

AGENDA

FREEHOLD BOROUGH HOUSING AUTHORITY

Administrative Office

107 Throckmorton Street

Freehold, NJ 07728

January 5, 2022 at 5:00 p.m.

-TELE-CONFERENCE-

NEW JERSEY OPEN PUBLIC MEETING ACT NOTICE

As required by NJSA 10:4-6 et.seq. known as the Open Public Meetings Act, adequate notice of this meeting has been provided by the Secretary of the Housing Authority of the Borough of Freehold by preparing an Annual Notice dated December 2, 2021 setting forth the date, time and place of this meeting. Said notice was published in the local newspapers of record and posted on the Authority's website.

ROLL CALL

APPROVAL OF MINUTES for December 1, 2021

ATTORNEY REPORT

EXECUTIVE DIRECTOR REPORT

RESOLUTIONS dated for approvable at the January 5, 2022 meeting:

783-22 Resolution for the Approval of the Payment of Invoices dated 1-5-2022

784-22 Resolution awarding Fee Accountant Services

785-22 Resolution awarding Legal Services

786-22 Resolution awarding 2021 Auditing Services

TENANT ISSUES

PUBLIC COMMENTS

ADJOURNMENT

NEXT MEETING DATE: Wednesday, February 2, 2022 by tele-conference

**MINUTES OF THE
FREEHOLD BOROUGH HOUSING AUTHORITY
December 1, 2021 at 5:00 p.m. – Regular Meeting**

Executive Director Joseph M. Billy, Jr. called the meeting to order at 5:00 p.m. in the Administrative Office of the Freehold Borough Housing Authority. The following Commissioners were present: Commissioner William Cannon, Commissioner Ruthann Broxmeyer, Commissioner Susan Sweetman, Meg Thomann and Commissioner Erica Woods. Also, present were Executive Director Joseph M. Billy, Sharon Whetzler, Thomas Furlong, Fee Account and Attorney Peter C. Lucas.

Commissioners that were excused: Commissioner Stella Mayes

Executive Director Joseph M. Billy, Jr. read the Open Public Meetings Act Notice, “Adequate notice of this meeting has been provided by the Secretary of the Housing Authority of the Borough of Freehold by preparing a Notice dated December 2, 2021, setting forth the date, time and place of this meeting”.

THE MINUTES OF THE November 3, 2021 MEETING: Commissioner Woods motioned and seconded by Commissioner Sweetman to approve the Minutes. The roll call was unanimous and the minutes were approved.

ATTORNEY REPORT: Mr. Lucas reported that the personal injury case continues.

Mr. Lucas reported that his office prepared a letter to be distributed to all residents as a reminder of HUD’s “No Smoking Policy” and that it is a Lease Violation if they are found to be smoking in their apartment or within 25 feet of any Housing Authority buildings.

ACCOUNTING REPORT: At this time, Mr. Furlong, Fee Account accountant reported on the projected 2022 budget. Mr. Furlong highlighted on a few areas, such as: HUD may give as much as 97% in subsidies compare to 95% in 2021, expects dwelling rents and Capital Funds to increase. On the other side, Mr. Furlong reports that the Housing Authority insurance will see an increase, employee pension/health benefits, sundry expenses.

Mr. Furlong also reported that the 2020 audit report has not been finalized due to the fact that the State of New Jersey has not yet posted the 2020 pension/opeb liabilities. Mr. Furlong reported that HUD has extended the submission deadline to March 2022.

REPORT OF THE EXECUTIVE DIRECTOR:

At this time, Mr. Billy, Executive Director reported on the following topics:

Mr. Billy reported that the Board members received in their monthly package an updated Treasurer report as of October 31, 2021. Mr. Billy reported that the Housing Authority finance continues to be solid as reported in their package.

Mr. Billy also reported that the Board received in their package an updated vacancy report as of October 31, 2021. The Housing Authority currently has 1 remaining vacant unit at the senior location and 4 vacant units at the family site. Mr. Billy reports that Ms. Whetzler continues to schedule interviews for potential tenants.

Mr. Billy reported that the roof replacement at building 119 has been completed, leaving the Housing Authority with one more building to be replaced (building 117).

Mr. Billy reported that building 119 was chosen as a proto-type for concrete patio replacement work at a cost of \$13,000 and is currently receiving pricing for new vinyl fencing in order to complete the work.

RESOLUTION #780-21: Commissioner Broxmeyer motioned and seconded by Commissioner Thomann to approve the list of bills presented for payment dated December 1, 2021. The roll call was unanimous. The bills were approved for payment.

RESOLUTION #781-21: Commissioner Broxmeyer motioned and seconded by Commissioner Thomann to appoint Mr. Joseph M. Billy, Jr., Executive Director as the 2022 Fund Commissioner to the Joint Insurance Fund.

RESOLUTION #782-21: Commissioner Broxmeyer motioned and seconded by Commissioner Thomann to approve the introduction submission of the 2022 State Budget for review and approval. The roll call was unanimous.

TENANT ISSUES: None at this time.

COMMISSIONER COMMENTS: Commissioner Thomann inquire if the 5-year plan was available to the Board members. Commissioner Thomann was advised that is will be forwarded to her.

PUBLIC COMMENTS: None at this time.

There being no further business before the Board, Commissioner Woods motioned and seconded by Commissioner Sweetman to adjourn. The motion passed by unanimous voice vote and the meeting was adjourned at 5:30 p.m.

Respectfully submitted,
Joseph M. Billy, Jr., Executive Director