

AGENDA

FREEHOLD BOROUGH HOUSING AUTHORITY
Administrative Office
107 Throckmorton Street
Freehold, NJ 07728
March 2, 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 February 3, 2016

ATTORNEY REPORT

EXECUTIVE DIRECTOR REPORT

RESOLUTIONS dated for approvable at the March 2, 2016 meeting

638-16	Resolution requesting Approval of the Payment of Invoices dated 3-2-16
639-16	Approving the Write Off of Tenants Account Receivables
640-16	Approving CFP NJ39PO6950116

TENANT ISSUES

PUBLIC COMMENTS

ADJOURNMENT

NEXT MEETING DATE: Wednesday, April 6, 2016

**MINUTES OF THE
FREEHOLD BOROUGH HOUSING AUTHORITY
March 2, 2016**

Vice-Chairperson Reginald Sims 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: Vice-Chairperson Reginald Sims (via-tele communication), Commissioner Frances McDaniel, Commissioner Lazaro Cardenas, and Commissioner Stella Mayes. Also present were Joseph M. Billy, Jr., Executive Director, Sharon Whetzler, and Ms. Lourdes Lucas, Attorney.

Commissioners that were absent: Chairperson Susan H. Sweetman, Commissioner George Kelder and Commissioner Veronica Masi.

Vice-Chairperson Reginald Sims 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 February 3, 2016 MEETING: Commissioner McDaniel motioned and seconded by Commissioner Mayes to approve the Minutes. The roll call was unanimous and the minutes were approved.

ATTORNEY REPORT: At this time, Ms. Lucas reported that she has nothing to report.

REPORT OF THE EXECUTIVE DIRECTOR:

Mr. Billy updated the Board on the following topics:

Mr. Billy reported that Greystone has requested documents from the Housing Authority for their own financial and engineer review. Mr. Billy advised the Board that the Housing Authority was still looking for \$3.5 million in Tax Credit, however at this time New Jersey Housing and Mortgage Finance Agency reports that they have reached their finance limits for 2016.

Mr. Billy reported that the Housing Authority has its annual REAC inspection on February 29th and had four Health and Safety violations (boiler

rooms had open box with exposed wires) which were abated immediately following the inspection by our electrician.

Mr. Billy reported that he would be asking to pass a resolution regarding the Housing Authority's 2016 Capital Fund Program in the amount of \$81,771. Mr. Billy reported that \$30,381 is regarding the annual debt leveraging monies and \$51,390 is operational management.

RESOLUTION #638-16: Commissioner McDaniel motioned and seconded by Commissioner Mayes to approve the list of bills presented for payment dated March 2, 2016. The roll call was unanimous. The bills were approved for payment.

RESOLUTION #639-16: Commissioner McDaniel motioned and seconded by Commissioner Mayes approving the write off of tenants account receivables in the amount of \$1,011.52 as uncollected rents. The roll call was unanimous.

RESOLUTION #640-16: Commissioner Cardenas motioned and seconded by Commissioner Mayes accepting the 2016 Capital Fund Program in the amount of \$81,771 from HUD. The roll call was unanimous.

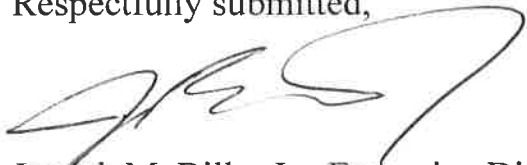
TENANT ISSUES: No issues reported.

PUBLIC COMMENTS: None at this time.

COMMISSIONER COMMENTS: None at this time.

There being no further business before the Board, Commissioner Cardenas motioned and seconded by Commissioner McDaniel to adjourn. The motion passed by unanimous voice vote and the meeting was adjourned at 5:20 p.m.

Respectfully submitted,



Joseph M. Billy, Jr., Executive Director