

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

RESOLUTION NO. 2473

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 the current bills, list attached, amounting to \$ **100,457.97**, is hereby approved.

PROJECT (FLASH) - BILLS FOR OCTOBER 2025 TOTALS: \$71,473.93

SECTION 8 (HCV) - BILLS FOR OCTOBER 2025 TOTALS: \$ 28,984.04

Introduced by: *Dolores Steinberg*

Offered by: 

**Housing Authority Borough of Fort Lee
Vendor Accounting Cash Payment/Receipt Register
FLASH Corp.**

Filter Criteria Includes: 1) Program: FLASH Corp. 2) Project: All Projects 3) Payment Date: 10/1/2025 to 10/31/2025 4) Financial Period: All 5) Payments Over: All
6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

Bank: Provident Bank, Bank Account: 650409103, GL Account: 1111.4

Posted Payments

<i>Doc Num</i>	<i>Payment Date</i>	<i>Voided</i>	<i>Type</i>	<i>Document Recipient</i>	<i>Document Description</i>	<i>Cleared</i>	<i>Amount</i>
8229	10/09/2025	No	CHK	Anchor Pest Control	Acct# 100954 Monthly Pest Control	No	\$67.14
8230	10/09/2025	No	CHK	Bill's Landscaping & Design Inc.	Landscaping and Ground Maintenan	No	\$669.38
8231	10/09/2025	No	CHK	Bill's Landscaping & Design Inc.	Landscaping and Maintenance for 1	No	\$485.63
8232	10/09/2025	No	CHK	Home Depot Credit Services	Acct#6035322006257335/ Maintena	No	\$1,113.18
8233	10/09/2025	No	CHK	Parent Door Hardware	Adjusted door closer in handicap op	No	\$130.00
8234	10/09/2025	No	CHK	PSE & G	Acct #6759444906	No	\$2,021.29
8235	10/09/2025	No	CHK	PSE & G	Acct#6768536303	No	\$546.38
8236	10/09/2025	No	CHK	PSE & G	Acct# 7260667400 Services from 8/	No	\$159.37
8237	10/09/2025	No	CHK	PSE & G	Acct# 7260667508 Services from 8/	No	\$193.88
8238	10/09/2025	No	CHK	Pye Barker Fire & Safety LLC	Annual Extinguisher inspection	No	\$330.00
8239	10/09/2025	No	CHK	SLADE INDUSTRIES, INC.	Acct# C000477 Monthly Maintenanc	No	\$235.00
8240	10/09/2025	Yes	CHK	Terrence Corrison	Lisa's Retirement Lunch	No	\$779.57
8240	10/21/2025	No	VD	Terrence Corrison	Wrong Bank Account	No	(\$779.57)
8241	10/09/2025	No	CHK	Ulysses Varela	Reimbursement-Zoro (HJHH HVAC	No	\$674.50
8242	10/09/2025	No	CHK	Veolia Water New Jersey	Acct# 10008900370055	No	\$197.13
8243	10/09/2025	No	CHK	Verizon FIOS	Acct# 556776715000140 Fax Line	No	\$131.43
8244	10/09/2025	No	CHK	Verizon FIOS	Acct#45249497600156 Services fro	No	\$562.16
8245	10/09/2025	No	CHK	PSE & G	ACCT#6520316105 SERVICE FRO	No	\$163.06
8246	10/21/2025	No	CHK	Haig Services Corporation	HJHH-Life Safety Improvement / CD	No	\$62,460.00
8247	10/21/2025	No	CHK	LifeStation	Acct# 609893 10/1/25-12/31/25	No	\$775.29
8248	10/21/2025	No	CHK	PSE & G	Acct#7794204003 (Services 8/27/25	No	\$7.97
8249	10/21/2025	No	CHK	SLADE INDUSTRIES, INC.	Acct# C000477 (Maintenance for Se	No	\$235.00
8250	10/21/2025	No	CHK	Sylvia Ruiz	4 pack of Light fixtures for HJHH	No	\$35.09
8251	10/21/2025	No	CHK	Veolia Water New Jersey	Acct# 10008900370055 (Services 9/	No	\$181.05

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Bank: Provident Bank, Bank Account: 650409103, GL Account: 1111.4

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<i>Doc Num</i>	<i>Payment Date</i>	<i>Voided</i>	<i>Type</i>	<i>Document Recipient</i>	<i>Document Description</i>	<i>Cleared</i>	<i>Amount</i>	
8252	10/23/2025	No	CHK	Fort Lee Fire Prevention	CCO APP FOR 1403 TERESA DR,2	No	\$100.00	
							Cleared: 0	\$0.00
							Uncleared: 25	\$71,473.93
							Total Payments: 25	\$71,473.93

Project Summary

Bank: Provident Bank, Bank Account: 650409103, GL Account: 1111.4

<i>Program - Project</i>	<i>Payments</i>	<i>Deposits</i>
FLASH Corp. - Flash Corp. 10	\$71,473.93	\$0.00
Total:	\$71,473.93	\$0.00

Document Type Summary

Bank: Provident Bank, Bank Account: 650409103, GL Account: 1111.4

<i>Document Type</i>	<i>Count</i>	<i>Amount</i>
Check (CHK)	24	\$72,253.50
Void Payment (VD)	1	(\$779.57)
Total:	25	\$71,473.93

Transaction Type Summary

Bank: Provident Bank, Bank Account: 650409103, GL Account: 1111.4

<i>Transaction Type</i>	<i>Count</i>	<i>Amount</i>
Vendor Accounting - Payment	24	\$72,253.50
Vendor Accounting Void	1	(\$779.57)
<i>Vendor Accounting Total</i>	25	\$71,473.93
Total:	25	\$71,473.93

End of Report

**Housing Authority Borough of Fort Lee
Vendor Accounting Cash Payment/Receipt Register
Housing Choice Voucher**

Filter Criteria Includes: 1) Program: Housing Choice Voucher 2) Project: All Projects 3) Payment Date: 10/1/2025 to 10/31/2025 4) Financial Period: All 5) Payments Over: All
6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

Bank: Provident Bank, Bank Account: 650409111, GL Account: 1111.4

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
4415	10/09/2025	No	CHK	AS Consulting Inc.	IT Support	No	\$1,093.00
4416	10/09/2025	No	CHK	Fort Lee Dental Insurance	EMPLOYEE DENTAL INS FOR JUL	No	\$350.00
4417	10/09/2025	No	CHK	Fort Lee Dental Insurance	EMPLOYEE DENTAL INS FOR SEP	No	\$350.00
4418	10/09/2025	No	CHK	Fort Lee Life Insurance	EMPLOYEE LIFE INS FOR JULY A	No	\$573.30
4419	10/09/2025	No	CHK	Fort Lee Life Insurance	EMPLOYEE LIFE INS FOR SEP AN	No	\$573.30
4420	10/09/2025	No	CHK	Nan Mckay & Associates	Cust ID#FOR07024 HCV MB Digital	No	\$239.00
4421	10/09/2025	No	CHK	NOVOGRADAC & Company LLP	10398412 FLHA Audit 2024	No	\$14,200.00
4422	10/09/2025	No	CHK	NTN- Philadelphia	Sept Background Search	No	\$159.94
4423	10/09/2025	No	CHK	Staples Business Advantage	Cust Acct# NYC1060106	No	\$654.34
4424	10/09/2025	No	CHK	Terrence Corriston	NJ Municipalities Magazine Renewal	No	\$25.00
4425	10/09/2025	No	CHK	Thomas Furlong, C.P.A.	October 2025 Accounting Services	No	\$3,300.00
4426	10/09/2025	No	CHK	Ulysses Varela	Reimbursement-Network Solutions	No	\$250.94
4427	10/21/2025	No	CHK	Atlantic Tomorrows Office	Acct# 15018/Contract # 74525-01(q	No	\$174.87
4428	10/21/2025	No	CHK	Staples Business Advantage	Acct#NYC1060106 Supply Order 76	No	\$265.09
4429	10/21/2025	No	CHK	The Nelrod Company	Renewal-One Year unlimited Access	No	\$1,649.00
4430	10/21/2025	No	CHK	Verizon FIOS	Acct#556776715000140 /Office Fax	No	\$133.66
4431	10/21/2025	No	CHK	Verizon FIOS	Acct#452494976000156/ Fios Office	No	\$568.27
4432	10/21/2025	No	CHK	Verizon Wireless	Acct#64221201000001 / Office Line	No	\$753.13
4433	10/21/2025	No	CHK	Faithful Supply, LLC	Supply Order	No	\$372.20
4434	10/21/2025	Yes	CHK	New York City Housing Authority	Overpayment for May 2025	No	\$1,486.00
4434	10/21/2025	No	VD	New York City Housing Authority	insufficient details/mailing address in	No	(\$1,486.00)
4435	10/21/2025	No	CHK	Englewood Housing Authority	Services Rendered for Consulting wi	No	\$1,813.00

**Housing Authority Borough of Fort Lee
Vendor Accounting Cash Payment/Receipt Register
Housing Choice Voucher**

Filter Criteria Includes: 1) Program: Housing Choice Voucher 2) Project: All Projects 3) Payment Date: 10/1/2025 to 10/31/2025 4) Financial Period: All 5) Payments Over: All
6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

Bank: Provident Bank, Bank Account: 650409111, GL Account: 1111.4

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>	
4436	10/21/2025	No	CHK	New York City Housing Authority	INV# 1-63340985366(RiyoShibutani/	No	\$1,486.00	
							Cleared: 0	\$0.00
							Uncleared: 23	\$28,984.04
							Total Payments: 23	\$28,984.04

Project Summary

Bank: Provident Bank, Bank Account: 650409111, GL Account: 1111.4

<u>Program - Project</u>	<u>Payments</u>	<u>Deposits</u>
Housing Choice Voucher - Housing Choice Vouchers	\$28,984.04	\$0.00
Total:	\$28,984.04	\$0.00

Document Type Summary

Bank: Provident Bank, Bank Account: 650409111, GL Account: 1111.4

<u>Document Type</u>	<u>Count</u>	<u>Amount</u>
Check (CHK)	22	\$30,470.04
Void Payment (VD)	1	(\$1,486.00)
Total:	23	\$28,984.04

Transaction Type Summary

Bank: Provident Bank, Bank Account: 650409111, GL Account: 1111.4

<u>Transaction Type</u>	<u>Count</u>	<u>Amount</u>
Vendor Accounting - Payment	22	\$30,470.04
Vendor Accounting Void	1	(\$1,486.00)
Vendor Accounting Total	23	\$28,984.04
Total:	23	\$28,984.04

End of Report

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

RESOLUTION NO. 2474

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE ACCEPTING THE AUDIT OF THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE FOR THE YEAR ENDED DECEMBER 31, 2024, PREPARED BY NOVOGRADAC & COMPANY LLP., CERTIFIED PUBLIC ACCOUNTANTS.

WHEREAS, N.J.S.A. 40A:5A-15 requires the governing body of each local authority to cause an annual audit of its accounts to be made; and

WHEREAS, the annual report for the fiscal year ended December 31, 2024, has been completed and filed with the Housing Authority of the Borough of Fort Lee pursuant to N.J.S.A. 40A:5A-15; and

WHEREAS, a Synopsis will be published in the officially designated newspaper; and

WHEREAS, N.J.S.A. 40A:5A-17 requires the governing body of each authority to, within forty-five (45) days of receipt of the annual audit, certify by Resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report, and, specifically, the sections of the audit report entitled "Audit Findings and Questioned Costs", and has evidenced same by group affidavit in the form prescribed by the Local Finance Board; and

WHEREAS, the members of the governing body have received the annual audit and have personally reviewed the annual Audit and have specifically reviewed the sections of the Audit Report entitled "Audit Findings and Questioned Costs" in accordance with N.J.S.A. 40A:5A-17.

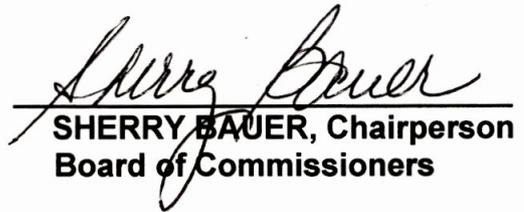
BE IT FURTHER RESOLVED that the Secretary of the Authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified true copy of this Resolution.

Commissioners	AYES	NAYS	ABSTAIN	ABSENT
Sherry Bauer	✓			
Dolores Steinberg	✓			
Elsie O'Neill				✓
Roberta Sohmer				✓
Ashley Yook	✓			
Chris Chung	✓			
Shari DePalma	✓			

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 November 6, 2024.

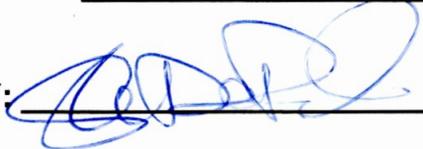


TERRENCE J. CORRISTON
Executive Director



SHERRY BAUER, Chairperson
Board of Commissioners

INTRODUCED BY: Dolores Steinberg

OFFERED BY: 

DATED: November 5, 2025

2026 HOUSING AUTHORITY BUDGET RESOLUTION

Fort Lee Housing Authority RESOLUTION 2475

FISCAL YEAR: January 01, 2026 to December 31, 2026

WHEREAS, the Annual Budget for Fort Lee Housing Authority for the fiscal year beginning January 01, 2026 and ending December 31, 2026 has been presented before the governing body of the Fort Lee Housing Authority at its open public meeting of November 5, 2025; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$10,622,400.00, Total Appropriations including any Accumulated Deficit, if any, of \$10,528,445.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$35,326.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Fort Lee Housing Authority, at an open public meeting held on November 5, 2025 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Fort Lee Housing Authority for the fiscal year beginning January 01, 2026 and ending December 31, 2026, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Fort Lee Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on January 07, 2026.

terry@flha.org

(Secretary's Signature)

11/5/2025

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Sherry Bauer	✓			
Shari Depalma	✓			
Roberta Sohmer				✓
Elsie O'Neil				✓
Ashley Yook	✓			
Delores Steinberg	✓			
Chris Chung	✓			

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

RESOLUTION NO. 2476

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE SETTING PAYMENT STANDARDS FOR THE SECTION 8 HOUSING CHOICE VOUCHER RENT PROGRAM FOR FY 2026

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") has published Small Area Fair Market Rents (FMR) for FY 2026; and

WHEREAS, HUD regulations permit Public Housing Authorities to set payment standards within 90% and 110% of the HUD-published FMR for each bedroom size; and

WHEREAS, the Executive Director, Terrence J. Corrison, and Fee Accountant, Thomas Furlong, have determined that in light of possible shortfalls as a result of anticipated reductions in funding from HUD, it would be advisable to set the payment standards for participants renting in Fort Lee at 95% of the HUD published FMRs for FY 2026 and to set FMRs at 100% for other areas.

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

1. That FMRs for units outside of Fort Lee be set at 100% of the HUD published Small Area FMRs for 2026; and
2. That FMRs for units in Fort Lee shall be set at 95% of the HUD published Small Area FMRs for 2026 as follows

	New FMR	Prior FMR
0 Bedroom -	\$ 2,404.00	\$2145.00
1 Bedroom -	\$ 2,736.00	\$2583.00
2 Bedrooms -	\$ 3,144.00	\$2961.00
3 Bedrooms -	\$ 3,838.00	\$3597.00
4 Bedrooms -	\$ 4,892.00	\$4521.00

INTRODUCED BY: Dolores Steinberg

SECONDED BY: [Signature]

DATED: November 5, 2025

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE
RESOLUTION NO. 2477

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH CHEMICAL SPECIFICS, INC. FOR CHEMICAL TESTING AND TREATMENT OF THE HOT WATER HEATING SYSTEM AT THE HARRY J. HOLTJE HOUSE FOR A TERM OF THREE-YEARS IN THE AMOUNT OF \$1,324.00 PER YEAR.

WHEREAS, in accordance with the Small Purchase Procedure of the Housing Authority's Procurement Policy, expressions of interest/proposals were requested from three (3) firms believed qualified to perform chemical testing and treatment services for the hot water heating system at the Harry J. Holtje house; and

WHEREAS, one proposal has been received from CHEMICAL SPECIFICS, INC. (CSI) of Maspeth, New York; and,

WHEREAS, CHEMICAL SPECIFICS, INC. is the current heating system water testing and treatment contractor for the Harry J. Holtje House and is performing satisfactorily; and,

WHEREAS, the CHEMICAL SPECIFICS, INC. proposal is in the amount of \$1,324.00 per year for each year of a three year contract term; and,

WHEREAS, CHEMICAL SPECIFICS, INC. proposal in the amount of \$1,324.00 per year is reasonable and is the same price as under its current contract for Harry J. Holtje House;

NOW, THEREFORE BE IT RESOLVED, by the Commissioners of the Housing Authority of the Borough of Fort Lee as follows:

- 1 That the Executive Director is hereby authorized to execute a contract with CHEMICAL SPECIFICS, INC. for chemical testing and treatment of the hot water heating system at the Harry J. Holtje House for a term of three-years in the amount of \$1,324.00 per year commencing September 1, 2025, and terminating on August 31, 2028.
- 2 That this Resolution shall take effect immediately

Introduced by: Dolores Steinberg

Seconded by: [Signature]

Dated: Nov 5 2025