

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

MINUTES OF REGULAR MEETING

FEBRUARY 2, 2022

1. MEETING called to order at 6:00 PM by Chairperson, C. Blue, via a Hybrid Meeting on February 2, 2022.

2. Pursuant to the Open Public Meetings Act and the Emergency Remote Meeting Protocol for Public Bodies on December 30, 2021, an Amendment of the Annual Notice of Meeting, including the date, time, place and how to participate and attend this hybrid meeting virtually was:

- a) Sent to The Record and The Jersey Journal;
- b) Sent to the Clerk of the Borough of Fort Lee and posted on The Housing Authority's officially designated bulletin board in the Borough Hall;
- c) Posted on the Fort Lee Housing Authority's website: www.flha.org; and
- d) Posted on the doors of the Housing Authority's Offices at 1403 Teresa Drive, Fort Lee; and

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, D. Steinberg and A. Yook

ABSENT: Commissioners J. Silver and R. Sohmer

5. MINUTES:

Motion made by A. Yook, seconded by D. Steinberg, to dispense with the reading of the Minutes for Regular Meeting of January 5, 2022, and to approve the Minutes as written.

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

6. DIRECTOR'S REPORT:

It will be a very quick meeting tonight. Small agenda to go over.

- a) CDBG Grants. We received bids on January 27th, for our FLASH project "Boiler and Hot Water Heater Replacement" and the bids ranged from \$ 74,000.00 to \$ 329,000. Contractors are saying the difficulty will be getting materials to complete the project on time. After the Architect/Engineer's review we have awarded the bid for \$ 74,200.00 to A & A Industrial Piping Inc. The references were good that we received and the Architect/Engineer has worked with them before and say they are a good outfit.
- b) 1st Street. We are making progress with obtaining a tenant for Apt. B. There is a woman veteran who has relocated from Georgia with her three children who was put in touch with us by the Veterans Office. She visited the site and was very excited about the house. She couldn't wait to get back in touch with her worker. The kids loved the house also. She would love to move in by March 1st.
- c) 8th Street. Progress is being made to increase the rents as we have not had a rent increase in four years. We couldn't do it without checking with D.C.A. as this project was awarded Home Production Funds for purchase and rehab and we need their okay to increase the rents.

d. RESOLUTIONS:

- i) Payment of Bills;
- ii) Cash Management Plan – Tom Furlong suggested that we have this in place and annually renew it. It has to do with Investments, Cash Flow, Signatories on Accounts etc.; and is advised by HUD; and
- iii) Adopting Workplace Safety and Health Policies as required by the New Jersey Public Housing Authority Joint Insurance Fund (NJ JIF).

Just as a note we have not had heat in the office. There was problem with one of the fan blowers. Uly is attempting to fix the piece, as wait time for a new part is a month or so away/ We will be going out for a new roof and ac units shortly due to Grant we received from Community Development for Improvements to the Harry J.Holtje House in the amount of \$ 69,956.00.

Our next meeting will be Wednesday, March 2, 2022. See you then. Have a great month.

7. NEW BUSINESS.

MOTION made by C. Blue, seconded by A. Yook to approve the following Resolutions by Consent Agenda.

- A. Resolution No. 2329 to approve payment of the attached list of bills. Resolution annexed hereto.
- B. Resolution No. 2330 to adopt a Cash Management Plan. Resolution annexed hereto.
- C. Resolution No. 2331 adopting Workplace Safety Policies Addressing Public Employees Occupational Safety and Health (PEOSH) Standards. Resolution annexed hereto.

AYES: C. Blue, S. Bauer, E. O'Neill; D. Steinberg and A. Yook

NAYS: None

ABSTAIN: None

ABSENT: J. Silver and R. Sohmer

8. **OPEN DISCUSSION:** None

9. **ADJOURNMENT:**

MOTION made by C. Blue, seconded by S. Bauer, to adjourn
the meeting at 6:30 p.m.

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

Respectfully submitted,

Terrence J. Corrison
Executive Director