

**AGENDA FOR THE REGULAR MEETING
OF THE HOUSING AUTHORITY OF THE BOROUGH
OF FREEHOLD HELD ON SEPTEMBER 3, 2014**

PUBLIC SESSION

Approval of minutes

Approval of bills & vouchers

Accountant: no report

Resolutions:

Attorney Report:

Executive Director: Management Recovery Plan – Letters 1 and 2
 a. Waiting List Advertisement
 b. Community Event
 c. Public Signs
Roof Replacement – Pre Bid 9/3rd, Bids Due 9/24th

Tenant Issues:

Public Comments:

Substandard for the fiscal year ending December 31, 2013. Mr. Billy informed the Board that the Housing Authority submitted a Recovery Plan dated August 21, 2014 to HUD outlining the Housing Authority steps to improve its occupancy score: 1) advertised that the waiting list is opened, 2) participated in a Community Event, 3) display of rental application signs, and 4) outside contractors to assist maintenance in preparing unit turnaround . As to the tenants account receivable, Mr. Billy advised HUD that the Housing Authority has aggressively addressed tenants in collecting rents, such as: 1) delinquent notices, 2) Notices to Cease, 3) legal/court actions, and 4) re-payment agreements. Mr. Billy was pleased to report that on September 3, 2014, HUD has accepted the Housing Authority's Recovery Plan and to monthly monitor the Housing Authority progress.

Mr. Billy reported that a pre-construction was held on September 3, 2014 and bids will be due on September 24, 2014 regarding the roof replacement and fan ventilation replacement at the senior location. Mr. Billy once again advised the Board that the roof (18 years old) at the senior location is in dire need of replacement. Mr. Billy informed the Board that water has begun seeping into the stairwell during heavy downpours. Mr. Billy reported that Aparri Engineers who currently holds the A/E contract has prepared specification for the roof and fan replacement.

Mr. Billy informed the Board that the N.J.A.H.R.A. Conference will be held on September 28th through September 30th in Atlantic City. Anyone wishing to attend should contact Sharon for additional information.

COMMISSIONER COMMENTS: Commissioner Cardenas reported that the Borough will host a Latino Festival on October 4, 2014.

GUEST SPEAKER: No one at this time.

PUBLIC COMMENTS: The meeting was opened for public comments, the following issues were discussed: No comments were made – no one in attendant.

There being no further business to come before the Board, after a motion duly made by Commissioner Sims and seconded by Commissioner McDaniel the meeting was adjourned at 5:50 p.m.

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Joseph M. Billy, Jr., Secretary