

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

MINUTES OF REGULAR MEETING

SEPTEMBER 7, 2022

1. **MEETING** called to order at 6:00 p.m. by Chairperson, C. Blue
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 to the Annual Notice of Meetings 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, D. Steinberg and A. Yook

ABSENT: NONE

4. MINUTES:

Motion made by S, Bauer, seconded by D. Steinberg to dispense with the reading of the Minutes for Regular Meeting of June 1, 2022, and to approve the Minutes as written.

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

5. DIRECTOR'S REPORT:

1. Renovation Projects.

- a) 8th Street Boiler – this project is almost complete. There has been a major work done on this project and We are waiting for a final walk-thru by the Architect so That we can determine what needs to be completed prior to having the heating put on and tested.
- b) HVAC Project – Reiner Group has been working diligently to complete the project. This is the company we negotiated with after we rejected the bids twice due to the high amounts we received.
- c) Roofing – the roof work has been started.
- d) Fire Pump Project – We have received bids which we rejected due to the fact they were well over our cost estimates for this project. The prices were approximately \$ 119,000.00 and \$ 98,000.00. We have gone out again for bids and they are due on September 6, 2022. If these bids are too high, we can reject them again and then we are able to negotiate a new deal.

2. Dedication for Judy Silver – We are in the process of reviewing Proposals with Landscapers for a new tree and new landscaping for the dedication. We are looking at a nice cherry tree that will do well where we have picked the spot. It is still schedule for October maybe more towards the end of the month due so that we will not have extreme temperatures at that time. We will keep you advised on this. We will be inviting the Mayor and Council, Family and Friends of Judy; and our residents.
3. FSS Action Plan – All Housing Authorities with an FSS Program were required by HUD to revising their Action Plan in accordance with HUD regulations. We have revised our Plan, had a Resident Advisory Board Meeting, and published Notice in the newspaper as required. There were no comments received either at the Resident Advisory Meeting or the Public Meeting. We have tonight a Resolution authorizing us to submit our Action Plan for the FSS Program per HUD Regulations.
4. Funding Application for FSS Program - We have prepared and are submitting a funding application for the Family Self-Sufficiency Program in the amount of \$ 55,000.00.
5. Resolutions:

The Resolutions for tonight are:

- 1) Payment of Bills.
- 2) Renewal of Membership in the New Jersey Public Housing Authority Joint Insurance Fund.
- 3) Rejecting the bids for the Fire Standpipe & Sprinkler System and authorizing the Executive Director to Rebid the project.
- 4) Submitting revised Action Plan.
- 5) Submitting Funding Application to HUD for the FSS Program in the amount of \$ 55,000.00 for Fiscal Year 2023.

6. OLD BUSINESS. NONE

7. NEW BUSINESS:

MOTION made by S. Bauer, seconded by D. Steinberg to approve the following Resolutions by Consent Agenda:

Resolution # 2347 to approve payment of the attached list of bills. Resolution annexed hereto.

Resolution # 2348 to renew membership in the New Jersey Public Housing Authority Joint Insurance Fund (J.I.F.) for the period January 1, 2023, to December 31, 2025. Resolution annexed hereto.

Resolution # 2349 rejecting the bids for the Fire Standpipe & Sprinkler Rehabilitation at the Harry J. Holtje House and authorizing the Executive Director to rebid the work. Resolution annexed hereto.

Resolution # 2350 adopting a revised Action Plan for the Family Self-Sufficiency (FSS) Program per HUD Regulations. Resolution annexed hereto.

Resolution # 2351 authorizing the submission of a Funding Application to HUD for the Housing Choice Voucher Family Self-Sufficiency Program Coordinator for the period January 1, 2023, to December 31, 2023, in the Amount of \$ 55,000.00. Resolution annexed hereto.

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

NAYS: None

ABSTAIN: None

ABSENT: None

8. OPEN DISCUSSION: NONE

9. **ADJOURNMENT:**

Motion made by C. Blue, seconded by S. Bauer to adjourn the meeting at 7:00 p.m.

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

Respectfully submitted,

Terrence J. Corrison
Executive Director