



SALVATORE FOGARINO • Chairman
JAY LAPP • Vice Chairman
JEFF SILVESTRI • Commissioner
SAMUEL HUDMAN • Secretary/Executive Director

THURASINGHAM MOHANAKANTHAN • Commissioner
JUDITH MARQUEZ • Resident Commissioner
ANDREW HALTER • Commissioner

Minutes: November 16th, 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, November 16th, 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
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Jay Lapp
- ✓ Commissioner Jeff Silvestri
- ✓ Commissioner Thurasingham Mohanakanthan
- ✓ Commissioner Judith Marquez
- ✓ Acting Executive Director Kim Gober

Also in attendance were:

- ✓ Madeline Vasquez, Site Manager
- ✓ Stella Barnes, Administrative Assistant
- ✓ Grace Seeney, Accountant
- ✓ Nelly Rojas, Administrative Aide
- ✓ Michael Watson, Esq., Solicitor

Absent:

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:

- Seeing no Public in Attendance, Chairman Fogarino requested a motion to close.

MOTION TO CLOSE THE PUBLIC PORTION

MOTION: COMMISSIONER JAY LAPP

SECOND: COMMISSIONER JEFF SILVESTRI

ALL IN FAVOR

AGENDA

A. MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE LAST MEETING

MOTION: COMMISSIONER JEFF SILVESTRI

SECOND: COMMISSIONER JAY LAPP

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

B. BILL LIST AND FINANCIALS

1. Consider Interim Bill List:

Questions?

- Tenant? Security Deposit
- Jeff Calderero? Painter
- Philip Tree Removal? Williams Tree removed
- Stauchers Tree Removal? Delsea Manor tree removed
-

MOTION TO APPROVE THE BILL LIST

MOTION: COMMISSIONER ANDREW HALTER

SECOND: COMMISSIONER JAY LAPP

Bill List accepted unanimously by all Commissioners present.

2. Financials:

As of the end of October, the net income is in the amount of \$27,365.00. This does not include adjustments with the GASB 68.

MOTION TO APPROVE THE FINANCIALS

MOTION: COMMISSIONER THURASINGHAM MOHANAKANTHAN

SECOND: COMMISSIONER JAY LAPP

Financials accepted unanimously by all Commissioners present.

C. CORRESPONDENCE:

NONE

D. Old Business:

• Specs for Cameras are in the works and the price is expected to be over \$17500.00
Trying to make sure we are very thorough in what is installed and if it can be expanded in the future. There is no security on site so who would be watching the cameras. There is a lot to think about with this. Chairman Fogarino suggests the GHA should get a monthly report from the police. Madeline reports we do get this and we will include it in the board packet going forward.

- Thanksgiving luncheon will be November 18th and 19th. Commissioners are welcome.
- Executive Director Hudman is retiring December 31st, 2015. Acting Executive Director Kim Gober will be his replacement. The Chairman reported Ms. Gober is doing a fine job.
- Prior to HAGC taking over the administering of GHA, the Housing Authority had applied for RAD. Converting the current vouchers from public housing to a private model. From the subsidy perspective of the tenants, it will be seamless. Commissioner Jay Lapp questioned if the current tenants would be able to upgrade to another unit. Everything will remain the same stated Ms. Gober. A plan to HUD is required for RAD. A significant amendment is on the Agenda.
- Pennrose did not get funded according to Acting Executive Director Kim Gober. Chairman Fogarino asked if GHA can now back out of the contract. The contract goes until next year. Pennrose is still pursuing other options. We do not have a time line but there are milestones that the company must adhere to. If Pennrose did not apply for more funding and did not make their milestone dates, then GHA may get out of the contract. The Chairman requests Rick Ginnetti to attend the next meeting in December.

MOTION AUTHORIZING OLD BUSINESS

MOTION: COMMISSIONER THURASINGHAM MOHANAKANTHAN

SECOND: COMMISSIONER JAY LAPP

ALL COMMISSIONERS IN FAVOR OF MOTION BY VOTING "AYE"

OPEN TO THE PUBLIC:

DISCUSSION TO AMEND AND APPROVE A SIGNIFICANT AMENDMENT TO THE FIVE YEAR AND ANNUAL AGENCY PLAN 2015-2019

SEEING NO PUBLIC, THE CHAIRMAN ASKED FOR A MOTION

MOTION: COMMISSIONER THURASINGHAM MOHANAKANTHAN

SECOND: COMMISSIONER JAY LAPP

E. NEW BUSINESS RESOLUTIONS

2015-53	RESOLUTION APPROVING REGULAR MONTHLY EXPENSES Motion: Andrew Halter Second: Jeff Silvestri
----------------	---

<u>2015-54</u>	RESOLUTION AMENDING AND APPROVING A SIGNIFICANT AMENDMENT TO THE FIVE YEAR AND ANNUAL AGENCY PLAN 2015-2019 FOR SUBMISSION TO HUD Motion: Thuraisingham Mohanakanthan Second: Andrew Halter FOLLOWED BY A ROLL CALL. ALL IN FAVOR
<u>2015-55</u>	RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR PROFESSIONAL CONSULTANT BROOKE GROUP Motion: Thuraisingham Mohanakanthan Second: Andrew Halter
<u>2015-56</u>	RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR AUDIT SERVICES BOWMAN AND COMPANY Motion: Jay Lapp Second: Thuraisingham Mohanakanthan All Commissioners vote "aye"
<u>2015-57</u>	RESOLUTION AUTHORIZING AWARD OF GENERAL LEGAL SERVICES BROWN AND CONNERY (MICHAEL Motion: Jay Lapp Second: Thuraisingham Mohanakanthan
<u>2015-58</u>	RESOLUTION AUTHORIZING AWARDING CONTRACT FOR LANDLORD TENANT SERVICES Motion: Andrew Halter Second: Jay Lapp ANGELINI, VINIAR, AND FREDMAN
<u>2015-59</u>	RESOLUTION APPROVING RENEWAL OF THE INTERLOCAL AGREEMENT FOR THE HAGC TO PERFORM MANAGEMENT SERVICES FOR GH Motion: Jay Lapp Second: Thuraisingham Mohanakanthan ROLL CALL FOLLOWING- ALL IN FAVOR
<u>2015-60</u>	RESOLUTION ESTABLISHING PUBLIC HOUSING FLAT RENTS Motion: Thuraisingham Mohanakanthan Second: Jay Lapp
<u>2015-61</u>	RESOLUTION EXECUTIVE SESSION NONE NEEDED- TABLED

MOTION TO APPROVE THE NEW BUSINESS

MOTION: COMMISSIONER THURASINGHAM MOHANAKANTHAN

SECOND: COMMISSIONER JAY LAPP

ALL COMMISSIONERS ACCEPTED NEW BUSINESS WITH "AYE"

ADJOURNMENT

MOTION TO ADJOURN

MOTION: COMMISSIONER THURASINGHAM MOHANAKANTHAN

SECOND: COMMISSIONER JAY LAPP

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

Respectfully submitted,

Samuel V. Hudman, Executive Director

DATED: October 20, 2015