



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

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

Minutes: July , 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, July 17, 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":

- ✓ Chairman Sal Fogarino
- ✓ Vice Chairman Jay Lapp
- ✓ Commissioner Thuraissingham Mohanakanthan
- ✓ Commissioner Andrew Halter (may be late)
- ✓ 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:

- ✓ Commissioner Edward Hutchinson

📖 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.

📖 SOLICITOR:

Swearing in of Commissioner Shirley Anderson

👥 PUBLIC PORTION:

Motion to **Open Meeting to the Public**

MOTION: COMMISSIONER THURAISSINGHAM MOHANAKANTHAN

SECOND: COMMISSIONER JAY LAPP

NO PUBLIC ATTENDING

Motion to **Close**

MOTION: COMMISSIONER ANGELO MARTILINI

SECOND: COMMISSIONER JAY LAPP

📁 AGENDA

💰 FINANCIALS:

AUDITORS:

NINA SORRELLE FROM BOWMAN AND CO. LLP INTRODUCED MICHAEL THILKER, CPA & MANAGER IN CHARGE OF THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO AUDIT.

MICHAEL THILKER, CPA: THE 2016 AUDIT WAS A CLEAN AUDIT. THANK YOU TO KIM, GRACE AND STAFF OF HAGC AND GHA FOR THEIR ASSISTANCE. THE ACCOUNTANTS ARE REQUIRED TO REPORT ANY SIGNIFICANT ESTIMATES AND THE ONLY SIGNIFICANT ESTIMATE IS RELATED TO THE PENSION SYSTEM AND THE GASB68. A MINOR READJUSTMENT WAS MADE TO THE LINCOLN REDEVELOPMENT ACCOUNT BUT NOTHING SIGNIFICANT. THERE WERE NO DISAGREEMENTS WITH MANAGEMENT. THERE IS A GAIN FOR THE YEAR AND THE AMOUNTS ARE CONSISTENT WITH THE PRIOR YEAR.

EXECUTIVE DIRECTOR KIM GOBER REPORTS GHA LOST \$99,000 IN THE ASSET REPOSITIONING FEE. THAT FEE STOPPED IN 2016. WE ARE NOT MAINTAINING THE PROPERTY BUT WITH THE DEVELOPMENT ACTIVITY AND PROFESSIONAL EXPENSES WITH THE RAD CONVERSION THERE WILL BE A FLUCTUATION IN THE ACCOUNT.

FINANCIAL GRACE SEENEY STATES IF YOU LOOK AT THE FINANCES IN JUNE YOU CAN ALREADY SEE A NET LOSS. THAT IS AFTER DEPRECIATION.

A RESOLUTION IS ON THE AGENDA TO APPROVE THE AUDIT.

MINUTES:

Motion to approve the **Minutes**: Tabled until there is a quorum to approve.

MOTION: COMMISSIONER MOHAN

SECOND: COMMISSIONER LAPP

DIRECTOR'S REPORT AND CORRESPONDENCE:

CHAIRMAN FOGARINO WOULD LIKE TO COMMEND THE EXECUTIVE DIRECTOR ON THE GREAT JOB SHE DID HAVING THE TRANSFORMERS REPAIRED AT GHA.

EXECUTIVE DIRECTOR KIM GOBER WOULD LIKE TO EXTEND THAT TO HER STAFF AS WELL. THE ACTUAL REPAIR TOOK LESS TIME THAN SHE HAD ANTICIPATED. ADDITIONAL REPAIRS WERE DONE TO TWO OTHER TRANSFORMERS. BERT LOPEZ, ATLANTIC ELECTRIC, IS INVESTIGATING WHAT THE OPTIONS ARE FOR GHA. GHA WENT AHEAD WITH THE REPAIRS. IF ATLANTIC ELECTRIC ACCEPTS OWNERSHIP, THEY WOULD MAINTAIN THE TRANSFORMERS. IF GHA RETAINS OWNERSHIP, WE ARE NOT SURE IF ATLANTIC ELECTRIC WOULD MAKE REPAIRS IF PAID A FEE. THERE MAY BE SOME OTHER COSTS INVOLVED. WHEN ATLANTIC ELECTRIC GETS BACK TO US, WE WILL SEE WHAT OUR OPTIONS ARE

BUILDING #1 AT GRILLO, THERE WAS A REPORT OF A GAS LEAK. THE GAS PIPES RUN UNDERNEATH THE BUILDINGS. THE PIPES ARE OLD STEEL PIPES AND OVER TIME THEY HAVE BEEN DEVELOPING PIN HOLES. HONORABLE AIR RESPONDED TO A GAS LEAK REPORT AND HE RECOMMENDED REPLACING THE PIPES. HONORABLE AIR IS NOW IN THE PROCESS OF REPLACING THE PIPES. THIS HAS BEEN DEEMED AN EMERGENCY PROCUREMENT AND IS ON THE AGENDA. WE ARE FOCUSING ON BUILDING #1 AT GRILLO RIGHT NOW. MOVING FORWARD WE WILL BE CHECKING THE OTHER BUILDINGS.

RAD: THERE WILL BE TWO RESIDENT MEETINGS ON AUGUST 8 AND 10, 2017 AT 1:30 PM

RAD: STAFF WILL BE SENT TO TRAINING DUE TO CHANGES IN SOFTWARE AND TO EDUCATE THE STAFF. THE MANAGEMENT AGREEMENT WILL BE RESTRUCTURED. COMMISSIONER MARTILINI OFFERED THAT HE DOES NOT THINK THE PUBLIC KNOWS HOW MUCH WORK GOES INTO THE EVERYDAY PROCESS OF THE HOUSING AUTHORITY.

HMFA: HAS NOT POSTED ANY AWARDS YET, ONLY THE APPLICANTS. PENNROSE PLANS TO APPLY FOR A NEW PROGRAM, NATIONAL HOUSING TRUST FUNDS.

DEMOLITION: FOUR BUILDINGS AND ADMINISTRATION OFFICE ARE STILL STANDING. THEY HOPE TO BE DONE BY THE MIDDLE OF AUGUST. DEMO IS PROGRESSING AS PROJECTED.

NEW BUSINESS- RESOLUTIONS:

<p>2017-31</p>	<p>CONSIDER RESOLUTION APPROVING REGULAR MONTHLY EXPENSES Motion: Commissioner Lapp Second: Commissioner Mohan All in Favor</p>
<p>2017-32</p>	<p>CONSIDER RESOLUTION AUTHORIZING PAYMENT FOR EMERGENCY PROCUREMENT OF TRANSFORMER REPLACEMENT AND REPAIR SERVICES AT SUMMIT PARK Motion: Commissioner Martilini Second: Commissioner Anderson</p> <p>All in Favor</p>
<p>2017-33</p>	<p>CONSIDER RESOLUTION APPROVING A NEW ENTITY, THE AFFORDABLE HOUSING CORPORATION OF GLASSBORO</p> <p>Roll Call: Chairman Fogarino Aye Vice Chairman Lapp Aye Commissioner Mohan Aye Commissioner Martilini Aye Commissioner Anderson Aye</p> <p>Motion Carried</p>
<p>2017-34</p>	<p>CONSIDER RESOLUTION AUTHORIZING APPROVING BANK ACCOUNT FOR THE AFFORDABLE HOUSING CORPORATION OF GLASSBORO Motion: Commissioner Lapp Second: Commissioner Mohan All in Favor</p>
<p>2017-35</p>	<p>CONSIDER RESOLUTION AUTHORIZING ACC AMENDMENT CAPITAL FUND PROGRAM NJ39P05150117 Motion: Commissioner Martilini Second: Commissioner Lapp</p>

	All in Favor
2017-36	<p>CONSIDER RESOLUTION ACCEPTING and APPROVING THE AUDIT FY2016.</p> <p>Roll Call: Chairman Fogarino Aye Vice Chairman Lapp Aye Commissioner Mohan Aye Commissioner Martilini Aye Commissioner Anderson Aye</p> <p>Motion Carried</p>
2017-37	<p>CONSIDER AUTHORIZING THE APPLICATION FOR HOME SUPPORT PROGRAM ADVERTISED BY GLOUCESTER COUNTY, DIVISION OF SENIOR SERVICES</p> <p>Motion: Commissioner Martilini Second: Commissioner Mohan</p> <p>All in Favor</p>
2017-38	<p>CONSIDER RESOLUTION AUTHORIZING THE PURCHASE OF ADDITIONAL SECURITY CAMERAS</p> <p>Motion: Commissioner Martilini Second: Commissioner Lapp</p> <p>All in Favor</p>
2017-39	<p>CONSIDER RESOLUTION APPROVING AUGUST MONTHLY EXPENSES</p> <p>Motion: Commissioner Martilini Second: Commissioner Mohan</p> <p>All in Favor</p>
2017-40	<p>CONSIDER RESOLUTION AUTHORIZING PAYMENT FOR EMERGENCY PROCUREMENT OF GAS LINE REPLACEMENT AND INSPECTION SERVICES AT SUMMIT PARK</p> <p>Motion: Commissioner Martilini Second: Commissioner Anderson</p>
2017-41	<p>CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION TABLED</p>

COMMISSIONER CONCERNS:

- COMMISSIONER JAY LAPP IS CONCERNED ABOUT RESIDENTS LOSING FOOD DURING THE POWER OUTAGE. CAN THEY BE REIMBURSED? CHAIRMAN FOGARINO SUGGESTS A \$25.00 STIPEND FOR ANY RESIDENT WHO FILLS OUT A FORM WITH A LIST OF FOOD SPOILED DURING POWER OUTAGE. KIM OFFERS WE WILL GET FORM READY.

COMMISSIONER ANDREW HALTER ARRIVES AT 6:30 PM

MOTION TO APPROVE REIMBURSEMENT FOR RESIDENTS WHO EXPERIENCE FOOD SPOILAGE DURING POWER OUTAGE.

MOTION: COMMISSIONER MOHAN

SECOND: COMMISSIONER ANDERSON

ALL AYES

RESIDENT VICE CHAIRMAN JAY LAPP ABSTAINS DUE TO A FINANCIAL INTEREST

- COMMISSIONER LAPP REQUESTS LANDSCAPER LEAVING SIGN ON THE GRASS AFTER AN APPLICATION OF FERTILIZER. WE WILL NOTIFY THE LANDSCAPER.
- COMMISSIONER LAPP WOULD LIKE GHA TO CONTACT WILDLIFE AND GAME TO BE CONTACTED ABOUT A SKUNK UNDER HIS RESIDENCE.
- DOG ALLOWED TO ROAM FREE ON THE APARTMENT GROUNDS. MADELINE WILL CONTACT ZONING OFFICER RAY DECLAUDIO.

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: August 1, 2017