



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

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

MINUTES: DECEMBER 17, 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, DECEMBER 17, 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 Edward Hutchinson
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Shirley Anderson
- ✓ 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

Absent:

- ✓ Commissioner Thuraissingham Mononakanthan

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 ANGELO MARTILINI
SECOND: COMMISSIONER EDWARD HUTCHINSON

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 ANDREW HALTER
ABSTAIN: COMMISSIONER ANGELO MARTILINI

FINANCIALS:

Financial Director Grace Seeney

Nothing is being presented for Financials since RAD is now in place.
We are using the services of BDO Finance.

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

DIRECTOR'S REPORT AND CORRESPONDENCE:

- ✓ EXECUTIVE DIRECTOR KIM GOBER REPORTS THE RAD CONVERSION WAS SETTLED AND PAPERWORK RECORDED TIMELY AT THE END OF NOVEMBER BY GLOUCESTER COUNTY. THE REMAINDER OF 2017 WILL BE OPERATING FROM THE PUBLIC HOUSING OPERATING SUBSIDY. THE HAP CHECKS WILL BE PAID TO THE AHC FROM THAT POT OF MONEY. STARTING IN JANUARY, THE GHA WILL GET ADDITIONAL HCV ASSISTANCE FOR THE OWNED AND MANAGED UNITS. IN JANUARY THE AHC WILL HAVE ITS FIRST MEETING.

- ✓ THE PRIVATE ACTIVITY BONDS WERE PRESERVED, SO THE 4% TAX CREDITS WILL STILL EXIST. THE FACT THAT THEY WERE PRESERVED IS A GOOD THING.
- ✓ COMMISSIONER MARTILINI MENTIONED AN INTERVIEW THAT SENATOR SWEENEY HAD WHERE THE SENATOR STATED HE CANNOT SAY WHAT HE IS GOING TO DO WHEN HE DOES NOT KNOW WHAT THE GOVERNMENT IS DOING.
- ✓ IT IS VERY DIFFICULT TO RUN OUR PROGRAMS WHEN WE DO NOT KNOW WHAT OUR BUDGET IS. THE RAD DOES STABILIZE THIS A LITTLE BIT BECAUSE THEY ESTABLISH THE CONTRACT RENTS. THEY ARE ADJUSTED EACH YEAR AND PUBLISHED EACH YEAR BY HUD. IF CONGRESS DECIDES NOT TO FUND THE VOUCHER PROGRAM, WE DON'T KNOW WHAT WILL HAPPEN.
RICK GINNETTI OFFERED THAT THE RAD NOTICE STATES THE INITIAL APPROVED RENTS CANNOT BE LOWERED.
- ✓ A RESIDENT WHO HAS BEEN A PROBLEM FOR A FEW YEARS HAS BEEN REMOVED FROM THE PREMISES. THE BEHAVIOR AND VISITOR PROBLEMS LEAD TO EVICTION. THE RESIDENT WAS BREEDING CATS THERE AS WELL. THE PROCEDURE FOR EVICTION IS DONE ACCORDING TO THE LAW.
- ✓ COMMISSIONER MARTILINI MENTIONED THE MATTER OF THE TREE AND LIGHTING. THE ED KIM GOBER NOTED THAT SPECS FOR LANDSCAPING ARE COMING UP IN THE SPRING. WE LOOKED INTO THE LIGHTING THERE A FEW YEARS AGO AND BECAUSE OF THE OLD WIRING, IT WAS VERY EXPENSIVE. NOW THAT WE CONVERTED TO RAD, WE NEED TO START REQUESTING WHAT THE BOARD'S RECOMMENDATIONS ARE AS TO WHAT TO FIX FIRST. WE WOULD LIKE TO REHAB THE UNITS AS THEY ARE EMPTY. THE UNITS NEED NEW DOORS, WINDOWS, ETC. WE WOULD CONFER WITH THE ARCHITECT AND REPORT TO THE BOARD.
- ✓ RICK GINNETTI REPORTS WITH THE LATEST CALL FROM PENNROSE, JACOB STATED THAT THEY HAD A MEETING WITH A REALTOR AND THE REALTOR THINKS HE HAS SOME PROSPECTS FOR THE SITE. RICK INFORMED PENNROSE THAT GHA NEEDS SOME IDEA OF WHAT THE PROPERTY WOULD BE MARKETED AS SO GHA KNOWS WHAT WOULD BE PRESENTED TO HUD. ED KIM GOBER TOLD PENNROSE TO CONTINUE WITH THEIR DUE DILIGENCE AND THEN THEIR IDEAS WILL BE PRESENTED TO THE BOARD. CHAIRMAN FORGARINO QUESTIONED HOW WOULD IT WORK GETTING HUD TO APPROVE ANY IDEAS OR PRESENTATIONS THAT THE BOARD DEEMS REASONABLE? RICK STATES THAT WE WOULD HAVE TO GET AN INDEPENDENT MARKET ANALYSIS SHOWING THAT AN ALTERNATIVE PROJECT WOULD HELP TOWARDS THE RENTAL OF AFFORDABLE UNITS. THE PROPERTY IS VALUABLE. WE WOULD HAVE TO GET PROPOSALS AND BOARD WOULD VOTE AND THAT WOULD GO TO HUD. THE FINAL APPROVAL WOULD HAVE TO HAVE SURVEYS, ETC.
COMMISSIONER SHIRLEY ANDERSON: WOULD ANY OTHER DEVELOPERS REQUIRE TAX CREDITS? RICK STATES YES IT WILL.

MOTION: COMMISSIONER ANGELO MARTILINI
SECOND: COMMISSIONER SHIRLEY ANDERSON

ALL IN FAVOR

NEW BUSINESS- RESOLUTIONS:

2017-67	RESOLUTION APPROVING MONTHLY EXPENSES MOTION: ANGELO MARTILINI SECOND: EDWARD HUTCHINSON ALL AYE
2017-68	RESOLUTION AUTHORIZING FINAL CLOSEOUT PERFORMANCE AND EVALUATION REPORT FY 2016 AND FY 2017 MOTION: EDWARD HUTCHINSON SECOND: ANGELO MARTILINI ALL AYE
2017-69	RESOLUTION ADOPTING THE BUDGET FOR 2018 ROLL CALL ALL AYE
2017-70	RESOLUTION APPROVING SUBMISSION OF HUD FORM 52574 APPROVING THE OPERATION BUDGET MOTION: EDWARD HUTCHINSON SECOND: ANGELO MARTILINI ALL AYE
2017-71	RESOLUTION APPROVING GOVERNING BODY CERTIFICATION OF ANNUAL AUDIT MOTION: EDWARD HUTCHINSON SECOND: ANGELO MARTILINI ALL AYE
2017-72	RESOLUTION APPOINTING A JIF FUND COMMISSIONER TO REPRESENT GHA FOR THE JIF INSURANCE FUND (PACO COMMISSIONER) MOTION: EDWARD HUTCHINSON SECOND: SHIRLEY ANDERSON ALL AYE
2017-73	RESOLUTION APPROVING AND AUTHORIZING GHA AND HAGC MANAGEMENT SERVICES AGREEMENT MOTION: EDWARD HUTCHINSON SECOND: ANDREW HALTER ALL AYE
2017-74	RESOLUTION AUTHORIZING EXECUTIVE SESSION MOTION: ANGELO MARTILINI SECOND: SHIRLEY ANDERSON ALL AYE

EXECUTIVE SESSION:

CONTRACT NEGOTIATIONS WITH CORRALUZO TRUCKING

**MOTION: COMMISSIONER MARTILINI
SECOND: COMMISSIONER HUTCHINSON**

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: January 9, 2018