

MINUTES

REGULAR MEETING

APRIL 16, 2014

The Regular Meeting of the Gloucester Township Housing Authority was held on April 16, 2014 at the Community Center located at Gloucester Township Senior Campus I, Gloucester Township, New Jersey.

Opening statements were made by Executive Director Riccio.

The meeting was called to order by Executive Director Riccio at 6:02 p.m. A roll call for attendance was taken:

COMMISSIONER FONTANEZ	EXCUSED
BOARD CHAIR MATTHEWS	PRESENT
COMMISSIONER MUSSER	PRESENT
COMMISSIONER ORNER	PRESENT
VICE CHAIR PICCOLO	EXCUSED
COMMISSIONER WASHINGTON	PRESENT

Also in attendance were: Debbie Calabrese- Operations Manager, Amy Shotmeyer-Attorney and Lou Riccio-Executive Director.

PLEDGE OF ALLEGIANCE

RESOLUTION 14-16-4-1 PAYMENT OF INVOICES

Commissioner Orner made a motion to accept the bill list. Commissioner Washington seconded the motion. The Resolution was approved in a unanimous roll call vote.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Riccio discussed the Rental Assistance Program and how it will benefit the Housing Authority and Senior Campus 1. He stated we are working on proposals to the Township for the work to be done. Explained about the proposals for the CDBG program which include getting the kitchen done, getting the solar panels fixed, the cameras, installing the fence and camera around the solar panels. We are just waiting for a sign off from the Township. Discussed how both the Housing Authority and the LP are financially stressed. Also discussed why we can't do a rent increase without the investors and HMFA's approval. There have been previous increases approved but former management chose not to implement them.

There was discussion with regard to the cleaning of the building and how the part time porter is doing the best he can. Board Chair Matthews discussed how two residents are helping out by cleaning the first floor bathrooms.

There was discussion regarding the vacancies and the time it takes to certify the applicants.

There was discussion with regard to Senior Campus 2 and our involvement in which it is understood that we are going to manage it. Executive Director Riccio explained the Tax Credit Program, Tax Abatement and the Developers fee. It was asked to the Council Liaison if he could see if somehow the Housing Authority could get part of the developers fee with a response of an email can be sent to the Mayor and Council and he will then address it. He is not suggesting it will happen but he will address it.

ATTORNEY'S REPORT

Amy Shotmeyer stated she has nothing for the Public Session update on pending litigation.

OLD BUSINESS

None

NEW BUSINESS

None

COMMITTEE REPORTS

None. There was discussion on having some committee changes, possibly changing email addresses and items being updated on website.

PUBLIC COMMENTS

John Schmidt-Gloucester City, NJ-Asked if there were any raises given out in the last two years and if so what percentage with a response of none.

Asked about lawsuit with the former Executive Director and would like docket number with a response it is public information and can supply it but not available at this moment. He was asked to email the Executive Director.

Asked about current fee structure with the solicitor with a response of HMFA has a mandatory fee structure that can't exceed approximately \$18,000.00 a year, do not have budget on hand. He was asked to email the Executive Director.

Asked about the Affordable Housing trust fund, similar to Section 8, will there be inspections by a HQS with a response of we do inspections every year along with HMFA does inspections twice. He then asked does that person have to be HQS certified with a response of when you are a CP3 and above that is the equivalent for the tax credit. Who does that with a response of Debra. Can you share the specific reason why Mr. Fontanez and Mr. Piccolo were excused with a response according to state statute there is no need to excuse anyone. There is nothing stating that if a member is not present that they have to be excused. There is no state law that says a member has to attend so

many meetings. Some municipalities take it upon themselves to do that. Some authorities excuse people and some just mark them absent. They are absent due to their jobs taking them away.

Marie Ryker-Apt. 205-She asked about the outside lights and when they are going to get fixed with a response of that we did go out for bid and we did award a contract and we are in the process of meeting with him and making arrangements for repair of the lights.

With there being no one else public portion was closed.

RESOLUTION 14-16-4-2 MOTION TO ENTER EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING PENDING LITIGATION

Commissioner Musser made a motion to enter Executive Session. Commissioner Washington seconded. All Ayes.

Executive Session was entered at 6:40pm.

RESOLUTION 14-16-4-3 MOTION TO ENTER BACK INTO OPEN SESSION

Commissioner Orner made a motion to enter Executive Session. Commissioner Musser seconded. All Ayes.

Executive Session was exited at 6:55pm.

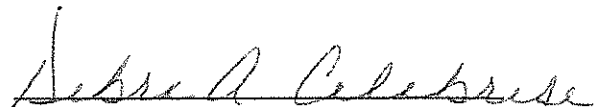
CHAIRPERSON'S REPORT

None

ADJOURNMENT

Being as there was no further business of the Board, Commissioner Orner made a Motion to Adjourn. Commissioner Musser seconded. All Ayes. The meeting was adjourned at 6:57pm.

RESPECTFULLY SUBMITTED,



Debra A. Calabrese-Operations Manager

Gloucester Township Housing Authority

Dated: May 16, 2014