

The Housing Authority of the Borough of Glassboro
Meeting Minutes
October 20, 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, October 20, 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 South Jersey 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 Ingres Simpson
Commissioner Salvatore Fogarino
Commissioner Thuraisingham Mohanakanthan
Commissioner Edward Munin
Commissioner Jay Lapp

Approval of Minutes – September 15, 2014 (Regular Meeting)

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

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

Nays: None.

Abstain: None.

Absent: None.

Director's Report

Mrs. Jones mentioned the Pennrose agreement is very close to being finalized. The agreement is with the project's Attorney, Mark Asselta of Brown and Connery for review.

Mrs. Jones reported there was a Resident Advisory Board Meeting today. This meeting is held every year with the leaders of the tenant's association of all the properties. The Annual and 5 Year Plan is discussed at the meeting. There is a resolution tonight to pass the Annual and 5 Year Plan. The Resident Advisory Board was updated on the demolition process and the RAD application. It was a very good meeting. They were very receptive and complimentary. The Resident Advisory Board is asked for their input. One of the things they asked for a covered structure over the two benches at Delsea Manor. The request was documented.

Mrs. Jones passed out a form for all the Commissioners that must accompany the GHA's Budget. This year's budget is requiring more information than before. Mrs. Jones explained the form as well as its instructions for all Commissioners to complete. If anyone is employed by a Public Entity they would have to list that information as well as wages. The budget will be discussed tonight and it is due to the State by November 3rd so tonight's meeting would be the meeting that it would be passed. If the Commissioners do not have the information tonight to complete the form, the information can be gathered and sent with the Budget at a later time. The Commissioners can email Mrs. Jones and/or Gloria the information or any questions they may have. Mr. Watson stated if anyone has already filled this form out for another organization, he suggested to complete one for each entity the Commissioners are involved in.

Mrs. Jones stated she has an addition to her Director's Report tonight. She wanted to give the Board some history of where the GHA has come from at the agency in her timeframe with the Authority. Mrs. Jones presented a Past, Present, Future presentation. She knows some of the Authority's commissioners are new and believed it would provide a good background to them. The "Past" goes back to about 2005-2006. The "Present" will include addressing the current state of the Authority. The Audit is on the Agenda tonight for certification and that will be discussed as well. The "Future" is more of an update on where the Authority is with the Rental Assistance Demonstration (RAD) program application and discussion of the Budget for next year. The Budget is due and it is important that it is reviewed as well. Along the way some questions will probably be answered that have come up in a letter that you may have all received or not received regarding some statements Mrs. Jones feels need to be addressed that are not true.

Mrs. Jones reviewed the "Past". In December 2005 the GHA had \$155,000 in cash. Mrs. Jones was not around at that time. There were 17 employees, 7 in maintenance for 180 units. There were 25 vacancies, 14% vacancy rate. The Operation's piece of the Capital Fund of roughly \$200,000 was used for mostly overtime. In January 2006, a new director was being hired. Mrs. Jones came to the GHA after initially not being hired first because she "would not fit in". Prior to the hiring of Mrs. Jones, the Gloucester County Housing Authority was managing the Glassboro Housing Authority. They were managing the GHA and at the time Mrs. Jones was hired there were 25 vacancies. Mrs. Jones reviewed her first Director's Report from 2006. There were some units that were vacant for years. During the first couple of months at GHA, Mrs. Jones receives a call from HUD that they are going to do a Consolidated Review and in addition to that the 2006 audit was riddled with seven (7) findings. The findings dealt with issues such as payables, purchase orders, waiting list, Public Housing tenant files, vouchers, utility allowances, Section 8 tenant files and SEMAP issues. The Authority was low on cash, had 25 vacancies and was spending the Capital Funding on overtime. The GHA also at that time was involved in litigation with the previous Executive Director, poor REAC scores and was going to have a Consolidated Review by the HUD field office. The Consolidated Review began in February 2006 and continued for several months. The Authority developed a corrective action plan to monitor the audit findings as well as a corrective action plan for the HUD Newark Office consolidated review. The GHA had 16 employees at that time. The Authority was able to reduce the staff in that year (2006) just through attrition. There were four (4) resignations in that year. The Authority started on the path to reduce the maintenance staff. A plan was developed to turn around the vacancies and to process applicants.

The litigation with the previous Executive Director was resolved in 2007, but the Authority still had poor REAC scores and the properties were in really bad shape. Ellis Manor and Higgins were a real concern. Mrs. Jones discussed conditions at the properties and the needs of each property. Crime was also a concern. Mrs. Jones also reviewed the REAC scores at that time. The average REAC score of all the properties in 2006 was 74. The GHA's average REAC score last year was a 95 and this includes Ellis Manor and Whitney Gardens A – in the current condition. There were no capital projects in place or on the drawing board. Capital money was instead spent on (3) three new trucks and computers.

In March 2007, Mrs. Jones went to the Vineland Housing Authority (VHA). While she was there she was contacted three times by a member of the GHA Board to come back to the GHA as the Executive Director or to manage the GHA. That Board Member happens to be here tonight.

Mrs. Jones reviewed some capital items that were completed 2007 through 2014 at each of the properties. This included, but not limited to, major electrical replacement of breaker boxes, siding, roofing, gutters, major site work of landscaping, concrete and blacktop, flooring, doors, boiler replacements, windows, and ramps. All of these improvements have a value of \$1.5 million dollars by using Capital Fund monies.

The GHA would spend a lot of money removing snow. A pickup with a plow was purchased. From 2006 through 2011 the GHA spent \$150,000 on snow removal. In the last three years, the GHA spent less than \$13,000 on snow removal, by using its own snow plow.

In regards to information technology, the GHA has not had to spend any money on servers and computer equipment because the VHA provides all IT related services, server in Vineland, all the telephone equipment, FOB system and all the data storage as well. The GHA uses Yardi software, which is an industry specific software. GHA could not afford the Yardi software without the assistance of the VHA. Yardi allowed us to have a separate data base and charges a nominal fee to piggyback off of VHA's contract with Yardi. Ron Miller also maintains the GHA website. VHA does not bill for these services separately as this is part of the administrative billing. VHA also answers all the calls for GHA in Vineland. All the work orders are dispatched from there. They are entered in the system and they go right out to the maintenance employee's cell phone.

In 2009-2010, the GHA started the demolition application with HUD for Ellis Manor and Whitney Gardens A. Mrs. Jones reviewed the list of all the items that needed to be completed to make the demolition application. The Authority talked to the residents about this process and met regularly with them. A relocation plan was developed. The residents assisted in writing the relocation plan. Once the relocation plan was approved by the tenants it was presented to the GHA Board. It was then presented to the State and it was approved. The relocation plan is part of the demolition application to HUD that goes to the special application center. At that point it was a waiting process. At the same time, the Authority applied for tenant relocation vouchers, which are basically Section 8 vouchers but they are specific type. There may or may not be funding for these vouchers. In the meantime, we had advisory and counseling services for each family. The families were assisted in every manner possible. Each family was provided with relocation costs including security deposit, utility transfer expense and moving expense. Finally each family received ongoing oversight from the Authority's staff. At the completion of the relocation, the Authority was under budget and completed months before expected. The residents were very supportive and not one resident complained. The Brooke Group, Rick Ginnetti, was very instrumental in this process.

The next step was to find a developer. A request for proposal was developed. The GHA met with Borough Council as well as Borough Administrator on numerous dates about this project. The Authority received the Board's approval for the RFP in July 2013. It was advertised in August 2013. The RFP's were received in October 2013 and they were reviewed in November 2013. In November 2013, the developers gave a presentation to a committee consisting of Commissioners, Borough Administrator, staff and the Authority's consultant. In January 2014, site visits were conducted. In February 2014, Mrs. Jones conducted reference checks on the two developers that were being considered. On March 12, 2014, the committee met to rank and rate the two developers. At the March 17, 2014, Board Meeting the Board chose Penrose as the developer. As Mrs. Jones mentioned earlier, the Master Development Agreement is very close to being completed.

Some of the Board Members that were here last year will remember that it was discussed at a couple of meetings about the Rental Assistance Demonstration Program and why the Authority felt it needed to apply for it. It is known as RAD and it converts the funding from an operating budget and capital budget to a contract with HUD where the Authority would receive Housing Assistance Payments every month on every unit. This would also allow the Authority to go to a bank or another lending institution and borrow the money needed to rehabilitate the units. Most of the units at Williams, Grillo and Delsea need interior repairs such as renovating kitchens and bathrooms. This is the way to get these renovations accomplished. There will never be enough Capital money to get these renovations complete. The idea of doing RAD would allow the Authority to improve the buildings and take them 20 years into the future. The RAD application was submitted to HUD in December 2013, which was the deadline. Part of that process was getting a physical needs assessment, which was conducted in May. The estimate of Capital needs is almost 2 million dollars over a 20 year period. The application as submitted calls for a first year capital improvement of \$280,000. The Authority feels as though once the RAD is approved the Authority would not necessarily have to go borrow money right away. The Authority could use the money it has and do some of the repairs over time. The other area of income is called Replacement Housing Factor (RHF). The Authority will be receiving the Replacement Housing Factor income on all the units at Ellis and Whitney Gardens A for a period of five years. Instead of getting Capital Funding on those units the Authority will receive RHF. The RHF can be used on the other properties for capital improvements. For now, there are 60,000 units that Congress has approved for the RAD program. A lot of housing authorities got their applications in last year and the GHA did not make the 60,000 unit mark. Some housing authorities are removing their applications from the RAD list. There are more slots being released so other housing authorities have the opportunity to try for RAD funding. In addition, HUD is hoping Congress will approve up to 180,000 units for RAD in the next 6 months. The GHA would certainly be within that 180,000 range. The idea would be if the GHA has the RHF and an amount that would be determined by HUD the Authority could do about \$850,000 worth of work over 10 years. This could be paid by Operating reserve, income and the RHF. The Authority has some immediate capital improvement needs and if it chose to the Authority could get a first mortgage, which the RAD programs allows housing authorities to do. Right now housing authorities cannot enter into a mortgage. It is not permitted, but under RAD it would be permitted. Not only would the GHA be able to take care of immediate problems, but it could save for the future. The Authority could also be eligible for Federal Home Loan funds, CDBG funds and low income housing tax credits. Right now the Authority is not eligible for all these types of funding.

It is anticipated based on the HUD spreadsheet that we completed there would be a net cash flow of \$19,000 a year at least. After the Authority has paid its loans and bills and any of these funds that we keep are no longer subject to HUD recapture. Right now small housing authorities, like the GHA can have six (6) months of operating funds in their reserve account without HUD recapture.

Mrs. Jones spoke about the Vineland staff that has worked at the VHA over the last several years. She knows the Board sees Wendy, Gloria and herself all the time, but they are certainly not the only ones that have something to do with the GHA. She reviewed the list of everyone that has worked at the GHA in one capacity or another. Twenty seven (27) VHA employees have worked at GHA in some capacity. Mrs. Jones indicated Adrien Michaud a VHA employee, just two weeks ago came to GHA from Vineland to deal with an emergency because we were unable to contact the GHA maintenance man. Commissioner Fogarino asked if they are on VHA's payroll or GHA's. Mrs. Jones stated they are on VHA's payroll. Commissioner Fogarino asked if the GHA contributed any money to their salary. Mrs. Jones stated they are Vineland employees. Commissioner Fogarino asked if any of their money that VHA takes as a consultant go towards their pay. Mrs. Jones stated the VHA invoices the GHA for them to come to GHA. Of the 27 employees, they have 367 years of housing experience alone.

Mrs. Jones reviewed the currently outstanding work orders. In the past, it was pages and pages of work orders. Mrs. Jones ran a current outstanding work order last night as of yesterday and there were only two (2) outstanding tenant generated working orders. This is a transformation of where GHA came from in 2006. Mrs. Jones thinks it goes to show the results of the years of work on the units. When you do the work and perform preventative maintenance you avoid emergencies or maintenance issues. Commissioner Fogarino stated when he was at Grillo Street he saw a lot of things in need of repair. Mrs. Jones stated her report provides outstanding tenant generated work orders.

Mrs. Jones discussed the 2013 audit, which contained no findings. The audit was emailed to all the Commissioners. Mrs. Jones reviewed the cash line item from beginning of the year compared to the end of the year. It may look a little unnerving if you are not aware of what is behind those numbers. An audit will not tell you what is behind those numbers. Behind those numbers are the relocation of 40-50 families at Ellis Manor and Higgins Drive. The Authority came into 2013 with the money that was saved because it knew it would need it for relocation. There is no funding available for relocation. The GHA knew once it started the relocation process they would have to finish it. Part of that came from operating reserves and part of it came from the capital fund. The funding for the relocations was saved for years in order to pay for the relocation. Various reports from the audit were discussed and explained. Mrs. Jones explained depreciation expense. Depreciation expense is not a cash expense. It is a deduction that private companies can take advantage of when their assets are valued less over time. Years ago housing authorities didn't have to record depreciation, but through the change in the rules it is now mandated that housing authorities record depreciation. It looks like you have an operating loss. High depreciation expense will force a loss. It is not a true loss. It is just an accounting entry.

The Operating Budget for 2015 was reviewed and discussed. The Authority anticipates an increase in rent due to an increase in Social Security in January 2015. There is a decrease in administrative salaries and employee benefits. A long term employee retired last year. That position is being filled right now with an employee from Vineland under the contract. This reduces the future liability of the Authority for pension payments and health benefits. There is a decrease in contract services because this is a different housing authority than it was the last 6-7 years. The Authority has a 104 units being managed and it is clear between last year and this year the work orders are less than half since the families have moved out. All of the projects completed at the GHA over the last 7 years previously discussed don't get done without someone supervising them and making sure they are done properly. Once the GHA receives the Capital fund money for next year it will figure what is the best use of that money at that point. Currently, the boiler project at Grillo and Williams is almost complete. Right now the Authority does not have any other projects scheduled. There is an increase in contractual services for Section 8 because the Authority has increased its vouchers. The ROSS grant the Authority applied for was \$75,000 now it is increased to \$80,000. The legal litigation was increased on the budget because of the redevelopment process since we are acquiring legal counsel from Brown & Connery and other issues that may arise. The consultant line was also increased for the same reason as the legal litigation line. The Home Support budget line item was previously discussed. The utility expense was increased due to higher rates and higher usage. There is a decrease in maintenance and labor benefits because of the decrease in staff in the maintenance department. Maintenance materials was increased slightly. There is an increase in Housing Assistance Payment (HAP) because of the increase in the voucher program. There is a decrease in the relocation expense because all relocations have been completed. Copies of the 2015 budget were distributed. Mrs. Jones recapped the overall Operating Budget for 2015. Mrs. Jones stated the Authority could see a profit for several years and build the reserve.

Mrs. Jones asked if anyone had any questions on the audit, budget or anything she discussed. Commissioner Lapp questioned if all the snow removal was being done by the Authority. Mrs. Jones stated yes. Commissioner Lapp stated not all snow removal is being done by the housing authority employees or maintenance people. Mrs. Jones explained that sometimes day laborers are hired to get the snow off the site. Commissioner Lapp discussed drainage issue at Grillo Street in the back of the property. Mrs. Jones stated this is the nature of the property. Site work has been done to drastically improve the drainage. Commissioner Simpson asked about the HUD recapture and how much an authority can have before HUD would recapture. Mrs. Jones explained for a small housing authority it is six (6) months of expenses, which for the GHA would roughly be \$1.25 million. For a larger housing authority having over 250 units they can only have four (4) months of expenses. Mrs. Jones understands the local county housing authority had approximately \$600,000 recaptured – or funding reduced - because they did not spend the funding. Commissioner Lapp discussed the thermostat replacements stating the building are all brick on the outside and they get cold. 74 degrees will not keep the units warm. He believes the Authority will have an issue with this. Mrs. Jones discussed the ARRA grant funding that came from the State. There was some energy efficient initiatives for low income housing that were available. The GHA was able to take advantage of that. It was over half a million dollar worth of energy efficient initiatives such as heaters replaced and insulation in the buildings.

Commissioner Silvestri stated he agreed with Mrs. Jones. He remembers the properties being half empty and the state of affairs the Authority was in the past. He stated the Authority is definitely in better shape than it was back then. Commissioner Fogarino asked if he has been to Grillo Street and he believes there is a lot of work that needs to be done. Commissioner Silvestri does not question that and is not arguing that matter. Commissioner Silvestri stated he speaking in regards to vacancies and other issues the Authority Board Members use to have to sit and deal with. Upon motion by Commissioner Silvestri and second by Commissioner Lapp, the Executive Director's report was approved by a 7-0 vote.

Attorney's Report

Mr. Watson reported a meeting was held with the Local 1085 for union negotiations on Friday, October 17th. He feels they made a pretty good progress on negotiations in regards to noneconomic issues. He will be speaking with the representative to set up another meeting for negotiations.

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

Old Business

None.

New Business

Commissioner Fogarino stated before the Board discusses new business he would like the Board Solicitor to give the Board Members an opinion whether or not Commissioner Simpson has a conflict of interest on the new business topic due to the fact that she is on both boards. Mr. Watson stated he spoke with Commissioner Simpson about this already. He did look into this matter. She is a member of this Board Member and also a member of the Gloucester County Housing Authority Board. It was determined that she would be in conflict. Commissioner Simpson would have to abstain to any votes in regards to this matter.

Commissioner Lapp made a motion to terminate the agreement with the Vineland Housing Authority; seconded by Commissioner Fogarino. Chairman Ryan asked for any discussion. Commissioner Silvestri stated he did not know what this was all about and stated he did not receive a letter that apparently was distributed to the Board from the Mayor of Glassboro. Chairman Ryan asked Commissioner Mohanakanthan if he received the letter and he replied yes. Chairman Ryan asked if someone could explain it to Commissioner Silvestri. Commissioner Silvestri was provided with a copy of the letter to read. Commissioner Silvestri stated he has a hard time believing that the Mayor would even have time to even think about this knowing everything he has going on. Commissioner Ryan asked what the financial advantage that the County would have by taking over the GHA and asked if someone could explain. Commissioner Fogarino stated he would have to re-read the letter and from what he understands that in the next two years the GHA would be bankrupt at the rate it is going with its expenses right now. Commissioner Ryan stated so when the GHA took 60 units offline and spend a lot of time and money to relocate people so they would have good housing and the GHA's books took a hit, everybody in Borough Hall supported this process and finally when the bill comes through and you see what had to be spent for 2 years to shut down Ellis Manor safely and relocate people into very good housing, the process is over now and now that number is going to be used against us for the future and this is the reason for the County to take over? Commissioner Ryan just finds that to be very, very specious. He wants to speak slowly and clearly so this tape, which will be viewed and listen to by

other people in the future will understand that there is something else going here besides two (2) years of costs that everybody knew the GHA would be incurring and supported to now all of sudden they are being held against us. Commissioner Ryan stated this almost seems a little to be trite, unfair. This is why he is asking what else is at stake here besides this because everyone knew this was going to happen, it was planned for it as Mrs. Jones stated in her presentation by banking a lot of money, took the hit for (two) 2 years to do this to be able to have a very nice redevelopment project out there in place of what is there now because the current project there cannot be fixed. Commissioner Ryan asked why this is being used against us. Commissioner Fogarino stated it is all here in the management fees and the last two years and the GHA operated at a loss of \$499,000 for 2013 and \$253,000 for 2012. He said these are the losses and it may include the cost of moving people, but the 6 months that he has been on the Board see different people with different salaries, the direction of the Authority and how certain properties like Grillo Street nothing has been done since he left. He stated the motion and the second is on the table and he would like to have a vote on it. Chairman Ryan stated it is in discussion and asked if Commissioner Silvestri had anything further. Chairman Ryan then asked Commissioner Mohankanthan who has been on the Board for a number of years, if he had any concerns about the GHA's budget or if he saw a problem with its expenditures. Commissioner Mohanakanthan stated not really. Chairman Ryan stated Commissioner Lapp has been with the Board for about six months and asked him if he feels about the expenditures. Chairman Fogarino asked the Solicitor if this was proper for Chairman Ryan to interview everyone. Mr. Watson said yes. There is a motion; however the Board should have a discussion on it. Commissioner Lapp felt the management fees are expensive. Commissioner Ryan asked Mrs. Jones as the Executive Director of the GHA if she did. Mrs. Jones stated she believes when she presented the latest budget, which she pointed out that copies were in front of everyone, she explained that this is a new Authority at this point. The Authority went from 180 units to a 104 units. There will be less time devoted to items this coming year than ever in the past. One of the reasons she went through the presentation was to show all of the improvements that have been done over the last 7 years up until now including what was involved with the relocation. In addition to the application process for the demolition of Ellis Manor and Whitney Gardens A and the RFP process for the selection of a developer took an extraordinary amount of time. The Budget on the table to be passed for tonight is the budget that would be for 2015 and it is much different because it is a much different Authority at this point. Chairman Ryan stated this is his understanding too. He stated the Authority is operating totally different than it was in the past with 1/3 of its housing stock to be gone. Chairman Ryan stated as the old saying goes your damned if you do, damned if you don't. Chairman Ryan told Mrs. Jones she has done a good job.

Commissioner Fogarino stated how about when the Authority gave away the Cocoa Plant that Liscio's just bought for millions of dollar and the Authority got a dollar for it. Commissioner Silvestri stated the Authority did not own the Cocoa Plant. Commissioner Ryan also stated the Authority did not own that property. Discussion about the title of that property ensued. Mrs. Jones stated the Authority did not own that property. From what she understand, it was a property owned years ago by the GHA. The GHA sold it to a builder/developer/owner years ago. The current issue was that Liscio's wanted to buy that property and the title needed to be cleared. Brown & Connery recently handled the Quitclaim Deed for this property. There needed to be an agreement that they were not buying property with any bond bond debt. They needed to know the bonds were taking care of and paid off by the Housing Authority. There are no outstanding bonds. It is not on the Authority's audit and was discussed with the auditors. In order to get the title cleared there had to be a transfer of money and that was the dollar. Commissioner Fogarino again said it was sold for a dollar. Mrs. Jones reiterated it was not the Authority's property sell and the Quitclaim Deed merely cleared the title for the new owner to by the property.

There was already a motion and a second to terminate the contract with Vineland Housing Authority.

Upon roll call, the votes were as follows:

Ayes: Commissioners Mohanakanthan, Lapp, Munin and Fogarino.

Nays: Silvestri and Ryan.

Abstain: Simpson.

Absent: None.

Commissioner Munin made a motion to notify the Vineland Housing Authority of the termination of the Management Agreement effective January 1, 2015; seconded by Commissioner Fogarino.

Upon roll call, the votes were as follows:

Ayes: Commissioners Mohanakanthan, Lapp, Munin and Fogarino.

Nays: Silvestri and Ryan.

Abstain: Simpson.

Absent: None.

Commissioner Mohanakanthan made a motion to authorize the solicitor to negotiate a contract with the Gloucester County Housing Authority for a Management Agreement; seconded by Commissioner Munin.

Commissioner Silvestri made a comment that he was missing something here, but referenced that someone downtown must have been annoyed at something. He has been on this Board for a very long time and he is not saying this place is perfect, but Mrs. Jones and her staff has done a great job. Commissioner Forgarino asked for the vote. Commissioner Silvestri stated to him that he was making a comment.

Upon roll call, the votes were as follows:

Ayes: Commissioners Mohanakanthan, Lapp, Munin and Fogarino.

Nays: Silvestri and Ryan.

Abstain: Simpson.

Absent: None.

Public Comments

Chairman Ryan stated there is two members of the public present tonight. Mr. Tucker made a comment that he remembered the Cocoa Plant being owned and sold by the GHA years ago. He also commended Mrs. Jones on the outstanding job she has done at the Authority. There was a discussion regarding sidewalk at Delsea Manor. Resident from Delsea Manor apartment 180D, Barbara Taraska stated she still feels a draft through her door. The weatherization seal has been replaced several times. Mrs. Jones will look into this issue.

Resolutions

Resolution 2014-38 – Resolution Approving Regular Monthly Expenses.

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

Upon roll call, the votes were as follows:

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

Nays: Fogarino.

Abstain: None.

Absent: None.

Resolution 2014-39 – Resolution Approving a Current Utility Allowance Schedule.

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

Upon roll call, the votes were as follows:

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

Nays: Fogarino.

Abstain: None.

Absent: None.

Resolution 2014-40 – Resolution Certifying to the Review of the Annual Audit Report for the Fiscal Year Ended 12/31/2013

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

Upon roll call, the votes were as follows:

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

Nays: Fogarino.

Abstain: None.

Absent: None.

Resolution 2014-41 – PHA Certification of Compliance with the PHA Annual Plan and Related Regulations Board Resolution to Accompany the PHA Plan.

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

Upon roll call, the votes were as follows:

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

Nays: Fogarino.

Abstain: None.

Absent: None.

Resolution 2014-42 – Resolution Authorizing Payment under the Capital Fund Appropriations Program to GreenLife Energy Solutions (Boiler Replacement Project Grillo & Williams Street) in the amount of \$76,218.86.

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

Upon roll call, the votes were as follows:

Ayes: Commissioners Simpson, Silvestri, Mohanakanthan, Lapp, Munin and Ryan.
Nays: Fogarino.
Abstain: None.
Absent: None.

Resolution 2014-43 – Approving 2015 State Budget.

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

Upon roll call, the votes were as follows:

Ayes: Commissioners Simpson, Silvestri, Mohanakanthan, Lapp, Munin and Ryan.
Nays: Fogarino.
Abstain: None.
Absent: None.

Resolution 2014-44 – Approval of Operating Budget FYE 12/21/2015

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

Upon roll call, the votes were as follows:

Ayes: Commissioners Simpson, Silvestri, Mohanakanthan, Lapp, Munin and Ryan.
Nays: Fogarino.
Abstain: None.
Absent: None.

Resolution 2014-45 – Resolution Authorizing an Executive Session – died due to lack of need.

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

The Regular Meeting of The Board of Commissioners was adjourned at 8:26 p.m.

Respectfully submitted,



Jacqueline S. Jones, Executive Director

Dated: 11/14/2014