



Executive Board
Monthly Meeting Minutes
April 26, 2018 – 10:30 a.m.
Rutgers Club, 85 Avenue E Piscataway, NJ 08854

- Present: Janice DeJohn, Senior VP,
Gary Centinaro, VP Member Services
Eric Chubenko, VP, Professional Development
Christopher Marra, VP Housing
Joseph Capano, Trustee
Robert DiVincent, Trustee
Hector Fuentes, Trustee
Louis Riccio, Trustee
Domingo Senade, Trustee
Bill Snyder, Service Officer
Joseph Billy, Jr., Immediate Past President
Jack Warren, JIF Representative
- Absent: Victor Cirilo, President
Douglas Dzema, Treasurer
E. Dorothy Carty Daniel, VP, Commissioner
Grace Dekker, Corresponding Secretary
Rick Iovine, Corresponding Secretary
Vernon Lawrence, VP, Community Development
John Mahon, VP, Legislation
Sherry Simms, Recording Secretary
Lynn Bartlett, Trustee
John Clarke, Trustee
Anthony Feorenzo, Trustee
Kimberly Gober, Trustee
Ronald Van Rensalier, Trustee
Randall Wood, Trustee

Senior Vice President Janice DeJohn opened the meeting at 10:35 a.m. attendance was taken. It was determined by the Service Officer that the Board had a quorum. A large number of trustees were absent due to their attendance at a Novogradac session. Victor Cirilo is a speaker at the conference.

Senior VP DeJohn stated that she wanted to change the order of the agenda, so that the Nominating Committee could make its report first. Senior VP Janice DeJohn asked both Domingo Senade and Joseph Capano to step outside for few minutes, so that the Board could hear a presentation from the Nominating Committee concerning their candidacies to become Trustees of NJNAJRO.

Louis Riccio as chairman of the Nominating Committee introduced information about Domingo Senade and Joseph Capano. Memos had been sent out by the Nominating Committee regarding both candidates. Mr. Riccio noted that Mr. Capano had been seeking to get on the Board for a five to six years and that Mr. Senade had been on the Board previously, when he was executive director at the Bergen County Housing Authority. Mr. Riccio also noted that his committee had in its possession three letters of interest, Mr. Senade, Mr. Capano, and Jelani Garrett the new director in Trenton. Both Mr. Senade and Mr. Capano are the two people the Nominating Committee is putting forward to fill the two openings. The openings are due to the resignation of Grace Dekker and Susan Thomas.

Joe Billy, Jr. made the motion to accept the candidates from the Nominating Committee. Robert DiVincent seconded the nomination. Senior VP DeJohn called for a voice vote. The two candidates were approved unanimously.

Senior VP DeJohn then returned to the regular order of the agenda. The next report was given to Eric Chubenko, Vice President, Professional Development. He gave a brief report on the status of the conference but deferred most of the report to Senior VP DeJohn and Trustee Riccio.

Lou Riccio than gave an update on the status of the conference. At this time, most of the issues were related attraction of vendors. This was primarily due to NJNAHRO moving its conference date from April to late May. Mr. Riccio reported that as the date of the meeting there were 60 vendors coming in terms of people and 85 registrants. On top of the 85 we have 4 making the maintenance course. Our watermark is to get over 200 people, so it appears to be crowded. We could net more than \$17,000. Lou also noted that the JIF had not given their funds yet.

Senior VP DeJohn then called on Chris Marra, Vice President Housing. He brought to everyone's attention a GAO report done on RAD and also informed trustees about a program offered through the American Lung Association that would teach HA staff how to conduct smoking cessation classes. This program is funded, specifically to address HA challenges with HUD's new smoking policy which will be fully implemented by August 2018.

Senior VP DeJohn then called on Gary Centenaro to give the Member Services report. He provided a report on updates for NAHRO conferences. There was discussion about the status of the summer conference, NAHRO membership dues. In 2020 they are doing New York July 23-25 and Orlando, then 2021 will be Las Vegas and Denver.

Senior VP then called on William Snyder, the Service Officer to give his report. First, for FYI we attended the Legislative conference in April. There was a traditional dinner meeting set up by Victor Cirillo with 15 people in attendance about 10 members of the NJNAHRO Board.

Mr. Snyder continued, that aside, Ben Carson was at the conference and he made it very clear that RAD was here to stay. Everyone on the waiting list will be funded and you can see they are pushing everyone into it. If you are contemplating doing demo-dispo, they just came out with new demo-dispo rules and you will be entitled to 25% tenant protection vouchers, which are project based and it is higher than your payment standard. So it will give you more cash flow to pay down debt.

This year, we left appointments up to our members. We had one appointment with Menendez's office made by Kim Gober. Trustee Riccio then states hopefully next year if we have different congressman from New Jersey, then we can go next year to see them. The 2019 proposed public housing budget is 55% proration.

Mr. Snyder continued that he attended the MARC-NAHRO Board meeting with Gary. It appears that these MARC NAHRO meetings rotate every six years. It is PA this year in Hershey, PA. The big conversation was that MARC traditionally hooks up with the state chapter and has their conference in tandem. Marsha Parham who is the current MARC President stated that she always viewed that hookup as nothing more than a donation from the chapter. Last year MARC had their own conference in DC in August and I assume they made money. The decision was will they go alone again or go with chapters. Here is what happened. MARC gets 45% of split, but only bring about 25% of the people to the conference. In New Jersey,

they only accounted for 10% of the attendance the last time. Also in Delaware, there are six housing authorities in Delaware. Bill Snyder suggested the hybrid approach. Which is they do August or early September. They work with the chapter to market it – it will not affect us since our event is in April and November.

Trustee Riccio stated that he had no problem doing another joint conference with MARC, but that all future splits would be based on the percentage of attendance generated by MARC members, i.e., out of state registrants. Bill Snyder further stated that MARC was considering by-law changes that would require all Board members to send a certain amount of people to the conference.

Bill Snyder stated that Gary Centenaro made a motion to establish a committee of three people to explore how they would do this going forward. Gary stated explore the stand alone conference. So apparently, they did not make enough last year and it was too much work, because no one wants to do it.

At about 45 minutes into the meeting there was continued discussion about this topic for MARC doing a stand-alone conference. Bill stated that if you cannot stand alone as a regional chapter, I question whether it is viable to continue. It is not only us, but PA and Maryland that are strong chapters that have problems with the 45% cut for MARC.

Bill then talked about the Rutgers Club. While some people still have a hard time finding the location, one of the reasons to continue to go here is due to the communication system that this room would have access to. It would allow people to call in and see us (and we could see them) on the tv monitor. That equipment is not ready yet, but will be soon. In addition, there will be a parking lot put in next to the building so you will not have to walk so far. Finally, there is a banquet room that is under construction which we want to hold our annual holiday party there. Bill stated he had already put in for the December 7, 2018 date for daytime luncheon.

Bill stated that with everyone's agenda was the report from the Retreat. There was a committee set up from that meeting. One of the things I would like to discuss with that committee is have NJNAHRO designated by the state of New Jersey as a training entity. We do not want them to take away the training from Rutgers, but allow us to provide training as well. We would set up our own training and I think we could beat them at their pricing and trainers might be able to make more money. We could do it at our conferences. The Purchasing Officers Association just got this type of approval from the state. It still allows Rutgers to provide Purchasing training, but now they can as well.

Trustee Riccio stated that the new DCA Commissioner is Lieutenant Governor Sheila Oliver who would make that decision and who Victor Cirillo knows very well. It is a moneymaker for our conference.

At about the 52 minute mark of the meeting, the discussion revolved around the flurry of new executive directors hired around the state, including Morristown, Passaic, Harrison, Long Branch, etc. There was further discussion about who is following up with Authorities to ensure compliance for EDs, as well as commissioners. The conclusion was that no person at DCA is following up on these matters.

Senior VP Janice DeJohn thanked Service Officer Snyder for his report. She then turned to the Bill's List. She stated that there are only three bills on the list.

Check #	Date	Payee	Cash Account	Amount
1695	4/24/18	MARC-NAHRO	10302	\$ 150.00
1696	4/24/18	Execu-Tech	10302	\$ 2,000.00
1697	4/24/18	William Snyder	10302	\$ 539.50
TOTAL				\$ 3,189.50

Trustee Joseph Billy made a motion to approve the Bill's List and Trustee Riccio seconded the motion. The Bill List was approved unanimously.

Senior VP DeJohn then noted that the next item on the agenda was the Annual Conference. Trustee Riccio stated that he has talked about most of what he needed to say. We need to get more vendors and more registrants. Trustee Marra asked, so our issues with vendors and attendance are related or partially related to that we moved the date of the conference. Trustee Riccio stated yes. Our normal date was in conflict with Easter, Passover, PHADA, and NAHRO and by moving the date we have created some new challenges for vendors and attendees. Also, the NJ Apartment Association's conference is the same week as ours and we share many of the same vendors.

Then there was a discussion at the 1:01 minute to the 1:05 minute of the meeting about different vendors who have come in the past and new vendors such as Lakeland Bank and others who we either want to come or to make a donation.

Bill Snyder than talked about how MARC stated that they receive a lot of donations from vendors. Then Lou talked about the giveaways people would receive upon registration and 36 different gifts for Tricky Tray.

Trustee Riccio talked about planning for April 2019 conference in Atlantic City. He is talking to the Hard Rock and Oceans.

Senior VP DeJohn asked if anyone had scholarship applications, as she did not have many.

Louis Riccio made a motion to adjourn and Joseph Billy seconded the motion. The motion was approved unanimously by the members.

The meeting was adjourned at 11:13 a.m.