



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

Minutes: April 20th, 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, April 20th, 2015 At 6:00 p.m., Chairman Sal Fogarino called the meeting to order requesting the “Pledge of Allegiance” be proclaimed.

The Swearing-In of Commissioner Judith Marquez and Commissioner Andrew Halter was administered by Michael Watson, Esq.

ROLL CALL

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

- ✓ Chairman Salvatore Fogarino
- ✓ Vice Chairman Edward Munin
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Jay Lapp
- ✓ Commissioner Judith Marquez
- ✓ Commissioner Thurasingham Mohanakanthan
- ✓ Commissioner Jeff Silvestri
- ✓ Executive Director Samuel V. Hudman

Also in attendance were:

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

Absent:

No one

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 THURAISSINGHAM MOHANAKANTHAN

SECOND: COMMISSIONER JAY LAPP

Commissioner	FOR	AGAINST
Salvatore Fogarino	✓	
Ed Munin	✓	
Andrew Halter	✓	
Jay Lapp	✓	
Judith Marquez	✓	
Thuraisingham Mohanakanthan	✓	
Jeff Silvestri	✓	

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

B. BILL LIST

1. Consider Interim Bill List :

Chairman Sal Fogarino questioned the amount paid to JC Painting. Mr. Hudman explained each time a unit is painted, the amount charged is deducted from the total agreed upon in the contract.

MOTION TO APPROVE THE BILL LIST
MOTION: VICE CHAIRMAN ED MUNIN
SECOND: COMMISSIONER JAY LAPP

Bill List accepted as follows:

Commissioner	FOR	AGAINST
Salvatore Fogarino	✓	
Ed Munin	✓	
Andrew Halter	✓	
Jay Lapp	✓	
Judith Marquez	✓	
Thuraisingham Mohanakanthan	✓	
Jeff Silvestri	✓	

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

C. CORRESPONDENCE:

Executive Director Hudman stated there is a \$10,000 check on the bill list going to Surety Title. This is a retainer going into escrow for the Title Search of 20 Acres of land in Glassboro. In the 1920's a developer bought a lot of land (25 ft. wide lots) and undertaking a title search is quite challenging. This was originally an Urban Renewal Project in the 60's and 70's and the titles were not recorded at that time. The process of researching the title has begun. Chairman Fogarino reports this will pay off in the long run.

D. Old Business:

Commissioner Lapp inquired if anything has been done about the "no parking" signs and speed bumps requested for Grillo. Executive Director drove by the area but does not know if anything can be done by the Housing Authority. Chairman Fogarino stated a call should be placed to the Highway Department, Russell Clark, to find out if anything can be done about this hazard.

Motion to close Old Business
 Motion: Vice Chairman Ed Munin
 Second: Commissioner Jeff Silvestri

Commissioner	FOR	AGAINST
Salvatore Fogarino	✓	
Ed Munin	✓	
Andrew Halter	✓	
Jay Lapp	✓	
Judith Marquez	✓	
Thuraisingham Mohanakanthan	✓	
Jeff Silvestri	✓	

E. NEW BUSINESS RESOLUTIONS:

Mike Watson, Esq. defined the Resolution 2015-24. This Resolution will allow the Commissioners to vote “yes” or “no” instead of a Roll Call. A Roll Call for Resolutions will be acceptable if legally needed.

<u>2015-24</u>	RESOLUTION AUTHORIZING AMENDMENT TO THE BY-LAWS ALLOWING A YAY OR NAY VOTE APPROVING RESOLUTIONS
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A motion to adopt resolutions No. 15-24 as read.
 MOTION: Vice Chairman Ed Munin
 SECOND: Commissioner Jeff Silvestri

Commissioner	FOR	AGAINST
Salvatore Fogarino	✓	
Ed Munin	✓	
Andrew Halter	✓	
Jay Lapp	✓	

Judith Marquez	✓	
Thuraisingham Mohanakanthan	✓	
Jeff Silvestri	✓	

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

After making the change to the By-laws by approving Resolution 2015-24, the remainder of the Resolutions may be approved by a “yay or nay” vote by the Commissioners.

<u>2015-21</u>	RESOLUTION APPROVING REGULAR MONTHLY EXPENSES MOTION: ED MUNIN SECOND: JEFF SILVESTRI <i>All Commissioners voting “Yes”. Passes Unanimously.</i>
<u>2015-22</u>	RESOLUTION AUTHORIZING GHA TO EXECUTE DOCUMENTS, ENTER INTO AGREEMENTS, AND COMMIT FUNDS IN CONNECTION WITH THE FINANCING AND DEVELOPMENT OF THE LINCOLN BLVD REVITALIZATION PROJECT MOTION: ED MUNIN SECOND: JEFF SILVESTRI <i>All Commissioners voting “Yes”. Passes Unanimously.</i>
<u>2015-23</u>	RESOLUTION AUTHORIZING THE GHA TO ENTER INTO AN AGREEMENT TO ENTER INTO A GROUND LEASE WITH PENNROSE PROPERTIES LLC MOTION: JEFF SILVESTRI SECOND: ED MUNIN <i>All Commissioners voting “Yes”. Passes Unanimously.</i>
<u>2015-24</u>	* NOTED ABOVE
<u>2015-25</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION TO DISCUSS A TENTATIVE SETTLEMENT WITH CWA LOCAL 1085 MOTION: ED MUNIN SECOND: JAY LAPP <i>All Commissioners voting “Yes”. Passes Unanimously.</i>

DISCUSSIONS:

RES. 2015-22: Renting the ground to Pennrose for a percentage of the profits. Deputy Executive Director Kim Gober explained the Tax-Credit Application requires this.

Ellis Site: The plan from Pennrose is to make these homes available to Bancroft students as well, therefore it would be Seniors and Bancroft Residents residing at this site.

Wait List: There are still some registrants on the wait-list but very few that live and work in Glassboro. GHA has additional Housing Vouchers available therefore we will be opening the Wait List. An email will go out to the Commissioners a few days before it is advertised in the paper.

Boilers: Ron Bernardini received prices on re-wiring the buildings but it will still not fix the problem properly. Chairman Fogarino suggests getting the job done correctly once and for all, moving forward. 80 degrees is suggested for the apartment thermostat. Fixing windows should be a priority as well.

ADJOURNMENT

MOTION TO ADJOURN: Chairman Salvatore Fogarino

SECONDED: Vice Chairman Ed Munin

Commissioner	FOR	AGAINST
Salvatore Fogarino	✓	
Ed Munin	✓	
Andrew Halter	✓	
Jay Lapp	✓	
Judith Marquez	✓	
Thuraisingham Mohanakanthan	✓	
Jeff Silvestri	✓	

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

Respectfully submitted,

Samuel V. Hudman, Executive Director

DATED: APRIL 20TH, 2015