

**AGENDA FOR THE REGULAR MEETING
OF THE HOUSING AUTHORITY OF THE BOROUGH
OF FREEHOLD HELD ON MARCH 4, 2015**

PUBLIC SESSION

Election of Officers

Approval of minutes

Approval of bills & vouchers

Accountant: no report

Resolutions: Approving the Annual Statement for 2015 CFP

Attorney Report:

Executive Director: 2015 Capital Fund Program - \$80,455

Tenant Issues:

Public Comments:

Minutes regarding the Public Session of the Housing Authority of the Borough of Freehold held on March 4, 2015. A motion was duly made by Commissioner Sims and seconded by Commissioner Mayes that the Board members precede into open Public Session. Roll call:

PRESENT: Commissioner Sweetman, Kelder, Mayes, Sims

EXCUSED: Commissioner McDaniel, Cardenas, Ms. Lourdes Lucas

ALSO PRESENT: Joseph Billy, Sharon Whetzler

ELECTION OF OFFICERS: Mr. Billy, Executive Director, informed the Board as per the By-Laws of the Housing Authority, election of officers must be carried for the 2015 fiscal year. At this time, Commissioner Kelder nominated Commissioner Sweetman as Chairperson seconded by Commissioner Mayes. Commissioner Kelder was nominated for Vice-Chairperson by Commissioner Sweetman and seconded by Commissioner Sims. Mr. Billy and the Board of Commissioners congratulated Commissioner Sweetman as the 2015 Chairperson and Commissioner Kelder as the 2015 Vice-Chairperson. Mr. Billy called for a final vote:

AYES: Commissioner Sweetman, Kelder, Mayes, Sims

NAYS: None

ABSTAIN: None

APPROVAL OF MINUTES: Chairwoman Sweetman inquired if there were any questions pertaining to the minutes. At this time, Commissioner Kelder requested that the February minutes be corrected realizing that he was absence and unable to participate in the call for a vote. It is noted that February minutes shall be corrected removing Commissioner Kelder from the votes roll call. There being no further discussion, a motion was duly made by Commissioner Sims and seconded by Commissioner Kelder to accept minutes as read. Chairwoman Sweetman called for a vote:

AYES: Commissioner Sweetman, Kelder, Mayes, Sims

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 Mayes to accept the bills as presented. Chairwoman Sweetman called for a vote:

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

ACCOUNTANT REPORT: No report at this time.

RESOLUTION #614: Mr. Billy requested a resolution be adopted approving the 2015 Capital Funding Program in the amount of \$80,455. Mr. Billy informed the Board of Commissioner that the funds will be used for the Debt Leveraging Services (outstanding loan) and extra ordinary expenses (site improvement, apartment turnover, plumbing, misc.) outside the operating budget. Mr. Billy reported that 2015 budget is \$920.00 less from the 2014 Capital Funding Program. After a brief discussion, a motion was duly made by Commissioner Sims and seconded by Commissioner Kelder to accept the 2015 Capital Funding Program from HUD. Mr. Billy called for a vote:

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

ATTORNEY REPORT: No report at this time.

EXECUTIVE DIRECTOR REPORT: At this time, Mr. Billy presented to Commissioner Mayes and Sims their Certificate of Completion for successfully completing their studies as Commissioners through Rutgers, The State University of New Jersey Center for Government Services. Congratulations to both Commissioners.

At this time, Mr. Billy noted that he has completed his second year with the Housing Authority.

Mr. Billy advised the Board that the Housing Authority would need to begin conducting air quality testing (air borne/swab), replace current crawl space vents to larger vents, and remove any ground dirt covering existing vents as routine preventive measure using Capital Funding money. Mr. Billy informed the Board that this would be done throughout the family site one building at a time.

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 inquired about the vacancy rate. Ms. Whetzler informed the Commissioners that there are 3-units at the family site currently being renovated for potential applicants and the senior site is 100% rented.

Commissioner Sims also reported that some of the camera cables look fray and should be addressed when funding becomes available.

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 Sims the meeting was adjourned at 5:55 p.m.

.....
Joseph M. Billy, Jr., Secretary