

**MINUTES OF THE MEETING OF
THE HOUSING AUTHORITY OF THE
TOWNSHIP OF FRANKLIN**

APRIL 08, 2015

7:00 PM

CALL TO ORDER

The Board members of the Housing Authority of the Township of Franklin, New Jersey met in regular session at the office of the Housing Authority, located at 25 Parkside Street, Somerset, NJ 08873, on April 8, 2015 at 7:00 pm.

OPEN PUBLIC NOTICE MEETING ACT

The Chair acknowledged the fact that the required documentation pursuant to Open Meeting Law, P.L.C. 231 had been distributed.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

MOMENT OF SILENCE

A moment of silence was observed for all service members working to protect our country.

ROLL CALL

Upon roll call, the following Commissioners were present:

Commissioners: Agnes Kulu-Banya, Michael F. Gianotto, Anthony Minick, and Helen Verhage

Absent: Commissioners: Carl Wright, Dennis Sanders, and Lynn Levine

Also Present: Anne Marie Rizzuto, Esq. General Counsel Representation from (Eric Bernstein's office)
Alberto Camacho, Esq. Redevelopment Counsel (Joe Manfredi's office)

The Secretary turned the meeting over to the General Counsel to conduct the election of officers according to the By-Laws of the Housing Authority of the Township of Franklin

Commissioner Dennis Sanders entered the meeting at 7:12pm.

The Board of Commissioners elected Commissioner Helen S. Verhage, Chair, and Commissioner Dennis Sanders, Vice Chairman. After elections, the Secretary and General Counsel congratulated the newly appointed officers and the Chair assumed control of the meeting.

B. PUBLIC COMMENTS ON AGENDA ITEMS

The Attorney noted for the record that there were no members of the public present and that the doors were open for public entrance.

C. APPROVAL OF PREVIOUS MINUTES (March 18, 2015)

On the motion of Commissioner Michael Gianotto, seconded by Commissioner Agnes Kulu Banya, the minutes of the regular Meeting of March 18, 2015 were approved.

Roll Call: Ayes: Verhage, Kulu Banya, Gianotto,
Nays: None
Abstentions: Minick and Sanders

C. MONTHLY REPORT

Financial Report

A request was made by Commissioner Anthony Minick and Commissioner Michael F. Gianotto to get additional information and clarity on some line items in the financial report.

On motion of Commissioner Anthony Minick, seconded by Commissioner Michael F. Gianotto the Financial Report for March 2015 was approved.

Roll Call: Ayes: Kulu-Banya, Gianotto, Minick, Sanders and Verhage
Nays: None
Abstentions: None

D. UNFINISHED BUSINESS

**RESOLUTON #15-5180-FRANKLIN TOWNSHIP HOUSING AUTHORITY BOARD
DISCUSSION ON TAPE RECORDED PUBLIC MEETING.**

Commissioner Dennis Sanders motioned to have this resolution tabled again until the next regular meeting.

RESOLUTION #15-5195

**FRANKLIN TOWNSHIP HOUSING AUTHORITY BOARD DISCUSSION ON SUB-
COMMITTEE MEMBERS**

Commissioner Dennis Sanders motioned to have this resolution tabled until the next regular meeting.

F. NEW BUSINESS (RESOLUTIONS)

1. CONSENT AGENDA I--BILL LIST

RESOLUTION #15-5191---RESOLUTION APPROVING WARRANTS AUTHORIZING AND APPROVING PAYMENT OF BILLS FOR PUBLIC HOUSING FOR THE MONTH OF APRIL 1-30, 2015

BE IT HEREBY RESOLVED, that the Housing Authority of the Township of Franklin approves payment of Warrants for Public Housing for the period of April 1 to April 30, 2015 in the amount of \$14,091.32 .

RESOLUTION #15-5192— RESOLUTION APPROVING WARRANTS AUTHORIZING AND APPROVING PAYMENT OF BILLS FOR RESIDENT RELOCATION SERVICES-REVITALIZATION PROJECT AND REGULAR HAP PAYMENTS FOR THE PERIOD OF APRIL 1-30, 2015

BE IT HEREBY RESOLVED, that the Housing Authority of the Township of Franklin approves payment of Warrants for the Resident Relocation Services-Revitalization Project and regular HAP Payments for the period of April 1 to April 30, 2015 in the amount of \$66,230.48.

VOUCHERS ALLOCATED	<u>96</u>
VOUCHERS UNDER LEASE	<u>78</u>
VOUCHERS WAITING TO LEASE	<u>0</u>
VOUCHERS VACANT	<u>18</u>

RESOLUTION #15-5193—RESOLUTION AUTHORIZING AND APPROVING PAYMENT OF WARRANTS FOR THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM FOR THE PERIOD OF APRIL 1-30, 2015.

BE IT HEREBY RESOLVED, that the Housing Authority of the Township of Franklin approves Warrants for the Section 8 Housing Choice Voucher Program for the period of April 1 to April 30, 2015 in the amount of \$231,068.40

VOUCHER ALLOCATED	<u>134</u>
VOUCHERS UNDER LEASE	<u>98</u>
VOUCHERS WAITING TO LEASE	<u>0</u>
VOUCHERS VACANT	<u>14</u>
VOUCHERS ON HOLD 6 MOS./OVER INCOME	<u>1</u>
PORT/IN CLIENTS	<u>121</u>
PORT/OUT CLIENTS	<u>21</u>

The Chair read the Resolution numbers and titles under the Bill List, called for public comment, and then called for a vote on all items on the Bill List.

On motion of Commissioner Anthony Minick, seconded by Commissioner Dennis Sanders, the above resolutions on the Bill List were approved.

Roll Call: Ayes: Kulu-Banya, Verhage, Sanders, Minick and Gianotto
Nays: None
Abstentions: None

The Chair acknowledged that there were no members of the public present for comment.

2. CONSENT AGENDA II-OTHER

RESOLUTION #15-5194--- RESOLUTION ACKNOWLEDGING APPRECIATION OF FLORINE MAGEE FOR SEVERAL YEARS OF DEDICATED SERVICE AS AN EMPLOYEE OF THE HOUSING AUTHORITY OF THE TOWNSHIP OF FRANKLIN

WHEREAS, Florine Magee joined the staff of the Franklin Township Housing Authority twelve plus years ago, and

WHEREAS, Florine Magee did work tirelessly to serve the needs of the residents of the Franklin Township Housing Authority and the surrounding community to the best of her ability, and

WHEREAS, Florine Magee did diligently perform all job related duties and tasks as required in her professional capacity, and

WHEREAS, Florine Magee did regularly demonstrate her commitment to the wellbeing of the residents of the Parkside Senior Building,

BE IT HEREBY RESOLVED, that on this 8th day of April 2015, the Franklin Township Housing Authority and Board of Commissioners commend Florine Magee for her years of service as Authority employee for her community and the people with whom she was involved.

On motion of Commissioner Michael F. Gianotto, seconded by Commissioner Agnes Kulu Banya the above resolution was approved.

Roll Call: Ayes: Kulu-Banya, Verhage, Gianotto, Minick, and Sanders
Nays: None
Abstentions: None

The Chair acknowledged that there were no members of the public present for comment.

RESOLUTIONS OFF CONSENT

NONE

The Attorney acknowledged that there were no members of the public present

REPORT OF SECRETARY-TREASURER

The Secretary reported that the senior building improvements (automatic doors) funded through the Community Development Block Grant (CDBG) had been completed, and we will be receiving a report from the grant Coordinator.

The Secretary informed the Board that Mr. Clark, Director from NBHA had been to the office with members of his staff as per our Interagency Agreement. Mr. Clark is currently working on our Five Year /Annual Plan and possible amendment to our Administrative Plan and any other that may need to be amended due to new regulations.

The Secretary also reminded the Board that the Financial Disclosures were now available and the deadline for transmittal was April 30, 2015

G. CORRESPONDENCE

Reviewed and Filed.

H. COMMENTS FROM THE PUBLIC

The Chair noted for the record that there were no members of the public present.

I. COMMENTS OF CHAIR AND BOARD OF COMMISSIONERS

The Chair commented that we need the full participation of our Board at our monthly meeting.

Commissioner Anthony Minick requested that the Housing Authority present former Commissioner Geraldine Fudge and the family of Florine Magee with a commemorative plaque in appreciation of their service to the Housing Authority.

Commissioner Agnes Kulu Banya asked if Ms. Adams had been given any staff assistance.

Commissioner Michael F. Gianotto advised the Board of the difficulty he has getting from New York to the meeting on time. He requested that the Board allow him in cases of emergency to possibly vote on items by phone while he is in transit.

Redevelopment Attorney Alberto Camacho gave a brief update to the Board on his collaboration with RPM and Mr. John Clark, referencing documentation needed for Mr. Clark on behalf of the Housing Authority.

J. EXECUTIVE SESSION

The Attorney stated that there were no items for discussion for Executive Session

RESOLUTION #15-5196- RESOLUTION AUTHORIZING EXECUTIVE SESSION

The Board Attorney noted for the record that there were no members of the public present.

There being no further business to come before the Housing Authority of the Township of Franklin, it was moved by Commissioner Anthony Minick, seconded by Commissioner Michael F. Gianotto, and voted by acclamation that the meeting be adjourned.

Respectfully submitted,



M. Tina P. Adams
Acting Executive Director and Secretary

CERTIFICATION AND APPROVAL OF BOARD MINUTES

I, Heidi S. Verhage Chairperson, do hereby certify and approve the minutes which have been created in accordance with the events and actions of the Franklin Township Housing Authority Board of Commissioners Meeting, Wednesday, May 13, 2015 as the official minutes to be entered into record.