

Also attending the meeting were Executive Director Ruddys E. Andrade and General Counsel, Francis J. Borin, Esq. of DeCotiis, FitzPatrick, Cole & Giblin, LLP.

**EXECUTIVE DIRECTOR’S REPORT:**

The Executive Director reported on work being undertaken to apply for a safety grant in the amount of approximately \$250,000. Those funds would be used for the expansion of various security measures, including closed circuit TV. They hope to hear about this grant opportunity in the fall.

The Executive Director reported on the work being undertaken with respect to an emergency funding grant of approximately \$677,000 to offset the cost of the elevator repairs. The Executive Director will be meeting with the engineering professionals with regard to the bid schedule.

The Executive Director reported on the newly paved lot at 400 68<sup>th</sup> Street.

The Executive Director reported on the recent REAC inspection. It seems to have gone well. The last REAC score was a 44 and the inspector indicated that he expected a score in the 80’s this time. The Housing Authority staff worked through Memorial Day weekend in order to prepare for this inspection.

**FINANCIAL REPORT / PAYMENT OF BILLS:**

A motion was made to approve the Financial Report and to accept and pay all bills. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR	2	X			
MARISOL MONTANEZ, VICE CHAIR		X			
DR. GONZALO PEREZ		X			
JOLENE MANTINEO		X			
REBECCA ACOSTA		X			

BLANCA POPIEL	1	X			
LUZ TORRES		X			

The motion is adopted.

**APPROVAL OF MINUTES:**

A motion was made to approve the minutes of the May 9, 2022, meeting of the Board of Commissioners. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR		X			
MARISOL MONTANEZ, VICE CHAIR	2	X			
DR. GONZALO PEREZ		X			
JOLENE MANTINEO		X			
REBECCA ACOSTA	1	X			
BLANCA POPIEL		X			
LUZ TORRES		X			

The motion is adopted.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

None.

**RESOLUTIONS:**

Resolution 2022-11: Authorizing and Approving a Three-Year Employment Agreement for the Position of Executor Director

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR		X			
MARISOL MONTANEZ, VICE CHAIR		X			
DR. GONZALO PEREZ		X			
JOLENE MANTINEO		X			
REBECCA ACOSTA	1	X			
BLANCA POPIEL	2	X			
LUZ TORRES		X			

The resolution is adopted.

**PUBLIC COMMENT:**

None.

**ADJOURNMENT:**

A motion was made to adjourn the meeting. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR		X			
MARISOL MONTANEZ, VICE CHAIR	1	X			
DR. GONZALO PEREZ		X			
JOLENE MANTINEO		X			
REBECCA ACOSTA	2	X			
BLANCA POPIEL		X			
LUZ TORRES		X			

The meeting was adjourned at 5:20 p.m.

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Ruddys E. Andrade, Executive Director/Secretary

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Linda Habermann-Ward, Chairperson