

New Jersey Association of Housing and Development Authorities
Annual Business Meeting
Hard Rock Hotel & Casino
September 23, 2025
6PM

Call to Order

The meeting was called to order by Chairman Centinaro at 6:15pm.

The meeting notices have been provided in the following manner: On August 22, 2025 notice of this meeting was provided to all Members via email.

Roll Call of the Board

Gary Centinaro, Chairperson	Present
John Mahon	Present
Randy Woods	Present
Eric Chubenko	Present

Others Present:

Mathew Fitzpatrick, Attorney
Grace Dekker – Program Committee Chairperson
Sandra Niemiec – Comptroller
Susan Thomas O’Leary, Administrative Assistant - Absent
Sherry Sims, Corresponding Secretary
Kathleen DiTomasso
Victor Cirilo

The roll call of the NJAHRA members who were in attendance at the meeting was acknowledged by the sign-in-sheet.

A quorum was established.

Approval of Board Minutes

There were no previous Minutes for review or approval.

Correspondence

The letter from the Nominating Committee was sent out to ALL members. The committee recommended Kathleen DiTomasso for the position of Executive Director for NJAHRA. The floor was open for nominations. There were none from the floor. No one present opposed the recommendation.

Reports to the Board

Legal Counsel – Mathew Fitzpatrick – no report at this time

Comptroller – Sandra Niemiec reported the organization’s financial health is good. Our audit was passed without any finding. Financial reports are uploaded to our NJAHRA.org website monthly and the Audit is posted annually.

She presented the proposed 2026 Budget starting October 1, 2025 – September 30, 2026. She discussed the changes within the budget for questions, if any.

Program Chair – Grace Dekker

Grace thanked everyone for attending the annual conference. She announced to the members to save the date on their calendar for the Holiday Luncheon/meeting which will be held at the Colonial Country Club on December 5, 2025. Grace Dekker also encouraged all the members to feel free to submit recommendations on the type of topics or ideas they would like on the training agenda. She reminded the members we are here to serve you and make sure we are meeting their needs and expectation.

Ms. Dekker acknowledged Madeline Cook for her service and commitment to the housing industry for many years. She will be honored at the December 5th meeting. Please show your support for her.

Chairperson Centinaro turned the meeting over to Attorney Fitzpatrick to read and introduce the consent resolutions.

Consent Agenda

Resolutions 2025-1 through 2025-8

- | | |
|-------------------|--|
| Resolution 2025-1 | Approve the Annual NJAHRA Budget for FYE 9/30/2026 |
| Resolution 2025-2 | Approve Financial Agreement Services to Polcari and Co in the amount of \$2,500.00 per year for services from October 1, 2025 through September 30, 2027. |
| Resolution 2025-3 | Approve the Comptroller Agreement with Sandra Niemiec in the amount of \$3,600.00 per year for services from October 1, 2025 through September 30, 2027. |
| Resolution 2025-4 | Approve the Administrative Service Agreement for Susan Thomas-O'Leary in the amount of \$3,600.00 per year for services from October 1, 2025 through September 30, 2027 |
| Resolution 2025-5 | Approve the Legal Services Agreement for Fitzpatrick and Waterman in the amount of \$4,000.00 per year from October 1, 2025 through September 30, 2027. |
| Resolution 2025-6 | Approve the Program Chair Coordinator Agreement for Grace Dekker in the amount of \$3,400 per year from October 1, 2025 through September 30, 2027. |
| Resolution 2025-7 | Approve the Executive Director Agreement for Kathleen DiTomasso in the amount of \$6,000.00 per year from October 1, 2025 through September 30, 2027.
Question by Larry Stratton: Has there always been a Deputy Director position.
Chairperson Centinaro replied and said it has always been in the budget. |
| Resolution 2025-8 | Approve the title of Deputy Director to Sandra Niemiec. The budget includes an amount of \$1,000.00 per year to use for expenses related to the operation of the organization from October 1, 2025 through September 30, 2027. |

Motion to accept Resolutions 2025-1 through 8 by Larry Stratton

Seconded: Victor Cirillo

Roll call of the members was taken by a voice vote. All members present voted unanimously.

No one was opposed.

Kathi DiTomasso spoke and thanked everyone for the vote of confidence and she is looking forward to getting to meet and work with everyone.

UNFINISHED BUSINESS

Mrs. Dekker acknowledged Madeline Cook for all her work and the effort she put in the organization and her service to the housing industry. We will honor her at the December 5th meeting.

NEW BUSINESS

None

PUBLIC COMMENT

None

Motion to Adjourn: Larry Stratton

Second by Gary Centinaro

Approved unanimously

Time: 6:35pm