



SALVATORE FOGARINO • Chairman
JAY LAPP • Vice Chairman
EDWARD HUTCHINSON • Commissioner
KIMBERLY GOBER • Secretary/Executive Director

THURASINGHAM MOHANAKANTHAN • Commissioner
ANDREW HALTER • Commissioner
SHIRLEY ANDERSON • Commissioner

ANNUAL MEETING **MINUTES: JANUARY 16, 2018**

"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, JANUARY 16, 2018 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 Thuraisingham Mononakanthan

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 Angelo Martilini (Resigned)

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.

📖 ELECTIONS OF NEW OFFICERS:

Chairman Fogarino stated when he became Chairman his intention was to have each member on the board be appointed Chairman at one time or another. Since signing the agreement with Pennrose, the board felt it better to keep Chairman Fogarino on. He now believes it's time for him to step down and appoint a new Chairman. He personally feels that the Board should vote for a new Chairman based on longevity.

RESULTS OF VOTING:

CHAIRPERSON: CHAIRMAN JAY LAPP

VICE CHAIRPERSON: VICE CHAIRMAN THURASINGHAM MONONAKANTHAN

🏛️ PUBLIC PORTION:

Motion to **Open Meeting to the Public**

MOTION: COMMISSIONER EDWARD HUTCHINSON

SECOND: COMMISSIONER SALVATORE FOGARINO

NO PUBLIC ATTENDING

Motion to **Close**

MOTION: COMMISSIONER EDWARD HUTCHINSON

SECOND: COMMISSIONER SALVATORE FOGARINO

📁 AGENDA

📄 MINUTES:

Motion to approve the **Minutes:**

MOTION: COMMISSIONER SALVATORE FOGARINO

SECOND: COMMISSIONER ANDREW HALTER

💰 FINANCIALS:

Financial Director Grace Seeney: NO FINANCIALS TO REVIEW DUE TO END OF YEAR

Executive Director Kim Gober: As far as funding is concerned, there is a continuing resolution until Friday., January 19, 2018. HUD has been sending GHA's HAP money for the voucher program as well as GHA's RAD money.







DIRECTOR'S REPORT AND CORRESPONDENCE:

- ED KIM GOBER RECEIVED AN EMAIL AND PHONE CALL FROM PENNROSE (JACOB) THIS MORNING (JANUARY 16TH). THERE WAS AN ARTICLE PUBLISHED IN THE COURIER POST ERRONEOUSLY REPORTING THAT CORRALUZZO WAS GETTING LAND FROM GHA WHICH HAPPENED TO BE THE OLD ELLIS MANOR PROJECT. NO ONE FROM THE HA OR THE BOROUGH WERE CONTACTED BY THE NEWSPAPER. JACOB ASSUMED IT WAS AN ERROR. HE WOULD LIKE TO SET UP A MEETING WITH RICK AND KIM TO SHOW THEM AND GHA A PRO FORMA. THIS IS IN LIGHT OF THE DIRECTION GIVEN TO PENNROSE, THAT THEY NEED TO SHOW US NUMBERS AND TO DO DUE DILIGENCE. PENNROSE AND THE GHA NEED TO GET AN APPLICATION IN TO THE HMFA IF THERE IS A TAX ROUND IN 2018. MS. GOBER STATED THAT THE TAX LAW MAKES THE TAX CREDITS VALUE LESS THAN THE DOLLAR AND SINCE THERE IS NO DEAL LOCKED IN RIGHT NOW , THAT MEANS ANOTHER GAP IN FUNDING.
COMMISSIONER FOGARINO QUESTIONED "DOES THE PROCESS TO START AN IFB FOR A DEVELOPER SHOULD BEGIN NOW?" SOLICITOR MARK ASSETTA AGREES GHA SHOULD START THE PROCESS OF WORKING ON A NEW IFB IN THE EVENT THERE IS NO FUNDING THIS YEAR.
- THE HAGC (THE HOUSING AUTHORITY OF GLOUCESTER COUNTY) HAS 19 PROJECT BASED VOUCHERS AT CAMP SALUTE. CAMP SALUTE IS A FAMILY SITE WITH A PREFERENCE FOR VETERANS CURRENTLY BEING BUILT BEHIND CLAYTON MEWS. CONIFER AND PEOPLE FOR PEOPLE HAVE AN INTEREST LIST OF A FEW HUNDRED PEOPLE. THE HAGC ALSO HAS VASH VOUCHERS FOR THE VETERANS REFERRED FROM THE VA. IT TOOK CAMP SALUTE 10 YEARS TO GET FUNDING FOR THE PROJECT. COMMISSIONER FOGARINO OFFERED THAT CONIFER HAS A REPUTATION OF BEING A TERRIFIC COMPANY TO WORK WITH. KIM GOBER SAID THE GOAL FOR THE OCCUPANCY FOR CAMP SALUTE IS JUNE, 2018.
- TIM HENKLES SON HAS SADLY PASSED AWAY. THERE IS INFORMATION IN YOUR PACKET. THE BOARD WILL SEND A CARD OF CONDOLENCES. KIM EXTENDS HER APOLOGIES FOR NOT LETTING THE BOARD KNOW SOONER. THE EMAIL WAS IN HER SPAM FOLDER AND SHE WAS DEALING WITH THE OPERATION OF HER OWN SON.

MOTION: COMMISSIONER ED HUTCHINSON
SECOND: COMMISSIONER MOHAN

ALL IN FAVOR

NEW BUSINESS- RESOLUTIONS:

<u>2018-01</u>	RESOLUTION APPROVING REGULAR MONTHLY EXPENSES MOTION: Commissioner Fogarino SECOND: Commissioner Hutchinson ALL IN FAVOR
<u>2018-02</u>	RESOLUTION ADOPTING THE BUDGET FOR 2018  CHAIRMAN LAPP  COMMISSIONER FOGARINO  COMMISSIONER MOHAN  COMMISSIONER HALTER  COMMISSIONER ANDERSON  COMMISSIONER HUTCHINSON ALL IN FAVOR
<u>2018-03</u>	RESOLUTION APPROVING THE OPERATING BUDGET FY 2018 MOTION: Commissioner Hutchinson SECOND: Commissioner Mohanakanthan ALL IN FAVOR
<u>2018-04</u>	RESOLUTION AUTHORIZING AN AMENDMENT TO THE PROPERTY LEASING AND MANAGEMENT AGREEMENT WITH THE AHCG MOTION: Commissioner Hutchinson SECOND: Commissioner Mohanakathan ALL IN FAVOR
<u>2018-05</u>	RESOLUTION AUTHORIZING THE FUND COMMISSIONER FOR THE JIF INSURANCE FUND MOTION: Commissioner Hutchinson SECOND: Commissioner Mohanakanthan ALL IN FAVOR
<u>2018-06</u>	RESOLUTION AUTHORIZING THE PAYMENT FOR THE NJPHA JOINT INSURANCE FUND (JIF) FY 2018 MOTION: Commissioner Hutchinson SECOND: Commissioner Mohanakanthan ALL IN FAVOR
<u>2018-07</u>	RESOLUTION APPROVING THE SCHEDULE OF MEETINGS FOR GHA MOTION: Commissioner Hutchinson SECOND: Commissioner Halter ALL IN FAVOR
<u>2018-08</u>	RESOLUTION APPROVING DESIGNATIONS FOR NEWSPAPERS AND OPEN PUBLICMEETINGS THE SOUTH JERSEY TIMES MOTION: Commissioner Mohanakanthan

	<p>SECOND: Commissioner Hutchinson ALL IN FAVOR</p>
<u>2018-09</u>	<p>RESOLUTION NAMING THE OFFICIAL DEPOSITORY FULTON BANK MOTION: Commissioner Hutchinson SECOND: Commissioner Mohanakanthan ALL IN FAVOR</p>
<u>2018-10</u>	<p>RESOLUTION AUTHORIZING CONTRACTS WITH STATE CONTRACT VENDORS MOTION: Commissioner Hutchinson SECOND: Commissioner Mohanakanthan ALL IN FAVOR</p>
<u>2018-11</u>	<p>RESOLUTION AUTHORIZING CONTRACTS WITH NATIONAL CONTRACT VENDORS (TO ALLOW THE HA TO PURCHASE FROM THE CONTRACT VENDORS LIST) MOTION: Commissioner Hutchinson SECOND: Commissioner Mohanakanthan ALL IN FAVOR</p>
<u>2018-12</u>	<p>RESOLUTION AUTHORIZING THE HAGC TO COMPILE, PREPARE, AND SUBMIT INFORMATION IN ACCORDANCE WITH SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) FY 2017 MOTION: Commissioner Anderson SECOND: Commissioner Halter ALL IN FAVOR</p>
<u>2018-13</u>	<p>RESOLUTION AUTHORIZING EXECUTIVE SESSION MOTION: Commissioner Halter SECOND: Commissioner Anderson ALL IN FAVOR</p> <ul style="list-style-type: none"> ■ POTENTIAL LITIGATION (2) ■ CONTRACT WITH CORALUZZO

COMMISSIONER DISCUSSION:

COMMISSIONER FOGARINO FEELS THAT THE GHA SHOULD NOT CHARGE THE COUNTY FOR USE OF THE MAINTENANCE SHOP ON HIGGENS DRIVE. HIS PERSONAL SUGGESTION IS TO DONATE A SECTION OF THE BUILDING FOR AMBULANCE/FIRE BAYS WITHOUT THE COUNTY PAYING RENT. THE RESIDENTS WOULD BENEFIT FROM THESE SERVICES BY BEING SO CLOSE. A PORTION OF THE BUILDING WILL BE STILL USED AS A MAINTENANCE BUILDING.

KIM GOBER NOTES CLEANING OUT THE BUILDING WILL FALL ON THE HOUSING AUTHORITY. THE SHOP IS HUGE AND LARGER THAN THE HA NEEDS. PAUL AND KIM MET WITH COMMISSIONER HALTER AND HIS CHIEF TO LOOK AT THE SHOP. THERE IS AN EXORBITANT AMOUNT OF UNWANTED ITEMS THERE. THE PLAN WOULD BE TO GET RID OF ALL THE UNWANTED ITEMS ON THE TOP FLOOR AND

USE THE TOP FLOOR TO STORE THE VITAL PAPERWORK FROM THE GHA . THERE IS A WAY TO MAKE IT WORK THROUGH AN INTERLOCAL SERVICES AGREEMENT WITH THE COUNTY. COUNCIL WOULD BE CALLED UPON TO WRITE UP A LEASE/AGREEMENT. THIS IS THE FACILITY ON THE PROPERTY WE ARE WORKING ON WITH PENNROSE. KIM WILL SEND MARK A REFERENCE THAT STATES WE ARE NOT OBLIGATED TO PENNROSE ON THIS PROPERTY. PARKING COULD POSSIBLY BE CUT OUT NEXT TO THE BUILDING WHEN NEEDED. THE GHA WOULD HAVE TO BE REIMBURSED FOR ITS EXPENSES. ANDREW FEELS IT WOULD BE LESS EXPENSIVE FOR THE COUNTY TO RENOVATE THIS BUILDING THAN TO BUILD A NEW BUILDING.

EXECUTIVE SESSION:

THE EXECUTIVE SESSION WILL CONTAIN THE FOLLOWING SUBJECTS:

- ❖ **CONTRACT NEGOTIATIONS WITH CORRALUZO TRUCKING**
- ❖ **TWO (2) POTENTIAL LITIGATIONS**

MOTION: COMMISSIONER HALTER
SECOND: COMMISSIONER ANDERSON

ADJOURNMENT

Motion to **Adjourn**

MOTION: COMMISSIONER HUTCHINSON
SECOND: COMMISSIONER HALTER

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



Kimberly Gober, Executive Director

DATED: January 29, 2018