

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

MINUTES OF REGULAR MEETING

MAY 4, 2022

- 1. MEETING** called to order at 6:00 PM by Chairperson, C. Blue, at the offices of Housing Authority, 1403 Teresa Drive, Fort Lee, New Jersey.
2. Pursuant to the Open Public Meetings Act adequate notice of this meeting has been provided in the following manner.

In accordance with the Open Public Meetings Act and the Emergency Remote Meeting Protocol for Public Bodies on January 7, 2021, an Amendment of the Annual and Notice of this 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
- d) Posted on the doors of the Housing Authority's offices at 1403 Teresa Drive, Fort Lee, N.J.; and
- e) Access to participate in the meeting was included in said Notice.

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; and D. Steinberg

ABSENT: Commissioner A. Yook

We will be having a Memorial Service for our Chairperson, Judy Silver, sometime in June. We are in the process of picking out a tree and a good spot to plant with our Landscaper. We will keep you advised as soon as we have finalized the details.

- 3. ELECTION OF VICE CHAIR:** As a result of the vacancy of Vice Chairperson left by the death of Judy Silver, we need to elect a new Vice Chairperson. Nominations are now being accepted for Vice Chairperson:

E. O'NEILL nominated **S. BAUER** for Vice Chairperson. There being no further nominations, **S. BAUER** accepted the nomination and was elected **VICE CHAIRPERSON, unanimously**, on a Motion made by E. O'NEILL and seconded by **C. BLUE**.

4. MINUTES:

Motion made by C. Blue, seconded by S Bauer, to dispense with the reading of the Minutes for Regular Meeting of April 6, 2022 and to approve the Minutes as written above.

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

5. EXECUTIVE DIRECTOR'S REPORT:

1. I just returned from the New Jersey NAHRO Conference In Atlantic City. GOOD NEWS is that HUD and Congress intend to appropriate more money for affordable housing through various program. Congressman, Bill Pascrell, indicated that it was a high priority to make more affordable housing available.

I also attended training on the Fair Chance in Housing Law which is Intended to give criminals the opportunity to be housed. It requires

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additional screening process. First, we need to see if they are eligible for assistance without doing a criminal check. If eligible a background check is done on the proposed tenant. If there is a criminal background report it is to be reviewed and based on the severity of the crime you are to base your opinion. The statute also codes the Crime Levels from 1st to 4th and based on the level, Housing can deny assistance based on the code of severity.

2. Leasing – We are doing well in leasing up. We constantly have tenants with vouchers trying to lease up but we are keeping up with it.

3. E-Mails. We did have an issue without e-mail someone sent out an e-mail from one of our computers to everyone on the contact list. Our IT Consultants advised that they reviewed it and there was not malware involved or damage done. We all changed our passwords again.

4. Sylvia and Peggy attended the first Rent Leveling Board Hearing as it's been two (2) years since they have met due to Covid-19. Sylvia will be working out very well in this role.

RESOLUTIONS:

We received a second bid on the roof over the Housing Office at the same amount as the last bid - \$ 59,750.0. Monies for this project are included in the Grant we received from Community Development.

We rejected the second bids we received for the HVAC Project as they were once again above the cost estimates received. We can now negotiate with other bidders as it was advertised twice and rejected.

6. OLD BUSINESS

NONE

7. NEW BUSINESS

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

1. Resolution No. 2342 approving payment of the attached list of bills. Resolution annexed hereto.
2. Resolution No. 2343 authorizing the Executive Director to execute a Contract with SKY GENERAL CONSTRUCTION in the amount of \$ 59,750.00 for project entitled "Roof Replacement" at the Harry J. Holtje House, 1403 Teresa Drive, Fort Lee, New Jersey. Resolution annexed hereto.
3. Resolution No. 2344 rejecting the bid for HVAC Improvements at the Harry J. Holtje House and authorizing the Executive Director to commence negotiations for a contract from the work in accordance with N.J.S.A. 40A:11-5(3).

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

8. **OPEN DISCUSSION: NONE**

9. **ADJOURNMENT:**

MOTION made by C. Blue, seconded by E. O'Neill to adjourn the meeting at 6:30 p.m.

AYES: C. Blue, S. Bauer, E. O'Neill,
R. Sohmer, and D. Steinberg

NAYS: None

ABSTAIN: None

ABSENT: A. Yook

Respectfully submitted,

Terrence J. Corrison
Executive Director