

# AGENDA

## FREEHOLD BOROUGH HOUSING AUTHORITY

Administrative Office

107 Throckmorton Street

Freehold, NJ 07728

April 5, 2017 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 7, 2016 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 November 2, 2016, December 7, 2016 and March 1, 2017

### ATTORNEY REPORT

### EXECUTIVE DIRECTOR REPORT

RESOLUTIONS dated for approvable at the April 5, 2017 meeting

674-17 Resolution for the Approval of the Payment of Invoices dated 4-5-17

### TENANT ISSUES

### PUBLIC COMMENTS

### ADJOURNMENT

NEXT MEETING DATE: Wednesday, May 3, 2017

**MINUTES OF THE  
FREEHOLD BOROUGH HOUSING AUTHORITY  
April 5, 2017**

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: Chairman Reginald Sims, Commissioner William Cannon, 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: Commissioner Veronica Masi

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 7, 2016, 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 November 2, 2016 MEETING: Commissioner Cardenas motioned and seconded by Commissioner Mayes to approve the Minutes. The roll call was unanimous and the minutes were approved.

THE MINUTES OF THE December 7, 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 March 1, 2017 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, Ms. Lucas reported that she has reviewed the Agreement and has reach out to Verizon regarding some proposed changes and is currently awaiting their response regarding the replacement of older copper lines in the senior building.

Ms. Lucas reported that HUD has provided guidelines to prepare a policy for Violence Against Women Act (VAWA). Ms. Lucas informed the Board that all head of household members shall receive a copy of the Guidelines outlining tenant rights and the Housing Authority's obligation.

Ms. Lucas reported that she would be meeting with Ms. Whetzler regarding some pending tenant issues.

REPORT OF THE EXECUTIVE DIRECTOR:

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

Mr. Billy informed the Board that he attended the NAHRO Washington Conference where 2,500 housing professionals, Representatives of Congress and the newly appointed HUD Secretary, Mr. Ben Carson attended. Mr. Billy reported that HUD programs were cut at \$7 billion; subsidies are at 85%, Capital Fund Program is at 90% and the Community Development Grant was cut out all together.

Mr. Billy reported that another leak in the crawl space of Building 18 between apartment 3 and 4. Loff & Sons has proposed to replace the entire hot water line of 120 feet with a higher grade copper for the cost of \$1,650.00.

Mr. Billy reported that proposals were received to replace the roof area at Building 115, Apartments 1 through 4 which is leaking and covered by a tarp covering.

At this time, Mr. Billy reported that another sewer backup occurred at Building 18. Aparri Engineering is currently working with the Borough Water Department in preparing specs and bidding documents for the main sewer line/sidewalk replacement at Building 18 & 16.

Mr. Billy reported that Ms. Sharon Whetzler continues to interview and lease up vacant apartment units. The Housing Authority continues to accept applications for seniors who are 62 years or older and for families that would qualify for our 3-bedrooms.

RESOLUTION #674-17: Commissioner Cardenas motioned and seconded by Commissioner Mayes to approve the list of bills presented for payment dated April 5, 2017. The roll call was unanimous. The bills were approved for payment.

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 Cannon motioned and seconded by Commissioner Masi to adjourn. The motion passed by unanimous voice vote and the meeting was adjourned at 5:25 p.m.

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