

**AGENDA FOR THE REGULAR MEETING
OF THE HOUSING AUTHORITY OF THE BOROUGH
OF FREEHOLD HELD ON OCTOBER 1, 2014**

PUBLIC SESSION

Approval of minutes

Approval of bills & vouchers

Accountant: no report

**Resolutions: Recovery Plan – Management
5-Year Plan and 2015 Annual Plan
Roof Replacement**

Attorney Report: no report

Executive Director: Mold Remediation – 14 Haley Street

Tenant Issues:

Public Comments:

Minutes regarding the Public Session of the Housing Authority of the Borough of Freehold held on October 1, 2014. A motion was duly made by Commissioner Sims and seconded by Commissioner Kelder that the Board members precede into open Public Session.

PRESENT: Commissioner Sweetman, Kelder, Cardenas, Mayes, Sims
EXECUSED: Commissioner Peace, McDaniel
ALSO PRESENT: Joseph Billy, Sharon Whetzler, Ms. Lourdes Lucas

APPROVAL OF MINUTES: Chairwoman Sweetman inquired if there were any questions pertaining to the minutes. There being none, 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, Cardenas, Mayes, Sims
NAYS: None
ABSENT: Commissioner Peace, McDaniel
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 Cardenas and seconded by Commissioner Mayes to accept all bills for payment. Chairwoman Sweetman called for a vote:

AYES: Commissioner Sweetman, Kelder, Cardenas, Mayes, Sims
NAYS: None
ABSENT: Commissioner Peace, McDaniel
ABSTAIN: None

ACCOUNTANT REPORT: No report.

RESOLUTION #600: Mr. Billy requested a resolution be adopted approving the Recovery Action Plan with the U.S. Department of Housing and Urban Development. Mr. Billy reminded the Board that the Housing Authority was notified of its substandard rating in Occupancy and Tenant Accounts Receivable for fiscal year ending December 31, 2013. Mr. Billy stated that the Action Plan is to implement steps to improve the Housing Authority ratings. After a brief discussion, a motion was duly made by Commissioner Sims and seconded by Commissioner Kelder to submit the Recovery Action Plan to HUD for their review and approval. Chairwoman Sweetman called for a vote:

AYES: Commissioner Sweetman, Kelder, Cardenas, Mayes, Sims
NAYS: None
ABSENT: Commissioner Peace, McDaniel
ABSTAIN: None

RESOLUTION #601: Mr. Billy requested a resolution be adopted approving the submission of the Housing Authority 5-Year Plan (2015-2019) and its 2015 Annual Plan to HUD for their review and approval. Mr. Billy informed the Board that HUD requires Housing Authorities to submit a 5-Year Plan regarding their mission and goals. Mr. Billy reported that the submission will continue to pay off the leveraging loan and instead of individual line items there will be one line item as extra ordinary expenses. Mr. Billy also informed the Board that public review scheduled for October 29, 2014 at 10:00 a.m. was advertise for comments. After a brief discuss, a motion was duly made by Commissioner Sims and seconded by Commissioner Cardenas to submit the Housing Authority 5-Year Plan and 2015 Annual Plan. Chairwoman Sweetman called for vote:

AYES: Commissioner Sweetman, Kelder, Cardenas, Mayes, Sims
NAYS: None
ABSENT: Commissioner Peace, McDaniel
ABSTAIN: None

RESOLUTION #602: At this time, Mr. Billy requested a resolution be adopted approving the contract award for the roof replacement at the senior citizen site to Arista Builders and Designers, Inc. of Jackson, New Jersey in the amount of \$158,000. After a brief discussion, a motion was duly made by Commissioner Cardenas and seconded by Commissioner Mayes to award the contract for the roof replacement to Arista Builders and Designers. Chairwoman Sweetman called for a vote:

AYES: Commissioner Sweetman, Kelder, Cardenas, Mayes, Sims
NAYS: None
ABSENT: Commissioner Peace, McDaniel
ABSTAIN: None

ATTORNEY REPORT: Ms. Lucas reported that there is no new business to report.

EXECUTIVE DIRECTOR REPORT: Mr. Billy reported to the Board that bid proposals were received and read aloud on September 24, 2014 for the roof replacement at the senior citizen site. Mr. Billy informed the Board that seven

proposals were received as follows: Arista Builders and Designers of Jackson \$158,000, MTB, LLC of Neptune \$170,600, Gen II Contracting Co. of Clarksburg \$175,227.50, Roof Management, Inc. of Neptune \$183,000, D.A. Nolt, Inc. of Berlin \$202,552, NJK Contractor, Inc. of Brooklyn \$239,800 and Cypress Industries, Inc. of Neptune \$243,000. Mr. Billy informed the Board that Aparri Engineering completed a full review of the bid proposals, supporting documents and references of the four lowest bidders and has recommends Arista Builders and Designers (low bidder) be award the contract. At this time, Mr. Billy requested a contract award resolution. A discussion was held regarding the time frame of construction and winter approaching. Aparri Engineering and Arista Builders and Designers will be contact immediately regarding time frame of construction prior to executing a contract.

Mr. Billy reported that RAMM Environmental Services was contacted to perform air and mold testing in building 14 after a tenant complaint of an odor in her apartment. Mr. Billy informed the Board that the indoor air and swab testing show mold on the tenant owned air conditioning unit in the bedroom, the remaining areas of the apartment unit were clear. However the crawl space of the apartment show mold spores. At this time, the Housing Authority will seek remediation quotes, look into insurance claim, and building ventilation.

COMMISSIONER COMMENTS: None at this time.

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 Kelder and seconded by Commissioner Cardenas the meeting was adjourned at 5:55 p.m.

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Joseph M. Billy, Jr., Secretary