

The Housing Authority of the Borough of Glassboro
Meeting Minutes
March 17, 2014

Opening:

The Board of Commissioners of the Housing Authority of the Borough of Glassboro, County of Gloucester and State of New Jersey met in regular session on Monday, March 17, 2014. At approximately, 7:00 pm, Chairperson Ryan called the meeting to order and announced public notice of the meeting had been properly given to the Gloucester County Times by written notice and posted at the Borough Hall in accordance with the Open Public Meetings Act of 1975. In addition, each commissioner was served by email with written notice of the meeting.

The following Commissioners were present:

Chairperson, Daniel Ryan
Vice Chairperson, Jeffrey Silvestri
Commissioner Thuraisingham Mohanakanthan
Commissioner Vittorio Anepete
Commissioner Ingres Simpson
Commissioner Sheree King

First order of business is the approval of minutes.

Approval of Minutes – February 24, 2014 (Regular Meeting)

Upon a motion by Commissioner Simpson and second by Commissioner Mohanakanthan, **the votes were as follows:**

Ayes: Commissioners Silvestri, Mohanakanthan, Anepete, Simpson and Ryan.
Nays: None.
Abstain: King.
Absent: None.

Approval of Minutes – February 24, 2014 (Executive Session)

Upon a motion by Commissioner Simpson and second by Commissioner Mohanakanthan, **the votes were as follows:**

Ayes: Commissioners Silvestri, Mohanakanthan, Anepete, Simpson and Ryan.
Nays: None.
Abstain: King.
Absent: None.

Director's Report

Mrs. Jones stated she did not have anything to update from her written reported. There is still one tenant at Ellis Manor. The situation has changed slightly as the tenant is in violation of their lease in having an authorized person in the unit.

Upon motion by Commissioner Mohanakanthan and second by Commissioner King, the Executive Director's report was approved by a 6-0 vote.

Attorney's Report

Solicitor Orlando will report in Executive Session.

Old Business

None.

New Business

None.

Public Comments

For the record there is no member of the public at the meeting.

Resolutions

Chairman Ryan stated the Board will go into executive session first and moved the resolution to the top.

Resolution 2014-17 – Resolution Authorizing an Executive Session

Mr. Orlando stated the Board is going to motion on a resolution to convene in Executive Session. The purpose of which is to discuss a personnel matter as well as a contracting issue with the Housing Authority for development.

A motion was made by Commissioner Silvestri; seconded by Commissioner King.

Upon roll call, the votes were as follows:

Ayes: Commissioners Silvestri, Mohanakanthan, Anepete, Simpson, King and Ryan.

Nays: None.

Abstain: None.

Absent: None.

The Board closed the regular meeting at 7:05 pm and opened the Executive Session.

The Board re-opened the regular meeting at 8:33 pm.

Mr. Orlando stated in the Executive Session the Board discussed potential contracting with a developer and a personnel issue.

Resolution 2014-13 – Resolution Approving Regular Monthly Expenses.

A motion was made by Commissioner King; seconded by Commissioner Mohanakanthan.

Upon roll call, the votes were as follows:

Ayes: Commissioners Silvestri, Mohanakanthan, Anepete, Simpson, King and Ryan.

Nays: None.

Abstain: None.

Absent: None.

Resolution 2014-14 – Resolution to Dispose of Furniture and Equipment Utilizing the Disposition Policy. Mrs. Jones stated the lists consists of 24 dumpster from Ellis Manor. Chairman Ryan asked if the Borough could use them. Mrs. Jones stated she was not aware if they were offered to the Borough but will look into it.

A motion was made by Commissioner Simpson; seconded by Commissioner Silvestri.

Upon roll call, the votes were as follows:

Ayes: Commissioners Silvestri, Mohanakanthan, Anepete, Simpson, King and Ryan.

Nays: None.

Abstain: None.

Absent: None.

Resolution 2014-15 – Resolution Requesting Authorization to Submit a Layoff Plan to the Civil Service Commission.

A motion was made by Commissioner Simpson (with regret); seconded by Commissioner Mohanakanthan.

Upon roll call, the votes were as follows:

Ayes: Commissioners Silvestri, Mohanakanthan, Anepete, Simpson, King and Ryan.

Nays: None.

Abstain: None.

Absent: None.

Resolution 2014-16 – Resolution Designating Developer for the Purpose of Redevelopment of Ellis Manor and Whitney Gardens A – Pennrose Properties, LLC.

A motion was made by Commissioner Silvestri; seconded by Commissioner King. Commissioner Mohanakanthan asked the Board to bring City Council in this matter. Solicitor Orlando stated this is a public meeting and everyone is on notice in regards to the matter. Commissioner Mohanakanthan asked to provide another notice. Solicitor Orlando asked if he was suggesting to table the matter. Commissioner Mohanakanthan asked to give them one more chance and if they reject everything then let the Board decide. Solicitor Orlando stated this is the GHA's Board decision ultimately. The board can table the matter or move forward with the selection of the developer. Commissioner Mohanakanthan asked for another month on the matter. Mrs. Jones shared with Commissioner Mohanakanthan that she has been communicating with the Borough for the last 7 years on this process with eight personal face to

face meetings. Mrs. Jones reported the Borough has also not responded to her offer to accompany herself or any member of the Board to a site visit at a time of their choosing. Solicitor Orlando stated some of this conversation would have been more appropriate for Executive Session because he cannot provide legal advice in open session. Without breaking confident, he will say that Commissioner Mohanakanthan along with this Board who is vested with this Authority to make the selection and it is the Board's choice ultimately. The Board can table the selection another month. Regardless of the process, ultimately it is going to be this board's decision on the developer that would best carry out the mission of the Board which is to serve its residents. At this point, the Board can move on voting the resolution or can decide to have a vote to table the resolution for one month. Commissioner Simpson stated she does not believe the selection should be tabled. She does not think allowing one more month is going to change the Borough's response to the Authority. The Commissioner who motioned would have to withdraw its motion. Chairman Ryan stated seeing there was not movement to go forward and take the motion back requested roll call. The board will be voting on the original motion to designate Penrose Properties, LLC as developer for the purpose of redevelopment of Ellis Manor and Whitney Gardens A.

Upon roll call, the votes were as follows:

Ayes: Commissioners Silvestri, Anepete, Simpson, King and Ryan.

Nays: Mohanakanthan.


Abstain: None.

Absent: None.

With no further business, a motion to adjourn was made by Commissioner King and seconded by Commissioner Simpson. The motion was adopted by a 6-0 vote.

The Regular Meeting of The Board of Commissioners was adjourned at 8:47 p.m.

Respectfully submitted,



Jacqueline S. Jones, Executive Director

Dated: 4/19/2014