

**AGENDA FOR THE REGULAR MEETING
OF THE HOUSING AUTHORITY OF THE BOROUGH
OF FREEHOLD HELD ON APRIL 8, 2015**

PUBLIC SESSION

Approval of minutes

Approval of bills & vouchers

Accountant: no report

Resolutions: none

Attorney Report: no report

**Executive Director: RAD update
PHAS Score
NJ Clean Energy Program-\$14,460 in light bulbs**

Tenant Issues:

Public Comments:

Minutes regarding the Public Session of the Housing Authority of the Borough of Freehold held on April 8, 2015. A motion was duly made by Commissioner Cardenas and seconded by Commissioner Mayes that the Board members precede into open Public Session. Roll call:

PRESENT: Commissioner Sweetman, Mayes, Sims, Cardenas

EXCUSED: Commissioner McDaniel, Kelder

ALSO PRESENT: Joseph Billy, Sharon Whetzler, Ms. Lourdes Lucas

APPROVAL OF MINUTES: At this time, the approval for March minutes has been table to the May meeting.

APPROVAL OF BILLS & VOUCHERS: Chairwoman Sweetman inquired if there were any questions pertaining to the list of bills presented for payment. There being none, a motion was duly made by Commissioner Cardenas and seconded by Commissioner Mayes to accept the bills as presented. Chairwoman Sweetman called for a vote:

AYES: Commissioner Sweetman, Mayes, Sims, Cardenas

NAYS: None

ABSTAIN: None

ACCOUNTANT REPORT: No report at this time.

RESOLUTION : None at this time.

ATTORNEY REPORT: No report at this time.

EXECUTIVE DIRECTOR REPORT: Mr. Billy reported to the Commissioners that the Housing Authority has received a commitment letter from HUD approving the conversion of its public housing stock to RAD (Rental Assistance Demonstration). Mr. Billy informed the Commissioners that the first step is to remove its housing units from PIC. Mr. Billy informed the Commissioners that he had reached out to Mr. Furlong regarding the financial perspective of the conversation. Mr. Furlong reported that there could be an additional \$25,000 made by the Housing Authority based on the Annual Adjustment Factor which increases yearly.

Mr. Billy reported that the 2014 Public Housing Assessment System (PHAS) score for the Housing Authority is 87 up from 79 in 2014. Mr. Billy informed the Commissioners that the Housing Authority is aiming for a 90 or better for 2015.

Mr. Billy reported to the Commissioners that the Housing Authority received 700+ light bulbs at a cost saving of \$14,460 funded by the New Jersey Clean Energy Program.

Mr. Billy advised the Commissioners that he had met with Mr. Chris Nam of Apparri Engineering regarding the final punch list for the roof replacement at the senior citizen location. Awaiting inspection of manufacture.

Mr. Billy reported to the Commissioners that Mr. Nam and he completed a walk through the family site regarding current crawl space ventilation. Mr. Billy informed the Commissioners that Mr. Nam would have to do some research regarding size and any new building codes.

Mr. Billy suggested to the Commissioners that the sidewalk in front of building 115 to be named Peace Pathway should be replaced prior to the dedication realizing that the sidewalk is cracking and sinking where ground work (pipes) was done over a year ago.

COMMISSIONER COMMENTS: At this time, Chairwoman Sweetman informed the Board that the dedication for Ms. Peace will be held on May 6th following the Board meeting. The dedication will be open to Ms. Peace's family and friends; along with residents of the Housing Authority. Refreshment will be served at the senior location following the dedication.

At this time, Commissioner Sims reported that 3 platter of sandwiches will be donated by the Downtown Associates for the Peace Pathway dedication.

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 Cardenas and seconded by Commissioner Sims the meeting was adjourned at 5:50 p.m.

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Joseph M. Billy, Jr., Secretary