

**AGENDA FOR THE REGULAR MEETING
OF THE HOUSING AUTHORITY OF THE BOROUGH
OF FREEHOLD HELD ON JUNE 3, 2015**

PUBLIC SESSION

Approval of minutes

Approval of bills & vouchers

Accountant: no report

**Resolutions: Approve RAD Legal Counsel
Reject RAD Financial Advisor**

Attorney Report: no report

**Executive Director: RAD update – Tax Credit Consultant
Sidewalk Replacement at family site-week of 6/8
Resident Commissioner
Tenmast Contract
RFP to extend A/E Contract - \$30,000**

Tenant Issues:

Public Comments:

Minutes regarding the Public Session of the Housing Authority of the Borough of Freehold held on June 3, 2015. A motion was duly made by Commissioner Cardenas and seconded by Commissioner Sims 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 until the August meeting.

Chairwoman Sweetman inquired if there were any questions pertaining to the May minutes. There being none, a motion was duly made by Commissioner Cardenas and seconded by Commissioner Sims. Chairwoman Sweetman called for a vote:

AYES: Commissioner Sweetman, Mayes, Sims, Cardenas

NAYS: None

ABSTAIN: None

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 Sims and seconded by Commissioner Cardenas 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 615: At this time, Mr. Billy, Executive Director requested a resolution be adopted approving the legal services of DeCotiis, Fitzpatrick & Cole of Teaneck, NJ in representing the Housing Authority with its participation under the Rental Assistance Demonstration Program (RAD). As the Board is aware, the Housing Authority requested proposals due May 27th for RAD Legal Counsel. Mr. Billy as reported to the Board in his memorandum, two proposals were received with DeCotiis, Fitzpatrick, & Cole satisfying all criteria. After a brief discussion, a motion was duly made by Commissioner Sims and seconded by Commissioner Cardenas to accept the proposal as submitted by DeCotiis, Fitzpatrick & Cole of Teaneck, NJ. Chairwoman Sweetman called for a vote:

AYES: Commissioner Sweetman, Mayes, Sims, Cardenas
NAYS: None
ABSTAIN: None

RESOLUTION #616: At this time, Mr. Billy, Executive Director requested a resolution be adopted rejecting the only proposal received for a Financial Advisor due and submitted on May 27th by Nassau Capital Advisors of Princeton, NJ. Mr. Billy reported to the Board that the proposal submitted by Nassau Capital Advisors exceeded reasonable fees necessary for the services needed for our Authority. Mr. Billy stated that the Authority will re-advertise for this or a similar service to attain a more competitive fee. After a brief discussion, a motion was duly made by Commissioner Sims and seconded by Commissioner Cardenas to reject Nassau Capital Advisors of Princeton, NJ proposal as submitted for a Financial Advisor. Chairwoman Sweetman called for a vote:

AYES: Commissioner Sweetman, Mayes, Sims, Cardenas
NAYS: None
ABSTAIN: None

ATTORNEY REPORT: No report at this time.

EXECUTIVE DIRECTOR REPORT: At this time, Mr. Billy updated the Commissioners that the Housing Authority shall advertise for proposals regarding a Tax Credit Consultant as part of the team. Mr. Billy reminded the Commissioners that the Housing Authority already has on board the Technical Consultants (done), Engineer (done), Financial Advisor (rejected) and Legal Counsel (done) regarding the conversion of its public housing stock to RAD (Rental Assistance Demonstration).

Mr. Billy reported to the Commissioners that the sidewalk replacement work in front of building 115 to be named "Peace Pathway" has been schedule to begin the week of June 8th. Mr. Billy reported that T & J Masonry of Howell submitted a proposal cost of \$5,200.

At this time, Mr. Billy informed the Commissioners that Ms. Sigidur Thordarson of apt. 54 who was recommended and approved to replace former Commissioner Peace appointment has notified the office that at this time she is unable to perform her duties as a Commissioner. Mr. Billy informed the Commissioners that we have another tenant at the senior location that is willing to assist the Housing Authority. Therefore, Mr. Billy shall send a letter to the Mayor and Council requesting the approval of Ms. Veronica Masi be appointed to the Board to serve out the time of former Commissioner Peace.

Mr. Billy reported that the Housing Authority shall be renewing its annual contract for computer software, tech support, off-site back up system and website with Tenmast Software, Lexington, KY at a cost of \$4,570.00. Mr. Billy reported that there were no additional cost increases.

Mr. Billy reported that the Housing Authority will be advertising for on-call A & E Services for a contract not to exceed \$30,000 maximum.

COMMISSIONER COMMENTS: At this time, Chairwoman Sweetman informed the Board that the dedication for Ms. Peace shall be scheduled for 6:00 p.m. following our August monthly meeting.

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 Mayes and seconded by Commissioner Cardenas the meeting was adjourned at 5:25 p.m.

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Joseph M. Billy, Jr., Secretary