

The Housing Authority of the Borough of Glassboro
Meeting Minutes
June 23, 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, June 23, 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 *(arrived 7:07 p.m.)*
Commissioner Ingres Simpson
Commissioner Salvatore Fogarino
Commissioner Thuraisingham Mohanakanthan
Commissioner Edward Munin
Commissioner Jay Lapp

Commissioner Fogarino requested a moment of silence in respect of Commissioner Munin's father who recently passed away.

Approval of Minutes

Approval of Minutes – May 19, 2014 (Regular Meeting)

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

Ayes: Commissioners Simpson, Fogarino, Munin, Lapp and Ryan.

Nays: None.

Abstain: Mohanakanthan

Absent: Silvestri

Director's Report

Mrs. Jones provided a brief update to her written report included in the Board Packet. One unit is still occupied at Ellis. There is also one vacancy at Grillo that will be filled shortly. The GHA is at a 99% occupancy rate excluding the Ellis Manor units.

The operating subsidy will still be funded under an Interim Proration Level for the current budget year. The funding level is expected to be about 86%, but the actual is still unknown. The anticipated funding level for next year is 84%.

Rick Ginnetti will provide an update on the redevelopment process.

Upon motion by Commissioner Mohanakanthan and second by Commissioner Lapp, the Executive Director's report was approved by a 7-0 vote.

Attorney's Report

Eric Milavsky is in attendance for Mr. Orlando. He stated he did not have anything to report.

Old Business

Mr. Ginnetti stated everyone is aware that three months ago Pennrose was designated as the development partner for Ellis/Whitney Gardens A with a 90 day designation to get to a memorandum of understanding for a development agreement. He reported Pennrose provided a presentation to the board and following that presentation they presented to Borough Council. Pennrose has been doing their due diligence as to what really might work at the sight. Their opinion for the site still stands as presented to the Board. Bi-weekly meetings have been held to work on the terms of the project. Mr. Ginnetti gave an update on the meetings and progress with Pennrose in working on establishing a memorandum of understanding for a development agreement. From Mr. Ginnetti's experience he feels the process of establishing a memorandum of understanding is going on a normal timeframe. Mr. Ginnetti stated there is a resolution tonight to extend Pennrose's designation. Mr. Ginnetti reported on the feedback he received from Pennrose regarding the presentation to the Borough Council. He stated the Borough Council was very pleased with the plans, but they had some reservations about the home ownership units.

Upon motion by Commissioner Simpson and second by Commissioner Silvestri, the consultant's report was approved by a 7-0 vote.

Since Commissioner Silvestri is now in attendance the Board moved to pass the Regular Meeting and Executive Session minutes held on March 17, 2014.

Approval of Minutes – March 17, 2014 (Regular Meeting)

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

Ayes: Commissioners Silvestri, Simpson, Mohanakanthan and Ryan.

Nays: None.

Abstain: Fogarino, Munin and Lapp.

Absent:

Approval of Minutes – March 17, 2014 (Executive Session)

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

Ayes: Commissioners Silvestri, Simpson, Mohanakanthan and Ryan.

Nays: None.

Abstain: Fogarino, Munin and Lapp.

Absent:

New Business

None.

Public Comments

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

Resolutions

Resolution 2014-25 – Resolution Approving Regular Monthly Expenses.

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

Upon roll call, the votes were as follows:

Ayes: Commissioners Silvestri, Simpson, Fogarino, Mohanakanthan, Munin, Lapp and Ryan.

Nays: None.

Abstain: None.

Absent: None.

Resolution 2014-26 – Resolution to Renew New Jersey Public Housing Authority Joint Insurance Fund Membership.

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

Upon roll call, the votes were as follows:

Ayes: Commissioners Silvestri, Simpson, Fogarino, Mohanakanthan, Munin, Lapp and Ryan.

Nays: None.

Abstain: None.

Absent: None.

Resolution 2014-27 – Resolution Approving Quitclaim Deed – Archer Daniels Midlands Company d/b/a ADM Cocoa.

Mrs. Jones stated back when the housing authority was formed it was a housing authority and also a redevelopment authority. At that time there were bonds issued for various development projects. This particular item was for the Cocoa plant across the street from Ellis Manor. The Cocoa plant is now for sale and this a resolution needed to clear the title to sign off that these bonds are paid. The authority is confident the bonds have been paid.

Mr. Milavsky stated these documents basically clean up some title issues. He reviewed and explained the two documents which consisted of a Quitclaim Deed and Affidavit of Title.

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

Upon roll call, the votes were as follows:

Ayes: Commissioners Silvestri, Simpson, Mohanakanthan and Ryan.

Nays: None.

Abstain: Fogarino, Munin and Lapp.

Absent: None.

Resolution 2014-28 – Resolution Authorizing an Executive Session – died due to lack of need.

Resolution 2014-29 – Resolution Extending the Designation of Pennrose Properties, LLC as the Selected Developer for the Purpose of Redevelopment of Ellis Manor and Whitney Gardens A.

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

Upon roll call, the votes were as follows:

Ayes: Commissioners Silvestri, Simpson and Ryan.

Nays: None.

Abstain: Fogarino, Mohanakanthan, Munin and Lapp.

Absent: None.

The motion was not carried.

With no further business, a motion to adjourn was made by Commissioner Silvestri and seconded by Commissioner Simpson. The motion was adopted by a 7-0 vote.

The Regular Meeting of The Board of Commissioners was adjourned at 7:39 p.m.

Respectfully submitted,



Jacqueline S. Jones, Executive Director

Dated: 7/15/2014