



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: NOVEMBER 20, 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, NOVEMBER 20, 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 Andrew Halter
- ✓ Commissioner Shirley Anderson (running late)
- ✓ Commissioner Thuraisingham Mohanakanthan
- ✓ Commissioner Angelo Martilini

Also in attendance were:

- ✓ Executive Director Kim Gober
- ✓ Mark Asselta, Esq. Solicitor
- ✓ Grace Seeney, Finance Director
- ✓ Madeline Vazquez, GHA Manager
- ✓ Stella Barnes, Administrative Assistant
- ✓ Nelly Rojas, Administrative Aide
- ✓ 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.

🏠 PUBLIC PORTION:

Motion to **Open Meeting to the Public**
MOTION: COMMISSIONER ANDREW HALTER
SECOND: COMMISSIONER JAY LAPP

NO PUBLIC ATTENDING

Motion to **Close**
MOTION: COMMISSIONER ANGELO MARTILINI
SECOND: COMMISSIONER JAY LAPP

📁 AGENDA

📄 MINUTES:

Motion to approve the **Minutes:**
MOTION: COMMISSIONER JAY LAPP
SECOND: COMMISSIONER THURAISSINGHAM MOHANAKANTHAN

💰 FINANCIALS:

Finance Director Grace Seeney:

GHA is in a positive position for depreciation. There have been some bigger items to contend with this year; namely the transformer repair and gas leak repair.

Commissioners are requested not to leave the meeting until the new forms to sign checks are signed with original signatures.

Motion to Accept Financials
MOTION: COMMISSIONER ANGELO MARTILINI
SECOND: COMMISSIONER JAY LAPP

📁 DIRECTOR'S REPORT AND CORRESPONDENCE:

- ✓ Commissioner Martilini inquired about the Transformer issue and has it been resolved? Executive Director Gober responded it has not. She has been in contact with Bert Lopez

(Customer relations representative of Atlantic City Electric) two or three times but he has not returned her calls and so it does not look positive. If it is the pleasure of the Commissioners, she will try to reach out to him again. The commissioners are welcome to participate in a phone call as well. GHA did what we could to make things safe. Commissioner Martilini would like us to mention that we do not want Atlantic City Electric trucks parking on the grass on Ellis Road. It was resolved in the past but has commenced again.

- ✓ It was a big day for GHA on Friday, November 17, 2017. Executive Director Kim Gober and Professional Consultant Rick Ginnetti went to Surety Title in Woodbury and signed on the dotted line for GHA's RAD Conversion. Mike Watson, Rick Ginnetti and Mark Asselta worked on the RAD conversion which in turn meant extra fees accrued. The Board of the Affordable Housing of Glassboro (same board members as the Borough of Glassboro Housing Authority) should meet after the GHA Board Meeting in December. The RAD is effective December 1st 2017. The Affordable Housing of Glassboro, Inc. (AHG) will start issuing the Housing Assistance Payments for the Rental Assistance to the GHA and then the AHG Inc will receive the rents from the residents. ED Gober met with other Housing Authorities representatives at the NJ NAHRO Conference who have converted to RAD and she questioned them if they thought it was worth it. Their reply was that it's too early to tell. GHA's rent structure looks like it will be lucrative enough where it will definitely be worth it for GHA.
- ✓ The extension to the Management Agreement is on the Agenda as written. The Agreement needs to be reworked. What is being paid is not covering the salaries of the County employees who are working for GHA and the RAD Transition. We will be working with the attorneys to bring an agreement to both bodies. Kim would like to bring something to the attorneys and have each Housing Authority bless it because she works for both entities. Each attorney will look at it from the interest of the respective Authority. Commissioner Martilini questioned if Rick Ginetti worked for GHA? Kim's answer was affirmative. He did a small job for HAGC but he is the Professional Consultant for GHA. Mark Asselta and Mike Watson are the Attorneys for GHA. Mark's specialty is land use and Mike specializes in governmental work. Mike reviews the Agenda and is kept apprised of every day working of the Housing Authority. If Kim has a question about the developers, she will call Mark. Mark Asselta stated they do not overlap. Each works on their own specialty. Commissioner Martilini stated that was good to hear.
- ✓ Commissioner Jay Lapp stated his concern about the tree blocking residents view has been brought to light from a few more residents. ED Gober showed a picture of the tree, which she reported was a healthy large tree. ED Gober handed out the map of the security cameras as well. Police reports are not reflecting that the tree is a problem or the dumpsters. The dumpster area is a dark area. Commissioner Anderson questioned if they just need to be trimmed? Should there be another light there? Commissioner Martilini suggests the tree be cut down. ED Gober questioned "where does that end, the site is full of mature trees". A request went out to Commissioner Halter to find out if the Borough could use the tree. Chairman Fogarino states he hates to cut the tree down, it's a beautiful tree. Maybe someone could use it for Christmas. As far as the dumpsters, see if they can be trimmed to 5 feet. We can wait until the Landscaping contract starts and ask the Landscaper what he thinks.

Andrew reports that the NEXXUS would like to take the tree for a community celebration in Glassboro. Kim would like to find out the liability for the people who are cutting the tree. Mark Asselta needs to know who is taking it. We need to cover our interests We would need a letter explaining the particulars.

- ✓ The fence at Ellis was hit and damaged. Jack is going to fix it.

MOTION: COMMISSIONER ANGELA MARTILINI
SECOND: VICE CHAIRMAN JAY LAPP

ALL IN FAVOR

NEW BUSINESS- RESOLUTIONS:

<p>2017-61</p>	<p>CONSIDER RESOLUTION APPROVING MONTHLY EXPENSES</p> <p>MOTION: Commissioner Martilini SECOND: Commissioner Lapp ALL IN FAVOR</p>
<p>2017-62</p>	<p>CONSIDER RESOLUTION APPROVING & AUTHORIZING GHA TO EXTEND MANAGEMENT AGREEMENT WITH HAGC UNTIL 12/31/2017</p> <p>MOTION: Commissioner Halter SECOND: Commissioner Lapp ALL IN FAVOR</p>
<p>2017-63</p>	<p>CONSIDER RESOLUTION AWARDING CONTRACT FOR PROFESSIONAL CONSULTANT SERVICES BROOKE GROUP</p> <p>MOTION: Commissioner Martilini SECOND: Commissoener MOHANAKANTHAN ALL IN FAVOR</p>
<p>2017-64</p>	<p>CONSIDER RESOLUTION AWARDING CONTRACT FOR A & E JOSEPH MCKERNAN AND ASSOC.</p> <p>MOTION: Commissioner Lapp SECOND: Commissioner Martilini ALL IN FAVOR</p>
<p>2017-65</p>	<p>CONSIDER RESOLUTION AWARDING A CONTRACT FOR A TIMELY APPRAISAL OF 9 LOTS. ROBERT SAPIO APPRAISERS</p> <p>MOTION: Commissioner Martilini SECOND: Commissioner MOHANAKANTHAN ALL IN FAVOR</p>

2017-65	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION MOTION: Commissioner Martilini SECOND: Commissioner MOHANAKANTHAN ALL IN FAVOR

EXECUTIVE SESSION:

CONTRACT NEGOTIATIONS WITH PENNROSE AND CONVERSATION ED GOBER AND RICK GINETTI HAD WITH PENNROSE.

MOTION: COMMISSIONER MARTILINI
SECOND: COMMISSIONER THURASINGHAM

ADJOURNMENT

Motion to **Adjourn**

MOTION: COMMISSIONER Martilini
SECOND: COMMISSIONER Halter

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



Kimberly Gober, Executive Director

DATED: December 4, 2017