



SALVATORE FOGARINO • Commissioner
JAY LAPP • Resident Commissioner
THURASINGHAM MOHANAKANTHAN • Commissioner

SAMUEL HUDMAN • Secretary/Executive
JEFF SILVESTRI • Vice Chairman
INGRES SIMPSON • Commissioner
EDWARD MUNIN • Commissioner

Minutes: December 15th, 2014

“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, December 15th. At 7:00 p.m., Vice Chairperson Jeff Silvestri called the meeting to order and announced public notice of the meeting had been properly given to the South Jersey Times and posted at the Borough Hall in accordance with the Open Public Meetings Act. In addition, each Commissioner was served by email with written notice of the meeting.”

ROLL CALL

The Vice Chairman Jeff Silvestri called the roll and the following answered "aye":

- ✓ Commissioner Sal Fogarino
- ✓ Commissioner Jay Lapp
- ✓ Commissioner Thuraingham Monhanakanthan
- ✓ Commissioner Edward Munin
- ✓ Commissioner Ingres Simpson
- ✓ Executive Director Samuel V. Hudman

And the following were absent:

- ✓ Chairman Daniel Ryan

The Solicitor declared a quorum present.

Also in attendance were:

- ✓ Michael Watson, Esq. General Counsel
- ✓ Mark Asselta, Esq. Brown and Connery LLP
- ✓ Kimberly Gober, Deputy Executive Director
- ✓ Stella Barnes, Administrative Assistant
- ✓ Madeline Vasquez, Site Manager

AGENDA

The Vice Chairman presented the following agenda items for adoption as follows:

A. Consider Interim Bill List

A few concerns and questions were presented during this time:

- Executive Director stated there were no proposals received for an Accountant. The Housing Authority of Gloucester County and the Finance Director has agreed to manage this. The current CPA has agreed to stay on through the Audit period.
- Commissioner Fogarino inquired about the identity of Berat Corporation? The answer offered by Chris Grupico, Finance Director was Zallie Corporation for Shoprite.

Bill List accepted as follows:

Commissioner	FOR	AGAINST
Salvatore Fogarino	✓	
Jay Lapp	✓	
Thuraisingham Monhanakanthan	✓	
Jeff Silvestri	✓	
Edward Munin	✓	
Ingres Simpson	✓	

Executive Director Hudman declared the Bill List carried by unanimous voice votes of the Commissioners present.

VICE CHAIRMAN:

Introductions to the staff of the Housing Authority of Gloucester County were held.

Madeline Vazquez will be the Site Manager with Barbara Nicholson assisting in the transition.

CORRESPONDENCE & REPORTS

1. Directors Report, JANUARY, 2014

COMMENTS

- Mr. Hudman explained our staff performed duties on projects before the contract started. Staff members worked on the Pennrose Development Project, going through files, finding money and paying bills. Employees were paid on time.
- Commissioner Fogarino requested we offer Joe Booker his job back. Mr. Hudman will be reaching out to Mr. Booker. Commissioner Lapp offered that the residents like Mr. Booker and he has quite a bit of knowledge of the property. Vice Chairman Silvestri inquired if GHA had any issues with Mr. Booker. The answer was no.

Vice Chairman Silvestri asked for a motion:

Motion: Commissioner Fogarino

Second: Commissioner Munin

Commissioner	FOR	AGAINST
Salvatore Fogarino	✓	
Jay Lapp	✓	
Thuraisingham Monhanakanthan	✓	

Jeff Silvestri	✓	
Ingres Simpson	✓	
Edward Munin	✓	

Executive Director Hudman declared the Correspondence and Reports carried by unanimous voice votes of the Commissioners present.

MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE LAST MEETING

MOTION: COMMISSIONER MUNIN

SECOND: COMMISSIONER SIMPSON

Commissioner	FOR	AGAINST
Salvatore Fogarino	✓	
Jay Lapp	✓	
Thuraisingham Monhanakanthan (Mohan)	✓	
Jeff Silvestri	✓	
Ingres Simpson	✓	
Edward Munin	✓	

Executive Director Hudman declared the Minutes carried by unanimous voice votes of the Commissioners present.

NEW BUSINESS

RESOLUTIONS

A motion to approve the following new business was made by Commissioner Reed, seconded by Commissioner Purnell

14-51	RESOLUTION AWARDING THE 2014 AUDIT CONTRACT FOR THE HOUSING AUTHORITY OF GLASSBORO BOWMAN AND COMPANY LLP
14-52	RESOLUTION DESIGNATING GENERAL COUNSEL FOR THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO BROWN AND CONNERY, LLP
14-53	RESOLUTION DESIGNATING LANDLORD TENANT COUNSEL FOR THE HOUSING AUTHORITY OF THE

	BOROUGH OF GLASSBORO ANGELINI, VINIAR AND FREEDMAN LLP
14-54	RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR ARCHITECTURAL/ENGINEERING SERVICES MCKERNAN ARCHITECTS AND ASSOCIATES
14-55	RESOLUTION AWARDED PROFESSIONAL CONSULTING SERVICES FOR THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO THE BROOK GROUP, LLC *
14-56	RESOLUTION AUTHORIZING OFFICIAL DEPOSITORY AS FULTON BANK
14-57	RESOLUTION AUTHORIZING GHA TO ENTER INTO A DEVELOPMENT AGREEMENT WITH PENNROSE DEVELOPMENT AND PROPERTY *
14-58	RESOLUTION AUTHORIZING THE FINANCE DIRECTOR AS THE CHIEF FINANCIAL OFFICER OF GHA
14-59	RESOLUTION AUTHORIZING THE FINANCE DIRECTOR TO PAY INVOICES AND OR STATEMENTS FOR GHA
14-60	RESOLUTION APPROVING A PETTY CASH FUND FOR GHA (\$200.00)
14-61	RESOLUTION AUTHORIZING PROPOSED CHECK SIGNING PROCEDURE TO BE IMPLEMENTED UNTIL FORMAL AMENDMENT OF BY-LAWS
14-62	RESOLUTION ADOPTING THE 2015 BUDGET OF THE BOROUGH OF GLASSBORO

*The Proposals with Pennrose were brought to the meeting for the Commissioners perusal. Mr. Rick Gianetti from the Brook Group will be helpful and knowledgeable with the paperwork needed to be filed with HUD.

A Introduction by Mark Asselta, Esq, Brown and Connery LLP, representing the interest of GHA, negotiating with the Pennrose Development Agreement. Through the long process Making sure this is a project that Pennrose will be able to build. Environmental issues were key. Document clearly states that the developer will be responsible for 100% of demolition and environmental costs. The document was ready to be signed if approved. Mr. Asselta exited after the Approval.

A motion to adopt resolutions No. 14-51, 14-52, 14-53, 14-54, 14-55, 14-56, 14-57, 14-58, 14-59, 14-60, 14-61, 14-62 as read.

MOTION: Commissioner Simpson

SECOND: Commissioner Lapp

Commissioner	FOR	AGAINST
Salvatore Fogarino	✓	
Jay Lapp	✓	
Thuraisingham Monhanakanthan (Mohan)	✓	
Jeff Silvestri	✓	
Ingres Simpson	✓	

Edward Munin	✓	
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Executive Director Hudman declared the Resolutions carried by unanimous voice votes of the Commissioners present.

SOLICITOR

Mike Watson, Esq. stated that the Sunshine Statement “In accordance with the Open Public Meetings Act of 1975, this meeting is called to order pursuant to notice of Regular Meeting, a copy of which has been made available to newspapers of general local public circulation, a copy of which has been made available to the Clerk of Gloucester County and a copy of which has been posted publicly in accordance with the law.” was read at the opening of the meeting.

ADJOURNMENT

MOTION TO ADJOURN: Commissioner Fogarino

SECONDED: Commissioner Munin

Commissioner	FOR	AGAINST
Salvatore Fogarino	✓	
Jay Lapp	✓	
Thuraisingham Monhanakanthan (Mohan)	✓	
Jeff Silvestri	✓	
Ingres Simpson	✓	
Edward Munin	✓	

The motion was carried by a unanimous voice vote of the Commissioners present.

Respectfully submitted,

Samuel V. Hudman, Executive Director

DATED: December 15th, 2014