

**NJNAHRO BOARD MEETING**

**THURSDAY, APRIL 28, 2011  
THE RUTGERS CLUB, NEW BRUNSWICK, NEW JERSEY**

**PRESENT:**

**LILLIAN CIUFO, EXECUTIVE DIRECTOR OF FORT LEE HOUSING  
AUTHORITY**

**KAY NEST, COMMISSIONER OF FORT LEE HOUSING AUTHORITY**

**JOHN CLARKE, EXECUTIVE DIRECTOR OF NEW BRUNSWICK HOUSING  
AUTHORITY**

**MARIA MAIO, EXECUTIVE DIRECTOR OF JERSEY CITY HOUSING  
AUTHORITY**

**JOHN MAHON, EXECUTIVE DIRECTOR OF BAYONNE HOUSING  
AUTHORITY**

**DOUGLAS DZEMA EXECUTIVE DIRECTOR OF PERTH AMBOY HOUSING  
AUTHORITY**

**RICHARD KEEFE, EXECUTIVE DIRECTOR OF NJAHR**

**ROBERT DE VINCENT, EXECUTIVE DIRECTOR OF WEEHAKEN HOUSING  
AUTHORITY AND WEST NEW YORK HOUSING AUTHORITY**

**KIMBERLY WOODHULL, EXECUTIVE DIRECTOR OF NEWTON HOUSING  
AUTHORITY**

**VICTOR CIRILO, EXECUTIVE DIRECTOR OF UNION CITY HOUSING  
AUTHORITY**

**WILLIAM SNYDER- SERVICE OFFICER**

**RICHARD FOX**

**1. John Mahon opened the meeting. We are still waiting for a quorum, but we will get started.**

**2. Approval of previous meeting minutes. No quorum was attained.**

**John Mahon mentioned he didn't have minutes from the retreat yet. But we are working on them; it's been very busy preparing for the MARCO/NAHRO Conference. Everyone agreed.**

**Bob Di Vincent said this should go on record that this was the best retreat ever! Was well received and everyone seemed to have participated.**

**John Mahon thanked Bob Di Vincent He mentioned that it was so successful, because the Board Members were involved.**

**3. Reports:**

**Maria Maio, Professional Development: Spoke about the PHAS training, which will be done by Asher on May 10, 201 in Jersey City. On June 9<sup>th</sup> and 10<sup>th</sup> at John Clarke's Housing Authority New Brunswick there will be a class on budget for non-budget people. Will be a day and half sessions.**

**Maria spoke about the JIF courses coming up. If you're not in the JIF you can not attend. Some NAHRO members are not part of the JIF.**

**John Mahon said if some people show up for the JIF courses they can attend, as long as its held at a Housing Authority that is a member of the JIF.**

**Maria said a couple of us went to the Financial Training at HUD, it was for Executive Directors and Commissioners. Maria said it was only her and Victor Cirilo from New Jersey and all the rest were from New York.**

**Victor Cirilo said he brought his new Commissioners and it a great introductory and very informative for them.**

**Maria said she will contact Wendell for the November Conference on November 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup>. She suggested doing some sites tours on housing authorities so we can publicize what we do.**

**John Mahon said it was a good idea and will tie it in with getting things for the newsletter.**

**Maria asked to forward her an email if interested in doing this.**

**Gary Centinaro, Member Services- Absent.**

**Lou Riccio- Legislative- Absent**

**John Mahon asked if anyone had any legislative matters they would like to go over.**

**John said from the State level we are going to have to wait and see how pension reform will affect us.**

**Joe Billy, Jr.-Housing-Absent**

**Jack Warren-Insurance-Absent**

**E. Dorothy Daniels- Commissioner-Absent**

**Douglas G. Dzema, Treasurer Said expenses are in line. The overall picture for the agency is excellent. We have over \$200,000 in two CD's. All in total we have \$325,000.**

**Without a quorum the bills could not be passed.**

**Deborah Heinz, DCA- Absent. John Mahon said that Deborah will be at the MARC Conference.**

**John Clarke asked if we have any thoughts on approaching Deborah Heinz as a group on the State voucher program. The State has 21,000 vouchers and they turn over roughly 15,000 a year.**

**John Mahon suggested approaching Deborah at the MARC Conference next week.**

**Sandy Niemiec-Section 8 and Contract Administration-: Absent**

#### **4. Approval of Bills**

**There was no quorum.**

#### **5. Old Business:**

**John Mahon congratulated everyone on the retreat. We did a good job and covered a lot of space. I feel it's only going to get better for us.**

**John gave an update on the MARC Conference.**

**Registrations are approximately 115.**

**We have 23 to 25 vendors.**

**HUD Regional Administrator, Adolph Carrion will be speaking on Monday and Courtney Watson.**

**Regional Administrator, Jane Vincent is coming and she will be speaking on Tuesday.**

**We have a full slate of sessions scheduled.**

**A kindle will be given away, there will be 50/50's and tricky trays will be some of the things taking place at the Conference. Madeline helped with the trays and got volunteers to help her.**

**John Mahon said the MARC Conference should bring in \$36,000-\$41,000 in sponsorships. We have 115 registrants and I anticipate on making money on this conference. The Hilton has been asking for an ST-5 form, which will save the conference on the sales tax of 7%. We never had this form and we have applied for it.**

**Dick Keefe said he has been using it for years with the ST-4. He suggested calling the Hilton and letting them know and maybe we won't have to pay the 7% tax.**

**Bill Snyder- Service Officer- Spoke about the updated agenda with all the sessions. Also, a list of registrants for the conference and about 40% of them are from New Jersey. Money is coming in from vendors. He spoke about the newsletter. He asked if anyone with information, pictures or articles to please send them to him. He'll be putting a mailing list together. Also, looking to put together a list of all State legislators and their aides.**

**Bill spoke about the website and it should be up and running soon.**

**John Mahon said we will be doing a newsletter and thinks we should discuss further about the advertising.**

**Lillian Ciufu said when she did the newsletter there was no advertising in it and was just about us, exclusively for NAHRO!**

**John Mahon said he felt if we are going to do the newsletter once a year we shouldn't advertise in it, but if we do more, which he feels we should, we should discuss the issue.**

**Bob Di Vincent said he thinks the initial newsletter should be solely about the organization.**

**John Mahon mentioned Ed De Paula's retirement dinner on Friday, May 20<sup>th</sup> at the Holiday Inn in Carteret. He hoped we would buy a table or two. We will make a presentation to Ed De Paula.**

**Lillian Ciufu suggested giving a gift travel certificate.**

## **6. New business-None.**

**Maria Maio introduced Alison Recca-Ryan, Director of Corporation for Supportive Housing, she briefed us on the various programs her organization is involved with and how the programs work. She spoke about the vouchers and how units can accommodate the homeless.**

**Ed Murphy, Executive Director of Supportive Housing Association of New Jersey. He spoke about the program for special needs people**

**and how his organization has many programs that help people with special needs.**

**Arnold Cohen, Policy Advisor for Housing & Community Development Network of New Jersey-He spoke briefly about various policies and mentioned if he could be of assistance, please reach out to him.**

**John Mahon thanked all of them for coming and explaining the many different programs that their organizations have to offer and how we all have common problems and it's a good idea to reach out to one another.**

**7. Adjournment:**

**There was no quorum.**

**Respectfully submitted,**

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**John T. Mahon**