

AGENDA

FREEHOLD BOROUGH HOUSING AUTHORITY

**Administrative Office
107 Throckmorton Street
Freehold, NJ 07728
May 6, 2020 at 5:00 p.m.**

-TELECONFERENCE-

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, 2019 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 on March 4, 2020

ATTORNEY REPORT

EXECUTIVE DIRECTOR REPORT

RESOLUTIONS dated for approvable at the April 1, 2020 meeting:

746-20 Resolution for the Approval of the Payment of Invoices dated 4-1-2020

747-20 Resolution for the Approval of the Payment of Invoices dated 5-6-2020

TENANT ISSUES

PUBLIC COMMENTS

ADJOURNMENT

NEXT MEETING DATE: Wednesday, June 3, 2020

**MINUTES OF THE
FREEHOLD BOROUGH HOUSING AUTHORITY
March 4, 2020 at 5:00 p.m. – Regular Meeting**

Executive Director Joseph M. Billy, Jr. 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: Commissioner William Cannon, Commissioner Ruthann Broxmeyer, Commissioner Erika Woods and Commissioner Stella Mayes (via-telecommunication). Also, present were Executive Director Joseph M. Billy, Thomas Furlong, Fee Account, Sharon Whetzler and Attorney Peter C. Lucas.

Commissioners that were excused: None

Chairman Cannon 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 a Notice dated December 7, 2019, setting forth the date, time and place of this meeting.

THE MINUTES OF THE February 5, 2020 MEETING: Commissioner Woods motioned and seconded by Commissioner Broxmeyer to approve the Minutes. The roll call was unanimous and the minutes were approved.

ATTORNEY REPORT: At this time, Mr. Lucas reported that court documents were filed with the Monmouth County Tenancy Court regarding 5 non-payment of tenant rents and 2 violation of the Pet Policy. Mr. Lucas informed the Board that 4 case matters were resolved prior to the court date and the 5th case moved forward into the court on Friday, February 28, 2020, whereas, the tenant chose not to paid the owed rent or remove the unauthorize dog from the apartment. Tenant entered a Consent for Judgment to vacate apartment on or about March 31, 2020 and agreed to make monthly payments to the Housing Authority.

Mr. Lucas reported that the personal litigation is under control and will keep the Board updated as it arises.

REPORT OF THE EXECUTIVE DIRECTOR:

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

Mr. Billy reported that Chairman Cannon has completed all his required Courses and was present his Certificate.

Mr. Billy reported that the Board members received in their monthly package an updated Treasurer report and Vacancy report as of January 31,

2020. Mr. Billy reported that the Housing Authority finance remain solid as reported in their package.

Mr. Billy reported that the Housing Authority currently has 5 vacant units at the senior location were 1 unit was contracted for 2/1/20. Mr. Billy reported that there are currently 3 vacant units at the family site and that Ms. Whetzler continues to work diligently in reviewing potential applicants.

FEE ACCOUNTANT: At this time, Mr. Furlong reported to the Board that he was invited here by the Executive Director to speak about HUD Streamline Project Base Volunteer Conversion Voucher Program. Mr. Furlong reminded the Board that approximately 3 years ago the Housing Authority tried to establish the RAD (Rental Assistant Demonstration) Program, however was not financially stable to participate. HUD now has a new program which will bring the Housing Authority approximately \$1.3 million dollars annually compared to the \$850,000 funded by rents, Operating Funds and Capital Funds. Mr. Furlong stated that the Housing Authority would need the approval of all residents and the units would be voucher base by fair market rents. At this time, Mr. Furlong requested that Sharon provided his office with information pertaining to those residents paying a flat rent and residents who are over the 80% income guidelines.

RESOLUTION #744-20: Commissioner Broxmeyer motioned and seconded by Commissioner Woods to approve the list of bills presented for payment dated March 4, 2020. The roll call was unanimous. The bills were approved for payment.

RESOLUTION #745-20: Commissioner Woods motioned and seconded by Commissioner Broxmeyer to write off \$1,796.53 as uncollected rent loss. The roll call was unanimous.

TENANT ISSUES: None at this time.

PUBLIC COMMENTS: None at this time.

There being no further business before the Board, Commissioner Broxmeyer motioned and seconded by Commissioner Woods to adjourn. The motion passed by unanimous voice vote and the meeting was adjourned at 5:15 p.m.

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