

SECAUCUS HOUSING AUTHORITY

Proposed Agenda

Regular Meeting-7/28/22 • 7:00 P.M. • Kroll Heights, 700 County Avenue

1) Roll Call

2) Opening Statement:

"Adequate notice of this meeting, as required by the Open Public Meetings Act, has been provided by the filing of an Annual Meeting Notice with the Municipal Clerk, the posting of said notice on the official bulletin board in the Municipal Government Center, and delivery of same to the Jersey Journal on December 12, 2021. This body wishes to advise you that, in accordance with N.J.S.A. 26:3D (1), et seq. (Smoking in Public Buildings), smoking is prohibited while this body is in open or closed session".

3) Flag Salute

4) Minutes – June 23, 2022 Regular Meeting

5) Payment of Claims: July

6) Remarks of Citizens

7) Committee Reports:

Finance Committee

- Monthly Account Balances
- Report on Audit Debriefing by Polcari

Professional Services Committee

- No business

Personnel Committee

- Greg Kohl, Maintenance Technician retires effective 7.31.22
- SHA posting position through Town of Secaucus and our website
- Executive Director's Contract 4.1.21 through 3.31.24 (closed session)

Policy Committee

- Smoking Policy

- a. SHA via e-mail and letters are writing to a sample of housing authorities in New Jersey seeking information on their Smoking Policy, successful practices to curb smoking in their complexes, and experiences in landlord/tenant court to evict tenants who have violated the policy.
- b. SHA has written to the JIF's legal team about practices or policies they can recommend we implement to further stem smoking in the building.
- c. SHA has written to the HUD Field Office in Newark seeking guidance and advice in shortening the enforcement procedures or other practices or recommendations they can offer to assist SHA in implementing a more effective policy.

Buildings & Grounds

The Authority currently has the following projects undergoing or recently completed:

- Installation of a new access card system by Main Access Control (completed)
- Removal and Replacement of 84 apartment doors at 600 County Avenue by Geo-Con to commence by the end of July
- Modernization of the elevators at 600 County Avenue to commence after Labor Day by Excel Elevator and Escalator
- Removal and Replacement of Windows and EIFs at The Elms. The Authority has a grant application in with the Hudson County Division of Housing & Community Development. Grant announcement to take place in October 2022. Project will be put out for Bid after grant announcement.

Housing Choice Voucher (HCV) Program

- HCV Program Report May through July
- SEMAP Score letter

Tenant Services/Issues

Correspondence

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7) Old Business:

8) New Business:

- New outdoor furniture (under state contract) has been ordered for Kroll Heights and Impreveduto Towers (will be paid for with operating funds)

9) Remarks of Citizens:

10) Adjournment