

# AGENDA

September 10, 2014

**1. CALL TO ORDER**

*Pledge of Allegiance (Please stand)*

**2. ROLL CALL**

**3. ANNOUNCEMENT OF OPEN MEETINGS ACT**

*The New Jersey Open Public Meeting Law was enacted to insure the right of the public to have advance notice of and to attend the meetings of public bodies at which any business affecting their interests is discussed or acted upon. In accordance with the provisions of this Act, the Phillipsburg Housing Authority has caused notice of this meeting to be published by having the date, time, and place posted in the Phillipsburg Housing Authority Lobby, the Phillipsburg Municipal Building Lobby, filed with the Phillipsburg Town Clerk, and advertised in the Express-Times.*

**4. MOTION TO OPEN UP PUBLIC HEARING ON FLAT RENT LEASE AMENDMENT**

**5. DISCUSSION**

**6. MOTION TO CLOSE PUBLIC HEARING**

**7. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF AUGUST 13, 2014**

**8. BILLS – August, 2014**

**9. COMMUNICATIONS**

**10. REPORT OF THE SECRETARY – TREASURER**

- a. Move outs August, 2014
- b. Move ins August, 2014
- c. List of applications August, 2014
- d. Vacancy Report

**11. REPORT OF COMMITTEES**

FINANCE/BANK BALANCES – August, 2014

MAINTENANCE

Monthly Activity Report

RESIDENTS

DEVELOPMENT/MODERNIZATION

PERSONNEL

**12. ADMINISTRATIVE REPORT**

Executive Director's Report

**13. NEW BUSINESS**

**Resolution #: 1251** Approval of Partial Payment to JG Drywall

**BE IT RESOLVED**, *Housing Authority of the Town of Phillipsburg Board of Commissioners* hereby approves and authorizes said payment in the amount of \$98,784 to *JG Drywall* for Renovations to Andover-Kent Towers.

**Resolution #: 1252** Approval of Payment to Pride Construction

**BE IT RESOLVED**, *Housing Authority of the Town of Phillipsburg Board of Commissioners* hereby approves and authorizes said payment in the amount of \$3,800 to *Pride Construction* for Replacement of Concrete Steps and Landing at 580 Green Street.

**Resolution #: 1253** Approval of Payment to Sebco Laundry Systems

**BE IT RESOLVED**, *Housing Authority of the Town of Phillipsburg Board of Commissioners* hereby approves and authorizes said payment in the amount of \$1,517 to *Sebco Laundry Systems* for the purchase of a front load washer.

**Resolution #: 1254** Aton Computing

**BE IT RESOLVED**, the *Board of Commissioners' of the Housing Authority of the Town of Phillipsburg* hereby awards the Proposal for Computer/Network/Software Maintenance Services to "Aton Computing" at the rate of \$115 per hour.

**Resolution #: 1255** Approval of Flat Rent Significant Amendment

**WHEREAS**, *Housing Authority of the Town of Phillipsburg Board of Commissioners* hereby amends its flat rent policies to comply with the statutory changes contained within, Public Law 113-76, the Fiscal Year 2014 Appropriation Act.

**WHEREAS**, *Housing Authority of the Town of Phillipsburg Board of Commissioners* will set the flat rental amount for each public housing unit that complies with the requirement that all flat rents be set at no less than 80 percent of the applicable Fair Market Rent (FMR) adjusted, if necessary, to account for reasonable utilities costs. The new flat rental amount will apply to all new program admissions effective October 1, 2014. For current program participants that pay the flat rental amount, the new flat rental amount will be offered, as well as the income-based rental amount, at the next annual rental option.

**NOW THEREFORE BE IT RESOLVED**, *Housing Authority of the Town of Phillipsburg Board of Commissioners* will place a cap on any increase in a family's rental payment that exceeds 35 percent, and is a result of changes to the flat rental amount as follows:

- Multiply the existing flat rental payment by 1.35 and compare that to the updated flat rental amount;
- The PHA will present two rent options to the family as follows:
  - The lower of the product of the calculation and the updated flat rental amount; and
  - The income based rent.

**Resolution #:** 1256 Approval of Partial Payment to JG Drywall

**BE IT RESOLVED**, *Housing Authority of the Town of Phillipsburg Board of Commissioners* hereby approves and authorizes said payment in the amount of \$142,590 to *JG Drywall* for Renovations to Andover-Kent Towers.

**EXECUTIVE SESSION**

**14. ADJOURNMENT**