

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

MINUTES OF REGULAR MEETING

FEBRUARY 1, 2023

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, adequate notice of this meeting has been provided in the following manner:

On December 14, 2022, a schedule of the remaining regular meetings for the year 2023, setting forth the date, time and location of this meeting was posted on The Housing Authority's officially designated public bulletin board at 309 Main Street, Fort Lee, New Jersey, and mailed to The Record, The Jersey Journal and The Clerk of the Borough of Fort Lee.

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. NOMINATIONS FOR CHAIRPERSON AND VICE CHAIRPERSON:

A) **R. SOHMER** nominated **C. BLUE** for **CHAIRPERSON OF THE HOUSING AUTHORITY**, seconded by **S. BAUER**. There being no further Nominations, **C. BLUE** was elected **CHAIRPERSON, UNANIMOUSLY** on **Motion** made by **R. SOHMER**, and seconded by **S. BAUER**.

B) **C. BLUE** nominated **S. BAUER** for **VICE CHAIRPERSON OF THE HOUSING AUTHORITY**, seconded by **R. SOHMER**. There being no further Nominations, **S. BAUER**, was elected **VICE CHAIRPERSON, UNANIMOUSLY, on Motion** made by **C. BLUE** and seconded by **R. SOHMER**.

5. MINUTES:

Motion made by S. Bauer, seconded by D. Steinberg, to dispense with the reading of the Minutes for Regular Meeting of January 4, 2023, 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: None

6. DIRECTOR'S REPORT:

Small agenda to go over.

- A) Our 8th Street Boiler Project is nearly complete. There is a minor problem with the pump but it is being worked on by the Contractor and the Architect.
- B) Leased Up – Section 8 we are doing great on being leased-up on Section 8 so we are using all our available funding. We will have a 2-bed unit available on 8th Street mid-February but we are lining up some new tenants to look at the apartment and we hope to have it ready for occupancy in March.
- C) **RESOLUTIONS:**
 - i) Payment of Bills.
 - ii) Authorizing the Housing Authority to enter Grant Agreement with County of Bergen for \$ 61,000.00 for Improvements to Holtje House.
 - iii) Authorizing a Change in Payment Standards for Section 8 Housing Choice Voucher Program.
 - iv) Indemnifying the Commissioner and Employees with NJSA 59:10-4.

- v) Authorizing a policy with respect to reimbursement to Authority Commissioners/Employees for costs of defending civil claims and criminal charges against them.
- vi) Adopting a Cash Management Plan for Year 2023. Tom Furlong recommends this to be done annually.
- vii) Authorizing a 3% rent increase for apartments at the Harry J. Holtje House according to HUD's Rules and Regulations.

Our next meeting will be Wednesday, March 1, 2023. See you then. Have a great month.

7. NEW BUSINESS.

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

- A. Resolution No. 2365 to approve payment of the attached list of bills. Resolution annexed hereto.
- B. Resolution No. 2366 to enter into a Grant Agreement with the County of Bergen for "Improvements at the Harry J. Holtje House" in the amount of \$ 61,000.00. Resolution annexed hereto."
- C. Resolution No. 2367 authorizing a change in the Payment Standards for Section 8 Housing Choice Voucher Rent Subsidized Apartments. Resolution annexed hereto.
- D. Resolution No 2368 indemnifying Commissioners and Employees Consistent with N.J.S.A. 59:10-4. Resolution annexed hereto.
- E. Resolution No. 2369 authorizing a Policy respecting Reimbursement of Authority Commissioners/Employees for Costs of Defending Against Civil Claims and Criminal Charges. Resolution annexed hereto.
- F. Resolution No. 2370 adopting a Cash Management Plan for Year 2023. Resolution annexed hereto.
- G. Resolution No. 2371 authorizing a 3% rent increase for Apartments at the Harry J. Holtje House located at 1403, 1405 and 1407 Teresa Drive, Fort Lee, N.J. 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 6:30 p.m.

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

Respectfully submitted,

Terrence J. Corrison
Executive Director