

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

MINUTES OF REGULAR MEETING

DECEMBER 1, 2021

1. MEETING called to order at 6:00 PM by Chairperson, C. Blue, at the offices of the Housing Authority, 1403 Teresa Drive, Fort Lee, New Jersey.

2. Pursuant to the Open Public Meetings Act and the Emergency Remote Meeting Protocol for Public Bodies on August 24, 2012, an amendment of the Annual Notice of Meetings including the date, time, place and how to participate and attend this hybrid meeting virtually was:

1. Sent to the Record and the Jersey Journal;
2. Sent to the Clerk of the Borough of Fort Lee and posted on the Housing Authority's officially designated public bulletin board in the Borough Hall.
3. Posted on the Fort Lee Housing Authority's website at www.flha.org
4. Posted on the doors of the Housing Authority Offices at 1403 Teresa Drive, Fort Lee, N.J.

The Secretary is hereby directed to enter into the Minutes of this meeting this public announcement.

3. ROLL CALL:

PRESENT: Commissioners C. Blue, S. Bauer, E. O'Neill,
R. Sohmer, D. Steinberg and A. Yook

ABSENT: J. Silver

4. MINUTES:

Motion made by S. Bauer, seconded by C. Blue to dispense with the reading of the Minutes for Regular Meeting of November 3, 2021, and to approve the Minutes as written.

Ayes: C. Blue, S. Bauer; E. O'Neill, R. Sohmer
D. Steinberg; and A. Yook
Nays: None
Abstain: None
Absent: J. Silver

5. DIRECTOR'S REPORT:

1. We were able to give out twenty-seven (27) turkeys for Thanksgiving Dinner to families on our Section 8 Programs. Maryanne at the Mayor's Office called to say they had received a wonderful donation from a member of the community and asked if we could use any turkeys. We made a quick list and requested twenty-seven turkeys, which we received immediately. Families were called and they were so grateful for the gift.

2. Maryanne also advised that the PBA will be collecting toys from the various buildings in Fort Lee and we are on the list to receive gifts also. She is not sure when but will keep us advised.

3. We will be having a Luncheon here at the building for our Seniors and will be providing a Gift Certificate to each of our residents (both Seniors and Families) at the same time. We purchase the gift Certificates through the monies we have in our Tenant Services Account. This account is kept open from the monies we get for Laundry Commission deposited into that account all through the year.

4. The apartment on First Street assigned to a veteran families has been very difficult to fill. As we discussed last month I have tried numerous places to obtain a veteran tenant and I have had no response. I would like a Motion tonight that it would be okay with the Board if we put a non-veteran family in the unit. It is a two bedroom apartment beautifully renovated and due to the current crisis I would like to get it rented. I have spoken to the Borough regarding same and they have no objection to renting to a non-veteran. I would appreciate a Motion made to allow a non-veteran tenant to occupy this apartment unit.

MOTION was OFFERED BY: Roberta Sohmer

SECONDED BY: Charles Blue

MOTION CARRIED WITH NO OBJECTIONS

5. **RESOLUTIONS:**

- A. Payment of Bills
- B. Authorization to publish the monthly Board of Commissioners' Meetings in various newspapers for Fiscal Year 2022.
- C. Appointing Peggy McQuade as Fud Commissioner for The JIF Insurance Fund for year 2022; and
- D. Also a new Resolution has been added to Award a Contract for A & E Services to Coppa Montalbano Architects for HVAC Work. This is work to be performed Under a Bergen County Grant at \$ 19,500 but we eliminated some work and the cost is now down to \$ 15,000.00. John Donovan our grants coordinator estimates it's a good bid for the work involved. Speaking of Grants, the new applications for 2022-2023 Grants are due in by the 20th of December 2021 so we are working on another proposal for both FLASH Corp, and the Housing Authority

WISHING EVERYONE A SAFE, HEALTHY AND HAPPY HOLIDAY SEASON

SEE YOU NEXT YEAR ON JANUARY 5, 2022.

6. **OLD BUSINESS**

None

7. NEW BUSINESS:

MOTION made by Ashley Yook, seconded by Sherry Bauer to approve the following Resolutions by Consent Agenda:

i. Resolution # 2322 to approve payment of the attached list of bills. Resolution annexed hereto.

ii. Resolution # 2323 authorizing the Executive Director to publish the monthly Board of Commissioners' Meeting in various newspapers for the Year 2022. Resolution annexed hereto.

iv. Resolution # 2324 approving the appointment of Peggy McQuade as Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund for the Fund Year 202. Resolution annexed hereto.

v. Resolution # 2325 authorizing the Executive Director to execute a Professional Services Contract with Coppa Montalbano Architects for Major Heating, Ventilating and Air-Conditioning Capital Improvements at the Harry J. Holtje House. Resolution annexed hereto.

AYES: C. Blue, S. Bauer, E O'Neill, R, Sohmer,
D. Steinberg and A. Yook
NAYS: None
ABSTAIN: None
ABSENT: J. Silver

8. OPEN DISCUSSION. None

9. ADJOURNMENT.

Motion made by C. Blue, seconded by S. Bauer to adjourn the meeting at 6:40 p.m.

AYES: C. Blue, S. Bauer, E. O'Neill, R. Sohmer,
D. Steinberg and A. Yook
NAYS: None
ABSTAIN: None
ABSENT: J. Silver

Respectfully submitted,

Terrence J. Corrison
Executive Director