

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

RESOLUTION NO. 2365

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE, upon the recommendation and approval of the Executive Director, that the following claims on current bills, list attached, amounting to \$ 30,110.04 is hereby approved.

INTRODUCED BY: _____

Shirley Bauer

SECONDED BY: _____

Dolores Steinberg

DATED: February 1, 2023

PROJECT BILLS FOR FEBRUARY 2023

\$ 4,039.82 P.S.E. & G. – Gas & Electric Invoice for December/HJHH
3,275.54 United Water NJ – Invoice for Services for 12/01/22 to 1/03/2023
161.46 P.S.E. & G. – Street Lighting for 12/1/22 to 1/4/23
655.50 P.S.E. & G. –Gas & Electric Invoice for Office/December 2022
432.87 Home Depot – Inv. for January 2022
108.78 U. Varela- Reimbursements for Plumbing Suplies
450.00 John G. Donovan – PSR on Grant Projects for HJHH and
8th St. including but not limited to Engineering Reports for
The year 2022/2023
690.00 LifeStation – Emergency Call System – 12/22/22 to 3/21/23
460.00 Kraft Power – Quarterly Inspection on Generator
2,430.00 John G. Donovan – Services rendered in connection with
Multi HVAC Units and Roofing Project from 3/26/22 to
1/20/23 (Project completed)

\$ 12,703.97 TOTAL

SECTION 8 BILLS FOR FEBRUARY 2023

\$ 1,649.00 Nelrod Company – EZ Reasonable Rent Determinations for HCVP
988.00 A.S. Consulting – Backup and Computer Maintenance
332.72 Atlantic Tomorrows Office – Overcharge for Colored Copies (4,321)
208.91 P McQuade – Reimbursement for Food & Drinks for Holiday Party
538.99 Verizon FIOS - Services for 1/10/23 – 2/9/23
42.65 NTN Philadelphia – Criminal and Credit Reports
475.66 Quadient – 8905 Rate Pak for Scale (New Postage Rates)
422.14 Verizon Wireless – Services 1/04/2023 to 02/03/2023
12,748.00 Management Computer Services, Inc. – Support Services for
Pha/web(computer program) for period January to December 2023

\$ 17,406.07 TOTAL

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

RESOLUTION NO. 2366

BE IT RESOLVED, that the BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE wish to enter into a Grant Agreement with the COUNTY OF BERGEN for Improvements at the Harry J. Holtje House, 1403, 1405 and 1407 Teresa Drive, Fort Lee, New Jersey; and

BE IT FURTHER RESOLVED, that the BOARD OF COMMISSIONERS hereby authorizes TERRENCE J. CORRISTON to be a signatory for the aforesaid Grant Agreement; and

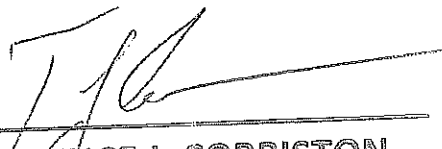
BE IT FURTHER RESOLVED, that the BOARD OF COMMISSIONERS hereby authorizes TERRENCE J. CORRISTON, to sign all County Vouchers submitted in connection with the aforesaid project; and

BE IT FURTHER RESOLVED, that the BOARD OF COMMISSIONERS recognizes that the HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE is liable for any funds not spent in accordance with the Grant Agreement; and that liability of Board Members is in accordance with N.J.S.A. 2A:53A-7 et seq.


THIS RESOLUTION was adopted by the BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE at a Meeting held on February 1, 2023.



CHARLES BLUE, President

ATTEST: 

TERRENCE J. CORRISTON

INTRODUCED BY: 

SECONDED BY: 

DATED: February 1, 2023

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

RESOLUTION NO. 2367

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE AUTHORIZING A CHANGE IN THE PAYMENT STANDARDS FOR SECTION 8 HOUSING CHOICE VOUCHER RENT SUBSIDIZED APARTMENTS.

WHEREAS, a Section 8 Housing Choice Voucher participant is permitted to rent an apartment above the payment standard if they are able to pay the difference between the Fair Market Rent (FMR) (payment standard) and the portion above this standard if payment by the Section 8 participant does not exceed 40% of their income; and

WHEREAS, in Fort Lee and areas in close proximity to Fort Lee, the rents are higher than the HUD published Fair Market Rents and a review of the Housing Authority's rental payment reports indicate that the rents for apartments in the Fort Lee and surrounding areas are higher than HUD's FMR; and

WHEREAS, HUD recently published its new Fair Market Rents (FMR) for the Fiscal Year 2023. These FMRs are once again increased for the Bergen County area; and

WHEREAS, HUD regulations indicate that Public Housing Authorities are permitted to increase the payment standards up to 110% of Fair Market Rent and the Executive Director, Terrence J. Corrison, and Thomas Furlong, Consulting CPA, have determined that it would be in the best interest of the Section 8 Rent Subsidy Program to increase the rental payment standard for the certain units to offer Section 8 participants a greater selection of housing in the Fort Lee area; and

WHEREAS, the current Fair Market Rents (Housing Authority Payment Standards) as established by HUD and effective October, 2022, are higher FMR's than previously set, namely:

0 Bedroom -	\$ 1,850.00
1 Bedroom -	\$ 2,210.00
2 Bedrooms -	\$ 2,560.00
3 Bedrooms -	\$ 3,180.00
4 Bedrooms -	\$ 3,990.00

Said FMRs shall remain in effect until new rates are issued by HUD; and

WHEREAS, the Fort Lee Housing Authority has determined that the Fair Market Rent (Housing Authority Payment Standard) for the following units shall be increased effective March 1, 2023, for the Fiscal Year 2023, as follows:

0 Bedroom	-	\$ 2,057.00
1 Bedroom	-	\$ 2,320.00
2 Bedrooms	-	\$ 2,688.00
3 Bedrooms	-	\$ 3,339.00
4 Bedrooms	-	\$ 4,190.00

NOW, THEREFORE, BE IT RESOLVED THAT THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE hereby:

1. Authorize the increase of the payment standards for the above listed units.
2. Authorize the notification to HUD of the increased payment standard if required to do so by HUD.
3. That this Resolution shall take effect immediately.

INTRODUCED BY:

Sherry Bunn

SECONDED BY:

Dorcas Steinberg

DATED: February 1, 2023

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

RESOLUTION NO. 2368

**RESOLUTION INDEMNIFYING COMMISSIONERS AND EMPLOYEES
CONSISTENT WITH N.J.S.A. 59:10-4**

Factual

WHEREAS, N.J.S.A. 59:10-4 empowers the Board of Commissioners of the Housing Authority of the Borough of Fort Lee to indemnify its Commissioners employees; and

WHEREAS, it is deemed to be in the best interest of the Authority to indemnify the Commissioners and employees while acting within the scope of their duties.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Fort Lee that that following indemnification policy be and hereby is adopted:

1. For the purpose of this Policy, unless the context clearly indicates a different meaning, the following words and phrases shall have the meaning set forth:
 - **INSURANCE** – Coverage afforded by insurance policies of every kind whether the premiums be paid by the Authority, the employee or someone on his/her behalf.
 - **COMMISSIONER/ EMPLOYEE** – Any employee or Commissioner, appointed to or hired by the Authority whether, full or part-time.
2. The Authority shall reimburse a Commissioner or employee for all reasonable expenses incurred, specifically court costs and all monetary judgments imposed upon him/her in any action or legal proceeding of a noncriminal nature arising out of or incidental to the performance of the duties of the position or the office held by such Commissioner or employee. The Authority shall indemnify a Commissioner or employee for exemplary or punitive damages resulting from the employee's civil violation of state and/or federal law if the acts committed by the employee upon which the damages are based did not constitute actual fraud, actual malice, willful misconduct or an intentional wrong.

3. The Authority shall not be obligated to provide reimbursement in the following instances:
 - Where the legal proceeding involved a claim of misfeasance or malfeasance in office or a claim of fraud, theft or misappropriation of public funds and the Commissioner or employee is found liable for the charge.
 - Where the legal proceeding is instigated or brought by the Housing Authority of the Borough of Fort Lee against the Commissioner or employee.
4. The amount the Authority is obligated to reimburse the Commissioner or employee shall be reduced by any insurance coverage payable to the Commissioner or employee by the net amount (recovery cost) of any money received by the Commissioner or employee in any counteraction against the person or persons bringing the action against him/ her.
5. A Commissioner or employee shall not be entitled to indemnification or reimbursement pursuant to this provision unless, within ten (10) calendar days of the time he/she is served with any summons, complaint, process, notice, demand or pleading, he/she delivers the original or a copy thereof to the Executive Director. The Commissioner/ employee shall be obligated to cooperate with the Authority in the conduct of his/her defense. Whenever competent and disinterested legal counsel is available to the Authority through any insurance coverage, the Commissioner/ employee shall be obligated to be represented by such counsel. If the Authority wishes to use the General Counsel of the Authority to defend the action, the Commissioner/ employee shall be obligated to be represented by that attorney unless there is a conflict of interest. The refusal of the Commissioner/ employee to cooperate with the Authority shall terminate the Authority's obligation to reimburse the Commissioner/ employee.
6. If the legal proceeding is terminated by an agreement among the parties, then the Housing Authority shall not be obligated to reimburse the Commissioner/ employee unless the Authority approves the settlement agreement.
7. The Authority may reimburse a Commissioner/employee for a portion of an expense incurred prior to a final decision in a legal proceeding, but the Authority shall be entitled to wait for a final determination before being obligated to make any final payments.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

INTRODUCED BY: Sherry Bauer

SECONDED BY: Dolores Steinberg

DATED: February 1, 2023

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

RESOLUTION NO. 2370

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE ADOPTING A CASH MANAGEMENT PLAN FOR YEAR 2023.

WHEREAS, it is in the best interest of the Fort Lee Housing Authority to earn additional revenue through the investment and prudent management of its cash receipts; and

WHEREAS, P.L. 1983, Chapter 8 is an act concerning the Local Fiscal Affairs Law and amends NJSA 40A:5-2 and NJSA 40A:5-14; and

WHEREAS, this law requires that each local unit shall adopt a cash management plan,

NOW, THEREFORE, BE IT RESOLVED, that the following shall constitute the Cash Management Plan for the Fort Lee Housing Authority and the Executive Director shall deposit and manage its funds pursuant to this plan:

Definitions

1. Executive Director shall mean the Executive Director of the Fort Lee Housing Authority.
2. Fiscal Year shall mean the twelve-month period ending December 31st.
3. Cash Management Plan shall mean that plan as approved by resolution.

Designation of Depositories

At least once each fiscal year the governing body shall by resolution designate the depositories for the Fort Lee Housing Authority in accordance with N.J.S.A. 40A:5-14. The Fort Lee Housing Authority designates Bogota Savings Bank, Bank of America and other Government Unit Deposit Protection Act (GUDPA) approved banking institutions.

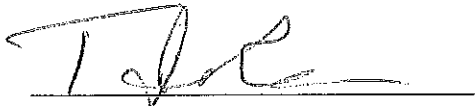
Audit Requirement

1. The Cash Management Plan shall be subject to the annual audit conducted pursuant to N.J.S.A. 40A:5-4.

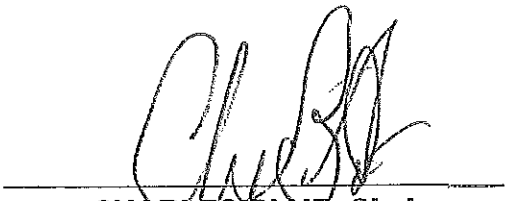
Authority to Invest

The Board of Commissioners shall pass a resolution at its first meeting of the fiscal year designating the official who shall make and be responsible for municipal deposits and investments. The Executive Director of the Fort Lee Housing Authority is so authorized.

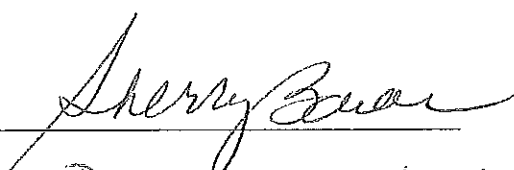
I hereby certify that the above is a true and exact copy of the Resolution adopted by the Board of Commissioners of the Housing Authority of the Borough of Fort Lee at its Regular Meeting of February 1, 2023.




TERRENCE J. CORRISTON
Executive Director



CHARLES BLUE, Chairman
Board of Commissioners

INTRODUCED BY: 

OFFERED BY: 

DATED: February 1, 2023

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

RESOLUTION NO. 2369

**RESOLUTION AUTHORIZING A POLICY RESPECTING REIMBURSEMENT OF
AUTHORITY COMMISSIONERS/EMPLOYEES FOR COSTS OF DEFENDING
AGAINST CIVIL CLAIMS AND CRIMINAL CHARGES**

WHEREAS, it is deemed to be in the best interest of the Authority of the Borough of Fort Lee ("the Authority") to adopt a uniform policy respecting the reimbursement to Authority Commissioners and Employees for the costs of defending against civil claims and criminal charges.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE BOROUGH FORT LEE:**

1. That the Authority shall reimburse any Commissioner/Employee for the actual reasonable legal costs of successfully defending against criminal charges where such charges result from the performance of the Commissioner's/Employee's duties and the Commissioner/Employee is deemed to have acted in good faith.
2. That the Authority shall reimburse any Commissioner/Employee for the actual reasonable legal costs of successfully defending against civil suits where such suit results from the performance of the Commissioner's/Employee's duties and the Commissioner/Employee is deemed to have acted in good faith.
3. That the Authority shall pay for all legal expenses as incurred in the event the General Counsel (conflict counsel, if applicable) advises the Authority that the Commissioner/Employee will, in all likelihood be found to have acted in good faith.
4. That this Resolution shall take effect immediately.

INTRODUCED BY: _____

Sherry Bauer

SECONDED BY: _____

Dolores Steinberg

DATED: January 4, 2023

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

RESOLUTION NO. 2371

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE FORT LEE HOUSING AUTHORITY AUTHORIZING A 3% RENT INCREASE FOR APARTMENTS AT THE HARRY J. HOLTJE HOUSE LOCATED AT 1403, 1405 AND 1407 TERESA DRIVE, FORT LEE, NEW JERSEY.

WHEREAS, as a result of the conversion from public housing to project based vouchers, the FORT LEE ASSISTANCE AND SUPPORT HOUSING CORP. ("FLASH") has been contracted to manage the Harry J. Holtje House Apartments (the "PBV Units") in accordance with applicable HUD Rules and Regulations; and

WHEREAS, the United States Department of Housing and Urban Development ("HUD") has authorized contract rent increases of up to 3% for project based Vouchers; and


WHEREAS, in accordance with applicable regulations, by letter FLASH submitted a request to a third party requesting an increase in the contract rents for the PBV units by 3%; and


WHEREAS, that the request submitted by FLASH is reasonable in light of comparable rents.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the Borough of Fort Lee hereby approves the FLASH request to increase contract rents for the PBV Units by 3%.



CHARLES BLUE Chairperson

INTRODUCED BY: 

SECONDED BY: 

DATED: February 1, 2023