

AGENDA

FREEHOLD BOROUGH HOUSING AUTHORITY

Administrative Office

107 Throckmorton Street

Freehold, NJ 07728

November 2, 2022 at 5:00 p.m.

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 October 5, 2022

ATTORNEY REPORT

EXECUTIVE DIRECTOR REPORT

RESOLUTION dated for approvable at the November 2, 2022 meeting:

801-22 Resolution for the Approval of the Payment of Invoices dated 11-2-2022

TENANT ISSUES

PUBLIC COMMENTS

ADJOURNMENT

NEXT MEETING DATE: Wednesday, December 7, 2022

**MINUTES OF THE
FREEHOLD BOROUGH HOUSING AUTHORITY
October 5, 2022 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, Commissioner Erika Woods, and Commissioner Meg Thomann (arrived after roll call). Also, present were Executive Director Joseph M. Billy, Sharon Whetzler, 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 September 7, 2022 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 a verbal agreement was made between a tenant and the Housing Authority regarding rent arrears.

Mr. Lucas reported that he was updated in regards to ERAP (Emergency Rental Assistance Payment) Covid-19 funding that expired on August 31, 2022 and whereas tenants are beginning to fall behind in their rent payments. However, there are other available resources regarding rent support payments.

REPORT OF THE EXECUTIVE DIRECTOR:

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

Mr. Billy reported the Board members received in their monthly package an updated Treasurer report as of August 31, 2022. Mr. Billy reported that the Housing Authority financials are in sound conditions as reported.

Mr. Billy reported the Board members received in their package an updated vacancy report as of August 31, 2022. The Housing Authority currently has 1 vacant unit at the senior location and 2 vacant units at the family site. Sharon continues to accept applications and interview potential tenants.

Mr. Billy reported that the Housing Authority shall receive \$185,000 in 2022 CFP Funds. Mr. Billy stated funds would be used to replace sidewalks, patios and fencing on the family site.

Mr. Billy informed the Board that HUD hired independent contractors to conduct the required REAC inspections of our public housing units. Mr. Billy reported that the Housing Authority had been scheduled for September 15th. A walk-through of grounds, common areas, and random apartment units was conducted and the Housing Authority scored a 33 out of 100. Mr. Billy informed the Board that to appeal the Housing Authority would have to make corrections to the fire extinguishers being tagged, bedroom egress unblocked by A/C units and bathroom emergency pull cords tied up or cut by tenants. Mr. Billy stated that unit inspections have not been completed since Covid.

At this time, Mr. Billy stated that the Housing Authority would schedule its REAC inspection after the 1st of November when tenants are required to remove their A/C units, and dismantle pull cords prior to next inspection.

Mr. Billy reported that the Housing Authority received proposals to conduct its Annual Housing inspections. Mr. Billy informed the board following our most recent REAC inspection the Housing Authority needs to get back into its basic routine. Mr. Billy stated that the proposal from EFA Rental Resources would not exceed \$5,000 to conduct the initial inspection followed by a re-inspection.

RESOLUTION #799-22: Commissioner Sweetman motioned and seconded by Commissioner Thomann to approve the list of bills presented for payment dated October 5, 2022. The roll call was unanimous. The bills were approved for payment.

RESOLUTION #800-22: Commissioner Thomann motioned and seconded by Commissioner Sweetman to accept the proposal from EFA Rental Resources to conduct the Housing Authority's Annual Housing unit inspection. The roll call was unanimous.

TENANT ISSUES: None at this time.

COMMISSIONER COMMENTS: None at this time.

PUBLIC COMMENTS: None at this time.

There being no further business before the Board, Commissioner Woods motioned and seconded by Commissioner Broxmeyer to adjourn. The motion passed by unanimous voice vote and the meeting was adjourned at 5:28 p.m.

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