

AGENDA

FREEHOLD BOROUGH HOUSING AUTHORITY

Administrative Office

107 Throckmorton Street

Freehold, NJ 07728

June 1, 2016 at 5:00 p.m. – Regular Meeting

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, 2015 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 April 6, 2016 and May 4, 2016

ATTORNEY REPORT

EXECUTIVE DIRECTOR REPORT

RESOLUTIONS dated for approvable at the June 1, 2016 meeting

643-16 Resolution requesting Approval of the Payment of Invoices dated 6-1-16

TENANT ISSUES

PUBLIC COMMENTS

ADJOURNMENT

NEXT MEETING DATE: Wednesday, August 3, 2016

**MINUTES OF THE
FREEHOLD BOROUGH HOUSING AUTHORITY
June 1, 2016**

Executive Director Joseph M. Billy 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: Chairperson Susan Sweetman, Commissioner Lazaro Cardenas, Commissioner Veronica Masi, and Commissioner Stella Mayes. Also present were Joseph M. Billy, Jr., Executive Director, Sharon Whetzler, and Ms. Lourdes Lucas, Attorney.

Commissioners that were absent: Vice-Chairperson Reginald Sims, and Commissioner Frances McDaniel.

Executive Director Joseph M. Billy 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 an Annual Notice dated December 2, 2015, setting forth the date, time and place of this meeting. Said notice was published in the local newspaper for circulation and posted on the Authority's website.

THE MINUTES OF THE April 6, 2016 MEETING: The minutes were tabled due to a quorum of Commissioners who attended the meeting and are not present for tonight's vote.

THE MINUTES OF THE May 4, 2016 MEETING: The minutes were tabled due to a quorum of Commissioners who attended the meeting and are not present for tonight's vote.

ATTORNEY REPORT: At this time, Mrs. Lucas reported she was working on the updated Supervisor/Employee Handbook as per the Joint Insurance Fund requirements due October 1, 2016.

REPORT OF THE EXECUTIVE DIRECTOR:

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

Mr. Billy reported that RAD is moving slow realizing that there are no tax credits available. Mr. Billy continues to work with Greystone and has lowered our unit cost to \$1.8 million.

Mr. Billy advised that the Board that he continues to update HUD on a monthly basis.

Mr. Billy reported that a bed bug sweep was conducted by Action K9 Pest Control at the senior location and found evidence of 1 unit which has been scheduled for treatment along with the surrounding units.

Mr. Billy reported that our on-site maintenance staff went out on medical April 21st due to an injury to his fingers back in 2014 and is not expected back for 6 weeks to 4 months when able to perform full duty without restrictions.

Mr. Billy reported that our part-time grounds worker fully retired effective May 31, 2016 and was unable to continue throughout the summer months.

Mr. Billy reported that the new part-time custodial employee is working out wonderfully after completing community service requirements, the employee will now be credited to the Housing Authority under the Section 3 program requirements.

RESOLUTION #643-16: Commissioner Cardenas motioned and seconded by Commissioner Mayes to approve the list of bills presented for payment dated June 1, 2016. The roll call was unanimous. The bills were approved for payment.

TENANT ISSUES: No issues reported.

PUBLIC COMMENTS: No one in attendance at tonight meeting.

COMMISSIONER COMMENTS: None at this time.

There being no further business before the Board, Commissioner Cardenas motioned and seconded by Commissioner Mayes to adjourn. The motion passed by unanimous voice vote and the meeting was adjourned at 5:15 p.m.

Respectfully submitted,

Joseph M. Billy, Jr., Executive Director