



**SALVATORE FOGARINO • Chairman**  
**JAY LAPP • Vice Chairman**  
**EDWARD HUTCHINSON • Commissioner**  
**SHIRLEY ANDERSON • Commissioner**

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

### MINUTES: SEPTEMBER 18, 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, SEPTEMBER 18, 2017 At 6:00 p.m. Chairman Sal Fogarino 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 Thuraisingham Mohanakanthan
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Angelo Martilini
- ✓ Commissioner Shirley Anderson
- ✓ Commissioner Edward Hutchinson

Also in attendance were:

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

Absent:

#### 📖 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 THURAISSINGHAM MOHANAKANTHAN**

**SECOND: COMMISSIONER EDWARD HUTCHINSON**

**NO PUBLIC ATTENDING**

Motion to **Close**

**MOTION: COMMISSIONER ANGELO MARTILINI**

**SECOND: COMMISSIONER EDWARD HUTCHINSON**

## **AGENDA**

## **FINANCIALS:**

Grace Seeney: Financial Statement does not include renewal of the Home Services Grant and the professional fees are increased because of Demolition, RAD and development activity.

Motion to **Accept Financials**

**MOTION: COMMISSIONER EDWARD HUTCHINSON**

**SECOND: COMMISSIONER ANGELO MARTILINI**

## **MINUTES:**

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

**MOTION: COMMISSIONER THURAISSINGHAM MOHANAKANTHAN**

**SECOND: COMMISSIONER JAY LAPP**

## **DIRECTOR'S REPORT AND CORRESPONDENCE:**

THE APPLICATION FOR TAX CREDITS SUBMITTED BY PENNROSE DID NOT GET FUNDED. THE DEMOLITION HAS NOT BEEN COMPLETED BY SEPTEMBER 1<sup>ST</sup> BUT GHA WAS ABLE TO GET AN EXTENSION AND ALL IS OKAY WITH HUD. THE CONTRACTOR IS GOING TO START SEEDING THE SITE SOON.

THE SITE IS ABOUT 10 ACRES:

1. SHOULD GHA MOW THE ENTIRE SITE
2. SHOULD GHA LEAVE THE MIDDLE TO GROW AND MOW 15 FT AROUND IT.

THE SILT FENCE AROUND THE SITE WILL REMAIN. THE CHAINLINK FENCE IS AN EYESORE AND COSTLY TO KEEP.

**CHAIRMAN FOGARINO:** HOW DO WE MAKE THIS SITE SAFE BUT NOT AN EYESORE?

**ED KIM GOBER:** WE NEED TO CONSIDER A FEW THINGS AND HOPEFULLY, BY NEXT MONTH, WE WILL HAVE MORE INFORMATION ON THE SITE AND IT'S SURROUNDING AREA.

**ANNA MILLER:** HOW ABOUT COMMUNITY SERVICE? WOULD THAT BE AN OPTION FOR THE UPKEEP OF THE AREA? SHE WILL CALL RUSSELL CLARK TO INQUIRE ABOUT THAT. WE WILL GET INPUT FROM THE BOROUGH AND PUBLIC WORKS AS WELL.

**KIM GOBER:** TRANSFORMERS- SHE SPOKE TO BURT LOPEZ WHO OFFERED THAT HE HAD NO ANSWERS ON ATLANTIC CITY ELECTRIC TAKING OWNERSHIP BUT IS WORKING ON IT.

AT THE RAD MEETINGS AUGUST 8<sup>TH</sup> AND 10<sup>TH</sup> THERE WAS GOOD REPRESENTATION OF RESIDENTS. THEY HAVE BEEN GIVEN NOTICE OF LEASE TERMINATION EFFECTIVE DATE OF 11/1/2017. HQS INSPECTIONS MUST BE PERFORMED. HUD ALLOWED INSPECTIONS IN-HOUSE.

FYI: RAD OR DEVELOPMENT ARE BILLABLE ITEMS.

### **NEW BUSINESS- RESOLUTIONS:**

<b>2017-42</b>	CONSIDER RESOLUTION APPROVING REGULAR MONTHLY EXPENSES MOTION: ED HUTCHINSON SECOND: ANGELO MARTILINI APPROVED: ALL
<b>2017-43</b>	CONSIDER RESOLUTIONS AWARDDING CONTRACT WITH BDO PHA FINANCE MOTION: ANDREW HALTER SECOND: ANGELO MARTILINI APPROVED: ALL
<b>2017-44</b>	CONSIDER RESOLUTION AUTHORIZING AND APPROVING RENEWAL OF NJ PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND MOTION: ANGELO MARTILINI SECOND: EDWARD HUTCHINSON APPROVED: ALL
<b>2017-45</b>	CONSIDER RESOLUTION ACCEPTING AND APPROVING THE GRANT FOR HOME SUPPORT PROGRAM BY GC DIV OF SNR SRVCS MOTION: JAY LAPP SECOND: EDWARD HUTCHINSON APPROVED: ALL
<b>2017-46</b>	CONSIDER RESOLUTION AUTHORIZING CONTRACT FOR RAD CONVERSION WITH TENMAST SOFTWARE MOTION: JAY LAPP SECOND: EDWARD HUTCHINSON APPROVED: ALL
<b>2017-47</b>	CONSIDER RESOLUTION AUTHORIZING REVISION #2 FY 2015 PROJECT NJ39905501-15 CAPITAL FUND BUDGET

	MOTION: THURASINGHAM MOHANAKANTHAN SECOND: ANGELO MARTILINI APPROVED: ALL
2017-48	CONSIDER RESOLUTION ACKNOWLEDGING EXECUTION OF A CONTRACT FOR EXTERMINATING SERVICES WITH E&G EXTERMINATORS, INC. MOTION: ANGELO MARTILINI SECOND: EDWARD HUTCHINSON APPROVED: ALL
2017-49	CONSIDER RESOLUTION APPROVING & AUTHORIZING GHA TO ENTER INTO PROPERTY LEASING & MANAGEMENT AGREEMENT WITH THE AFFORDABLE HOUSING CORP OF GLASSBORO (AHCG) MOTION: JAY LAPP SECOND: ANGELO MARTILINI APPROVED: ALL
2017-50	CONSIDER RESOLUTION APPROVING AND AUTHORIZING CHANGE ORDER#2 REGARDING CONTRACT FOR BALCONY REPAIRS AT WHITNEY GARDENS MOTION: ANGELO MARTILINI SECOND: THURASINGHAM MOHANAKANTHAN APPROVED: ALL
2017-51	CONSIDER RESOLUTION FOR EXECUTIVE SESSION (PENNROSE NEGOTIATIONS ) MOTION: ANGELO MARTILINI SECOND: JAY LAPP APPROVED: ALL

**EXECUTIVE SESSION:**  
**CONTRACT NEGOTIATIONS WITH PENNROSE AND NJHMFA TAX CREDITS**

**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,



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Kimberly Gober, Executive Director

DATED: October 4, 2017