

AGENDA

FREEHOLD BOROUGH HOUSING AUTHORITY
Administrative Office
107 Throckmorton Street
Freehold, NJ 07728
December 2, 2015 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 3, 2014 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 OF November 4, 2015

ATTORNEY REPORT

EXECUTIVE DIRECTOR REPORT

RESOLUTIONS

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| 623-15 | Resolution requesting Approval of the Payment of Invoices dated 12-2-15 |
| 624-15 | Closing of the waiting list for families |
| 625-15 | 2016 Board Meeting Calendar |
| 626-15 | Greystone Affordable Housing Initiative, LLC (co-developer to RAD) |

TENANT ISSUES

PUBLIC COMMENTS

ADJOURNMENT

NEXT MEETING DATE: Wednesday, January 6, 2016

**MINUTES OF THE
FREEHOLD BOROUGH HOUSING AUTHORITY
December 2, 2015**

Chairperson Susan Sweetman 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 Veronica Masi, Commissioner Reginald Sims (via tele-communication), 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 George Kelder and Commissioner Frances McDaniel, and Commissioner Lazaro Cardenas

Chairperson Susan Sweetman 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 3, 2014, 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 4, 2015 MEETING: Commissioner Sims motioned and seconded by Commissioner Mayes to approve the Minutes. The roll call was unanimous and the minutes were approved.

ATTORNEY REPORT: Ms. Lucas reported that a Warrant of Removal, Certification of Breach, and exhibits consisting of the Consent to Enter Judgment, Last Chance Agreement, Landlord and Attorney Certifications were filed with the Monmouth County Superior Court for the eviction of the tenant residing in 16-1. After numerous letters and conversations with the tenant of 16-1, tenant failed to comply with Last Chance Agreement.

Ms. Lucas reported that the former tenants of 16-6 have made a payment to their rent arrears, but have not signed and returned the Repayment Agreement.

REPORT OF THE EXECUTIVE DIRECTOR:

Mr. Billy updated the Board on the following topics:

Remediation continues in Building 18 apartments regarding the broken water line of September 9th. Tenants have returned to their apartment units, tenant to 18-6 (original unit of 18-3) and 18-5. Regarding 18-3, this unit shall receive new flooring, kitchen cabinets and complete painting of the downstairs, tenant should be in their unit within the next 2 weeks.

It has been brought to the attention of the Housing Authority staff that in unit 16-2 there are possible bed bugs. Action Pest Services conducted a K9 inspection of units 16-1, 2 and 3. It was confirmed that the units have bed bugs and were scheduled for treatment.

Mr. Billy reported that he continues his monthly phone calls with HUD, is currently working on the Significant Amendment to the 5-Year Plan, public advertisement regarding a revised plan for a public hearing to be held in 45-days. Partnership with Greystone as Co-Developer with a possible downsize of \$25,000 (required fee) if it is not financial feasible after reviewing Engineering Report, HUD CHAP and financial budgets for the partnership or fees held to the end of the partnership if there is a positive outcome.

RESOLUTION #623-15: Commissioner Mayes motioned and seconded by Commissioner Masi to approve the list of bills presented for payment dated December 2, 2015. The roll call was unanimous. The bills were approved for payment.

RESOLUTION #624-15: Commissioner Sims motioned and seconded by Commissioner Mayes to close the waiting list for both developments and apartment sizes effective December 31, 2015. The roll call was unanimous.

RESOLUTION #625-15: Commissioner Sims motioned and seconded by Commissioner Masi to approve the calendar regarding 2016 Board Meeting. The roll call was unanimous.

RESOLUTION #626-15: Commissioner Sims motioned and seconded by Commissioner Mayes to approve contract with Greystone and Gill Group as Co-Developer with the RAD Program. The roll call was unanimous.

TENANT ISSUES:

No Issues reported.

PUBLIC COMMENTS:

None at this time.

There being no further business before the Board, Commissioner Sims motioned and seconded by Commissioner Mayes to adjourn. The motion passed by unanimous voice vote and the meeting was adjourned at 5:32 p.m.

Respectfully submitted,

Joseph M. Billy, Jr., Executive Director