

NEWTON HOUSING AUTHORITY

AGENDA

Regular Monthly Meeting

Date: Monday, April 10th, 2023

Time: 5:15 PM

Location: 32 Liberty Street, Newton, NJ

1. CALL TO ORDER

2. ROLL CALL

		Term of Office
Chairperson:	Maria Fiedorczyk	5/1/20-4/30-25
Vice-Chairman:	Richard Bitondo	5/1/22-4/30/27
Commissioners:	Mary Ann Carlson	5/1/19-4/30/24
	Wendy Vandermaas	5/1/18-4/30/23
	Karen Crossley	5/1/22-4/40/27
	Joseph Ricciardo	5/1/19-4/30/24

3. Flag Salute

4. ANNOUNCEMENT OF OPEN MEETINGS ACT

Adequate notice of this meeting has been provided by the filing of an Annual Meeting Notice with Municipal Clerk, posting on the official bulletin board and delivery of same to the New Jersey Herald and Star Ledger on December 28th, 2022. The New Jersey Open Public Meeting Law was enacted to ensure 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 Newton Housing Authority has caused notice of this meeting to be advertised by having the date, time, and place posted on the Newton Housing Authority Website.

Members of the public are welcomed and encouraged by the Newton Housing Authority to comment during the “Public Comments” portions of the meeting. There will be two (2) “Public Comments” sections of the meeting. Residents can address the Board of Commissioners on agenda items during the “Public Comment-Agenda items” portion of the meeting and general subjects of interest during the “Public Comments-General Items” portion of the meeting (for items not on the agenda segment of the meeting). All questions and comments from the public will be directed to the Chairperson. When addressing the Board of Commissioners, please give your name and address.

5. PUBLIC COMMENTS-Agenda Items

6. APPROVAL OF THE MINUTES:

6.1 March 20th, 2023, Meeting Minutes

7. ADMINISTRATIVE REPORT

7.1 Executive Director’s Report & Discussion

8. OLD BUSINESS

9. NEW BUSINESS

10. RESOLUTIONS

RESOLUTION #2023-11, Approval of Bill List for April 2023 Meeting

WHEREAS, while administering the operations of the Newton Housing Authority expenses are incurred; and

WHEREAS, it is necessary to pay invoices monthly after being presented to the Board of Commissioners.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Newton Housing Authority as follows:

1. That the attached list of bills for April 2023 meeting in the amount of \$ be approved for payment.
2. That the proper officers of the Authority be authorized to pay for all items on the list of invoices.
3. That this Resolution shall take effect immediately.

RESOLUTION #2023-12, Contract Award Laundry Equipment

WHEREAS, the Newton Housing Authority has a need to replace its laundry equipment at Liberty Towers; and

WHEREAS, the Housing Authority's Procurement Policy requires that the Authority solicit bids & proposals for all goods & services; and

WHEREAS, the Housing Authority issued a formal request for bids which were received on March 29th, 2023; and

WHEREAS, the Housing Authority received three (3) proposal, on 3/29/23, in response to its duly published Request for Proposals; and

WHEREAS, the Executive Director has reviewed the three [proposals received and is recommending awarding the contract to the lowest responsible bidder; **NOW THEREFORE**

BE IT RESOLVED by the Board of Commissioners of the Newton Housing Authority that the contract for laundry equipment be awarded to:

Fowler Laundry Equipment
565 Rahway Avenue
Union, New Jersey
In the amount of \$12,343.60

BE IT FURTHER RESOLVED that the Executive Director is authorized to execute all documents necessary to effectuate this contract.

RESOLUTION #2023-13

AUTHORIZATION TO SUBMIT AN APPLICATION FOR STREAMLOINED VOLUNTARY CONVERSION FOR 80 PUBLIC HOUSING UNITS

WHEREAS, the Newton Housing Authority (NHA) has 80 units of public housing (Section 9) located at Liberty Towers, 32 Liberty Street, Newton, New Jersey; and

WHEREAS, the U.S. Department of Housing & Urban Development has initiated an Asset Repositioning Program for public housing that is called "Streamlined Voluntary Conversion" (SVC); and

WHEREAS, the SVC program provides for Housing Authorities with less than 250 units to convert their public housing units to Section 8; and

WHEREAS, the NHA has included the proposed conversion in its Annual Plan and seeks to move forward with the SVC application since it will result in an efficient transition to Section 8 and provide the greatest financial benefit to the Housing Authority; and

WHEREAS, The NHA has held meetings with the residents to inform them of the conversion opportunities and their rights as residents; and

WHEREAS, The NHA would like to move forward with the conversion process immediately in an effort to effectuate the Streamlined Voluntary Conversion prior to December 31st, 2023 which will allow the NHA to convert its entire public housing portfolio to Section 8; **NOW THEREFORE**

BE IT RESOLVED by the Board of Commissioners of the Newton Housing Authority that the Housing Authority is authorized to move forward with submitting an application for Streamlined Voluntary Conversion for Liberty Towers; and

BE IT FURTHER RESOLVED that the Executive Director and Chairperson are authorized to execute all documents and to take actions necessary to process the Streamlined Voluntary Conversion; and

BE IT FURTHER RESOLVED that the Housing Authority may withdraw its application at any time if it is determined not in the best interest of the Newton Housing Authority, including insufficient number of Project Based Vouchers consents.

11. PUBLIC COMMENTS-General Items

12. EXECUTIVE SESSION (if necessary)

13. ADJOURNMENT

Attachments:

- 1) 3/20/23 Meeting Minutes**
- 2) March Bill List**
- 3) Laundry Equip-Bid Tabulation**
- 4) ED Interim Report**
- 5) Cycle Painting Notice**
- 6) Civil Rights Complaint-L Hernandez**

