



SALVATORE FOGARINO • Chairman
JAY LAPP • Vice Chairman
EDWARD HUTCHINSON • Commissioner

THURASINGHAM MOHANAKANTHAN • Commissioner
ANDREW HALTER • Commissioner
ANGELO MARTILINI • Commissioner
KIMBERLY GOBER • Secretary/Executive Director

Minutes: June 19, 2017

"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, June 19, 2017 At 6:00 p.m. Vice Chairman Jay Lapp called the meeting to order requesting the "Pledge of Allegiance" be proclaimed.

ROLL CALL:

Executive Director Kimberly Gober called the roll and the following answered "aye":

- ✓ Vice Chairman Jay Lapp
- ✓ Commissioner Thuraisingham Mohanakanthan
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Edward Hutchinson
- ✓ Commissioner Angelo Martilini

Also in attendance were:

- ✓ Executive Director Kim Gober
- ✓ Michael Watson, Esq. Solicitor
- ✓ Stella Barnes, Administrative Assistant
- ✓ Grace Seeney, Finance Director
- ✓ Nelly Rojas, Administrative Aide
- ✓ Michael Jezierski, Accountant
- ✓ Anna Miller, Borough of Glassboro liaison

Absent:

- ✓ Chairman Sal Fogarino

BOOK SOLICITOR:

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:

Motion to **Open Meeting to the Public**
MOTION: COMMISSIONER EDWARD HUTCHINSON
SECOND: COMMISSIONER ANGELO MARTILINI

NO PUBLIC ATTENDING

Motion to **Close**
MOTION: COMMISSIONER ANGELO MARTILINI
SECOND: COMMISSIONER EDWARD HUTCHINSON

📁 AGENDA

📄 MINUTES:

Motion to approve the **Minutes:**
MOTION: COMMISSIONER EDWARD HUTCHINSON
SECOND: COMMISSIONER ANGELO MARTILINI

💰 FINANCIALS:

Executive Director Kim Gober announced that Finance Director Chris Grupico has retired and Grace Seeney has been hired as the new Finance Director. Michael Jezierski has been hired for the Accountant position.

Grace Seeney, Finance Director offers that the total of all funds has a surplus but that has been decreasing due to the loss of Ellis Manor Asset Repositioning money and the increased cost of Professional fees. The Home Support from Gloucester County(which provides Housekeeping and Home support to seniors who reside in GHA homes) is received on a quarterly basis.

Kim Gober states HUD announced a 74.5% admin fee. Congress did not fund HUD what it cost the Housing Authorities to run their programs. The Public Housing Subsidy is being prorated as well. The HA's still do not have budgets for 2017.

Commissioner Martilini questioned if there have been payments on the Demo costs?
ED Kim Gober replied that requisitions are being delivered. Modernization Coordinator Ron Bernardini inspects the units and approves the invoice. Kim approves the invoice and sends it to the Borough. The borough sends it to the state to draw off of the loan. The Asbestos is cleared and demo should begin soon. The entire demo needs to be paid by August.

GHA had ROSS Grant BUT because GHA had an Active RAD application they could not re-apply. The ROSS Grant ended June 30th, 2017. There was still some admin money and training budget money so GHA was able to get the money transferred to an Admin Fee pot but it is not used to pay Madeline Vasquez's wages.

Motion to approve **Financial Reporting:**
MOTION: COMMISSIONER ED HUTCHINSON
SECOND: COMMISSIONER ANGELO MARTILINI

DIRECTOR'S REPORT AND CORRESPONDENCE:

- GHA expects the RAD conversion in the Fall of 2017.
(Going into Executive Session Resolution # 2017-30 to discuss GHA potential contract negotiations for the RAD Conversion Application)

Motion to approve **GOING INTO EXECUTIVE SESSION:**
MOTION: COMMISSIONER ED HUTCHINSON
SECOND: COMMISSIONER ANGELO MARTILINI

THE CLOSED SESSION WAS AUTHORIZED BY RESOLUTION # 2017-30
The minutes of the Closed Session will be drafted and kept confidential until the need for confidentiality is no longer present.

Motion to approve **RETURNING FROM EXECUTIVE SESSION:**
MOTION: COMMISSIONER ED HUTCHINSON
SECOND: COMMISSIONER ANGELO MARTILINI

- **RAD POINTS:**
 - The RAD Commitment has been received from HUD
 - We would like to keep the HAGC doing the inspections of all GHA units. A Housing Authority has to do the inspections but there may be a conflict of interest with HAGC doing them. Rick Ginetti is currently looking into this with HUD.
 - DDTF (Demolition or Disposition Transitional Funding) funds: the funding must be obligated in accordance with the requirements of HUD. It provides 5 years of funding for units removed from a HA inventory due to a demolition or disposition. The money will be referenced in the commitment after Ellis is demolished.
 - Demo need to be certified COMPLETED and final payment made.
 - There is a resolution on the agenda to authorize the signing of the RAD Commitment.

■ PENNROSE:

ED Kim Gober states that the application has been submitted in the Supportive Housing Round (for 66 units) and Pennrose reports that they don't know how it fairs in conjunction with the other applications. There will be 15 to 20 total awards.

In the Supportive Housing cycle there will be 2 or 3 awarded in the State. There were 10 applications in that round.

Commissioner Lapp would like to know what happens if PENNROSE does not win this round with the NJHMFA?

Rick Ginetti replied that the Pennrose Developer agreement is good through 2018. Pennrose can submit each 9% round that happens in the time of their agreement.

Kim Gober affirmed that Noah Frieberg offered to attend this evening's meeting but she informed him it was not necessary since the meeting was mainly about the RAD conversion.

NEW BUSINESS- RESOLUTIONS:

2017-26	RESOLUTION APPROVING REGULAR MONTHLY EXPENSES
2017-27	RESOLUTION AUTHORIZING TERMINATION OF AGREEMENT BETWEEN GHA AND MOON LANDSCAPING & AUTHORIZING PROCUREMENT OF LANDSCAPING SERVICES THROUGH A TEMPORARY EMERGENCY CONTRACT.
2017-28	RESOLUTION AUTHORIZING THE FINAL CLOSE-OUT PERFORMANCE AND EVALUTION REPORT FY2014 NJ39P051501-14 CAPITAL FUND PROGRAM
2017-29	RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE RAD CONVERSION COMMITMENT (RCC) FOR WHITNEY GARDENS A/SUMMIT PARK/DELSEA MANOR AND TO TAKE ALL ACTIONS NECESSARY TO COMPLETE THE RAD CONVERSION CONSISTANT WITH THE TERMS AND CONDITONS SET FORTH IN THE RCC
2017-30	RESOLUTION AUTHORIZING EXECUTIVE SESSION

ADJOURNMENT

Motion to **Adjourn**

MOTION: COMMISSIONER ANDREW HALTER

SECOND: COMMISSIONER EDWARD HUTCHINSON

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

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: June 27, 2017