



SALVATORE FOGARINO • Chairman  
EDWARD MUNIN • Vice Chairman  
JEFF SILVESTRI • Commissioner  
ANDREW HALTER • Commissioner

THURASINGHAM MOHANAKANTHAN • Commissioner  
JAY LAPP • Resident Commissioner  
JUDITH MARQUEZ • Resident Commissioner  
SAMUEL HUDMAN • Secretary/Executive Director

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### Minutes: March 23<sup>rd</sup>, 2015

**“The Board of Commissioners of the Housing Authority of the Borough of Glassboro, County of Gloucester and State of New Jersey met in session on Monday, March 23<sup>rd</sup>, 2015 At 6:00 p.m., Chairman Sal Fogarino called the meeting to order requesting the “Pledge of Allegiance” be proclaimed.**

#### ROLL CALL

**Executive Director Hudman called the roll and the following answered "aye":**

- ✓ Chairman Salvatore Fogarino
- ✓ Vice Chairman Edward Munin
- ✓ Commissioner Jay Lapp
- ✓ Commissioner Thuraisingham Mohanakanthan
- ✓ Commissioner Ingres Simpson
- ✓ Commissioner Judith Marquez (new)
- ✓ Executive Director Samuel V. Hudman

#### **Also in attendance were:**

- ✓ Kimberly Gober, Deputy Executive Director
- ✓ Madeline Vasquez, Site Manager
- ✓ Stella Barnes, Administrative Assistant
- ✓ Chris Grupico, Finance Director
- ✓ Ron Bernardini, Modernization Coordinator
- ✓ Nelly Rojas, Administrative Aide
- ✓ Mike Watson, Esq., Solicitor

#### **Absent:**

- ✓ Commissioner Jeffrey Silvestri

**The Solicitor declared a quorum present as well as called the meeting to order and announced public notice of the meeting had been properly given to the South Jersey Times, Gloucester County and posted at the Borough Hall in accordance with the Open Public Meetings Act**

#### Public Portion

**Chairman Sal Fogarino opened the meeting to the public.**

**Not seeing any Public, he called for a motion to close.**

**Motion to close the Public Portion: Vice Chairman Ed Munin**

**Second: Commissioner Jay Lapp**

**All Commissioners responded as “aye”. Motion noted. The Public Portion is closed.**

## **AGENDA**

### **A. MINUTES:**

MOTION TO APPROVE THE MINUTES FROM THE LAST MEETING

MOTION: COMMISSIONER THURASINGHAM MOHANAKANTHAN

SECOND: VICE CHAIRMAN ED MUNIN

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

Chairman Sal Fogarino declared the Minutes carried by unanimous voice votes of the Commissioners present.

### **B. BILL LIST**

**1. Consider Interim Bill List**

Commissioner Jay Lapp requested information on the Bill List concerning move outs in Ellis Manor and/or other properties and the cost we are incurring. Executive Director Hudman and Deputy Executive Director Gober agreed to look into a list. Ms. Gober offered that amounts may be posted but not names.

MOTION TO APPROVE THE BILL LIST

MOTION: VICE CHAIRMAN ED MUNIN

SECOND: COMMISSIONER JAY LAPP

Chairman Sal Fogarino questioned if GHA requires a roll call with each Resolution. Solicitor Mike Watson, Esq. suggested the Board still have a roll call for at least 4 Resolutions. If the Board would like just to approve the resolution with just “yays and nays” he can draw up an amendment to the By-Laws by next meeting.

Bill List accepted as follows:

Commissioner	FOR	AGAINST
Salvatore Fogarino	✓	
Jay Lapp	✓	
Thuraisingham Mohanakanthan	✓	
Edward Munin	✓	
Ingres Simpson	✓	

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

### **C. FINANCIALS:**

Financial Director Chris Grupico explained the use of HAP monies (Housing Assistance Payments.) Extra HAP money is always taken back by HUD.

Motion to accept the Financial Report:

MOTION: VICE CHAIRMAN ED MUNIN

SECOND: COMMISSIONER JAY LAPP

### **D. CORRESPONDENCE:**

None

### **E. Old Business:**

- 1) Ron Bernardini, Modernization Coordinator reported on the boilers. He is not able to get a definitive answer from Greenlight concerning fixing the problem or a proposal to get buildings up to the standards requested. Building 2 has been fixed with a newer, user friendly thermostat with a 78 degree maximum. The tenant controls the heat. Price was \$1422.00 for whole building (Honorable Air). The original installation of the boilers was wrong. Greenlight agreed to fix the problem and claimed they finished it today. (March 23<sup>rd</sup>) A proposal to get all buildings up to the standards of Building #2 was requested from them, but Greenlight still has not responded. Honorable Air solution is not the best solution but is more affordable. The Boilers will not work as efficiently as the original concept. Maintenance men may be able to replace zoning valves (costing \$100 each). There is concern about 78 degrees not being warm enough. The original thermostats and boilers were bought to conserve money and that is not happening. Buildings #2 and # 7 have had thermostats replaced.**

Executive Director Hudman offered to use Capital Funds to fund the whole process. Chairman Fogarino would like to have prices on the “Cadillac” version of fixing the boiler problem and requested all to be approved before June.

- 2) Deputy Director Gober reported that a SEMAP report is required by HUD. Testing was in the process when a major disaster happened at Deptford Park Apartments. Deptford Park had 47 apartments flooded with the tenants displaced. A waiver was requested from HUD to not file this report. This was suggested by our Newark HUD Representative, Elizabeth Fall.
- 3) A Grant opportunity was filed, the Emergency, Safety and Security Funding Grant. It is intended for Housing Authority’s with a real crime problem. The request was sent requesting new doors, a camera system, new locks and a fob system. Glassboro doesn’t meet the crime statistic but Ms. Gober filed the Grant in hopes that there is a chance to receive monies from it.
- 4) There is a series of meetings with the Planning Board of Glassboro. Pennrose has revised the site plan. The Tax Credit Application is due July 21<sup>st</sup>. There is 66 Units in each half (total of 132 units) on the site plan. Chairman Fogarino would like at least one Commissioner to attend the meetings. Commissioner Lapp will attend. Deputy Executive Director Gober stated the first meeting was Friday, March 27<sup>th</sup>.
- 5) Solicitor Mike Watson, Esq. reports negotiations with CWA are almost over and he should have actual terms of agreement in April. It can then be voted on.
- 6) Mr. Watson gave an account of the Financial Disclosure Statements for Commissioners: Any Commissioners who are employed by local, State or County must disclose their wages. It also has to be part of the budget and the budget is available on the website.

Motion to close Old Business Portion and go into Executive Session to discuss issues on two Parcels of Land and Title issues. Minutes will be taken but not be made public at this time.

Motion: Vice Chairman Ed Munin

Second: Commissioner Ingres Simpson

Commissioner	FOR	AGAINST
Salvatore Fogarino	✓	
Jay Lapp	✓	
Thuraisingham Mohanakanthan	✓	
Edward Munin	✓	
Ingres Simpson	✓	

## EXECUTIVE SESSION

### **F. NEW BUSINESS RESOLUTIONS:**

<b><u>2015-19</u></b>	RESOLUTION APPROVING REGULAR MONTHLY EXPENSES
<b><u>2015-20</u></b>	RESOLUTION AUTHORIZING EXECUTIVE SESSION

A motion to adopt resolutions No. 15-19 AND 15-20 as read.

MOTION: Commissioner Thuraisingham Mohanakanthan

SECOND: Vice Chairman Ed Munin

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

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

### **ADJOURNMENT**

MOTION TO ADJOURN: Chairman Salvatore Fogarino

SECONDED: Vice Chairman Ed Munin

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

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

**Respectfully submitted,**

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**Samuel V. Hudman, Executive Director**

**DATED: MARCH 31<sup>ST</sup>, 2015**