

SECAUCUS HOUSING AUTHORITY
THE ELMS
777 5TH STREET
SECAUCUS, NEW JERSEY

FEBRUARY 19, 2026

(This is a condensed version of the Regularly Scheduled
Meeting of Board of Commissioners at 7:00 P.M.)

Chairman Michael Harper called the meeting to order.

ROLL CALL:

PRESENT:

Chairman Michael Harper
Commissioner Vincent Bennett
Commissioner Richard Fairman
Commissioner Patricia Mondadori
Commissioner Joseph Bujnowski
Commissioner Michael Schlemm

ABSENT: Commissioner Raj Pardasani

ALSO PRESENT: Interim Executive Director Joe Billy
Stephen Natoli, Esq.
Deborah L. Alvarez, Transcriber/Secretary

Chairman Harper spoke to the audience about what was happening at Secaucus Housing Authority, keeping everyone informed moving forward. An Interim Executive Director has been hired. The firm is Execu-Tech and one major principal is William Snyder, a legend at SHA and New Jersey Housing Authorities, having been Executive Director for many years here. Mr. Joe Billy, a partner in Execu-Tech, is here this evening. They are approaching this as a team – 3 Executives that come here looking at: finance, maintenance, buildings, etc. covering every aspect of SHA. They are keeping us informed about areas that need work and also where all is proper. They are also looking for a new full-time Executive Director, process is moving forward and should have a new ED within the next 3 months.

OPEN PUBLIC MEETINGS ACT:

"Adequate notice of this meeting, as required by the Open Public Meetings Act, has been provided by the filing of an Annual Meeting Notice with the Municipal Clerk, the posting of said notice on the official bulletin board in the Municipal Government Center, and posted electronically on County Public Information Board.

FLAG SALUTE

MINUTES OF PREVIOUS MEETING – January 15, 2026

Motion to approve minutes of January 15, 2026 made by Chairman Harper; 2nd by Commissioner Mondadori.

VOTE: AYES/All Present Commissioners (5)
Abstain: Schlemm

Absent: Pardasani

RESOLUTIONS #2026-2-1 THROUGH #2026-2-5

Chairman Harper explained Resolutions are for awarding of contract for Financial Audit; Auditor Accountant, Fee Accountant (Professional Services) and Legal Services. Fee and Audit Accountant are again Policari and William Katchen. Legal Services will change. Stephen Natoli, a young, professional lawyer who helped steer SHA through choppy waters did not apply this year; we wish him the very best and thank him for being with us during a difficult time. Low bid for Legal Services is a firm called Florio Kenny Raval.

1. RESOLUTION #2026-2-1 – AWARD A CONTRACT FOR THE FINANCIAL AUDIT FYE 3/31/2026
2. RESOLUTION #2026-2-2 – AWARD A CONTRACT FOR FEE ACCOUNTANT SERVICES
3. RESOLUTION #2026-2-3 – AWARD A CONTRACT FOR LEGAL SERVICES

Mr. Billy informed Chairman Harper there were 2 additional Resolutions added to tonight's Agenda: Resolution #2026-2-4 and #2026-2-5. Budget was approved previously at January's meeting; sent down to Department of Community Affairs (reviewed and approved by them).

4. RESOLUTION #2026-2-4 – ADOPTION OF FY 2026 BUDGET
5. RESOLUTION #2026-2-5 – APPOINTMENT OF NJPHAJIF FUND COMMISSIONER

Motion to approve Resolutions #2026-2-1 through and including #2026-2-5 made by Commissioner Schlemm; 2nd by Commissioner Bujnowski.

VOTE: AYES/All Present Commissioners (6)

Absent: Pardasani

PAYMENT OF CLAIMS – February 2026

Motion to approve payment of claims made by Chairman Harper; 2nd by Commissioner Bennett.

VOTE: AYES/All Present Commissioners (6)

Absent: Pardasani

Chairman Harper introduced Joseph Billy to the audience.

INTERIM DIRECTOR JOSEPH BILLY: I am part of the Execu-Tech team, who is here doing the Interim Director duties for your officers: It is William Snyder, Lou Riccio and myself, each being here one day a week to keep up with all activities going on at SHA.

Briefly, ED Snyder did send to Building & Grounds Committee a brief report regarding an upcoming inspection along with different properties as we will be preparing the Capital Improvement Budget for coming year, as to what type of needs the SHA buildings might have. That will be done within the next week or so. Are there any questions?

ADAM (Maintenance man for The Elms): About 1-1/2 years ago, Floors 2-6 residents' windows were replaced except for 1st floor. Residents on 1st floor suffered badly; that is my biggest concern for the building. IED BILLY: So you need 1st floor windows. Okay.

CHAIRMAN HARPER: Each maintenance man at each building will let us know what their primary concerns are for their building.

(At this point in the meeting, many residents spoke, but no names or apartment numbers were given.)

LADY #1: Need insulation installed around the air-conditioners. Now it is like having a window open. There are no winter covers; sleeve and a/c is there. IED BILLY: You need Velcro around the side, proper cover.

LADY #2 - #101: Her complaint is in regards to tenant living above her. He wakes her up every night. She has spoken about this at last 2 meetings held at The Elms. Nothing has ever been done. The man is not on the lease. CHAIRMAN HARPER: We discussed this prior to tonight's meeting and will follow up on it.

MAN #1: Prior to reconstruction here, it was stated new windows would be installed on 1st floor during the summer; that's as far as it went. If there's ever a fire, I would have to smash it out, because I can't open my windows. CHAIRMAN HARPER: I remember that conversation as we also wanted to reconfigure those windows, which was very expensive, but we put off replacing them. We will look into that, which is summer work obviously.

LADY #3 – We received an email regarding letting people enter the building. Sometimes people run in behind you when the door is open, not like you're always letting someone in, sometimes you can't prevent it. The Elms is like Grand Central Station now – people in and out or they're washing their clothes here. Who in this building has baby clothes? Machines are always breaking down. CHAIRMAN HARPER: Any building security is only as strong as the people – you give your card to somebody; there is nothing we can do about it. We ask you to tighten up and had other discussions about security. People staying over more than they are allotted. This is your home. We want you to be comfortable, it should not be

another full-time tenant in the room. They are hard to enforce as you have to catch them in real time. Part of our rehab here and maybe when we have the new Executive Director is to straighten those kind of issues out in all of the buildings – people who don't belong there, use of laundry facilities, etc. Thank you. We know that it's an issue. Some are hard to deal with, but we know it affects everyone's quality of life.

LADY #4 – Washers and dryers. CHAIRMAN HARPER: We just bought new washers & dryers for the other buildings – 1 each – The Elms is due. IED BILLY: On ED Snyder's Capital Improvement report – replacement of washer/dryers is part of the capital improvement here at The Elms.

LADY #5 – We have people coming in from outside when aides have gone home and doing their wash. When machines are broke, tenants suffer. Some don't wring out or spin out. CHAIRMAN HARPER: Our first concern is and should be replacing new equipment that works and then enforcing who and who cannot use that equipment.

IED BILLY: Obviously, it's the responsibility of the residents to be responsible to put what is necessary in washers/dryers, so it's something we would have to monitor on an ongoing basis and maybe some notices to go to people to remind them that this is what is appropriate. Some diligence has to be done on the manager's part and try to track back where dog hair, pet hair is coming from. A MAN: SHA knows every tenant that has an animal, notify those people; unless it's an outsider bringing in a blanket.

(Many discussing how an intruder will ring every bell until someone lets them into the building.) IED BILLY: If you are not expecting anyone, then don't let the person into the building. CHAIRMAN HARPER: I said I would discuss that with some of you, a concierge, as you don't want to call them security. Again, we'd have to look into liability, what that person would and would not do, hours, but it's something to think about – you get some assistance without the price of 24/7 security which would be prohibitive.

COMMISSIONER FAIRMAN: Mr. Billy, would you tell us a little bit about yourself? IED BILLY: I started administrative programs in 1980; cut my teeth in City of Passaic at Housing Authority as Deputy Director; managing 700 public housing units, 1400 Section 8 apartments throughout Passaic – spending 27 years there. From there moved to Middletown Housing Authority down near Sandy Hook – Executive Director there for 7 years. An opportunity presented itself for me in Summit, as I was driving 90 minutes in the morning and 90 minutes at night going to Middletown as I lived in Clifton at the time. I left Middletown and went to Summit, where I was Executive Director there for another 7 years. April of 2021, I completed 41 years at full-time service and retired. I became friendly with Bill Snyder and Lou Riccio and now have this Execu-Tech team, and basically do what we are doing for you. We go to housing authorities who are in interim situations, run their day-to-day operations temporarily while simultaneously we do a search to get you a new, permanent ED. Right now we are in Asbury Park, here in Secaucus and we are just about to go to Paterson. We are fortunate there are 3 of us and we spend a day a week wherever we

can go, depending on how the magnitude of the problems are and, fortunately, it works out for us and for the authority. At the end of the day, normally, it's a 3-4-5 month process and then you get a new Executive Director, who comes full time, staying on about 30 days after that just to work the person in and make sure they get familiar with the operations; then we wish you all well and success and move on.

ADJOURNMENT

Motion to approve adjournment made by Commissioner Bennett; 2nd by Commissioner Schlemm.

VOTE: AYES/All Present Commissioners (6)

Absent: Pardasani

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber