

**MINUTES OF THE MEETING OF  
THE HOUSING AUTHORITY OF THE  
TOWNSHIP OF FRANKLIN  
NOVEMBER 13, 2024  
7:00PM**

**CALL TO ORDER**

The Board members of the Housing Authority of the Township of Franklin, New Jersey met in regular session via ZOOM NOVEMBER 13, 2024 at 7:00 pm.

**OPEN PUBLIC MEETING ACT**

The Chairperson 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**

None observed.

**ROLL CALL**

Upon Roll call, the following Commissioners were present at the start of the meeting:

Commissioner Minick, Commissioner Montgomery-Williams, Commissioner Francois, Commissioner Vargas, and Agudosi.

Absent: Kulu-Banya

Also Present: Alberto Camacho, Esq. General Legal and Redevelopment Counsel,  
Danny Toto (NBHA ACTING EXECUTIVE DIRECTOR)

**RESOLUTION 24-5647** RESOLUTION RATIFYING AND APPROVING WARRANTS FOR PUBLIC HOUSING PROGRAMS FOR THE MONTH OF September 2024 IN THE AMOUNT OF \$ 22,670.93

- COMMISSIONERS VOTED UNANIMOUSLY 5-0-1

**RESOLUTION 24-5648** RESOLUTION RATIFYING AND APPROVING WARRANTS FOR HOUSING CHOICE VOUCHER PROGRAM FOR THE MONTH OF September 2024 IN THE AMOUNT OF \$ 605,524.50

- COMMISSIONERS VOTED UNANIMOUSLY 5-0-1

**RESOLUTION 24-5649** RESOLUTION RATIFYING AND APPROVING WARRANTS FOR PUBLIC HOUSING PROGRAMS FOR THE MONTH OF October 2024 IN THE AMOUNT OF \$ 24,837.36

- COMMISSIONERS VOTED UNANIMOUSLY 5-0-1

**RESOLUTION 24-5650** RESOLUTION RATIFYING AND APPROVING WARRANTS FOR HOUSING CHOICE VOUCHER PROGRAM FOR THE MONTH OF October 2024 IN THE AMOUNT OF \$ 346,169.08

- COMMISSIONERS VOTED UNANIMOUSLY 5-0-1

**RESOLUTION 24-5651** RESOLUTION RATIFYING AND APPROVING Commissioner to attend the League of Municipalities Convention in Atlantic City November 19-21.

- COMMISSIONERS VOTED UNANIMOUSLY 5-0-1

**RESOLUTION 24-5652** RESOLUTION AUTHORIZING AND APPROVING THE FY 2025 HUD FAIR MARKET RENTS AND PAYMENT STANDARDS FOR USE BY THE FRANKLIN TOWNSHIP HOUSING AUTHORITY EFFECTIVE 11-7-24.

- COMMISSIONERS VOTED UNANIMOUSLY 5-0-1

## **APPROVAL OF PREVIOUS MINUTES**

On the motion by Commissioner Vargas, seconded by Commissioner Montgomery-Williams, the minutes of the September 11, 2024 Board of Commissioners meeting passed.

Roll Call: Ayes: Francois, Vargas, Minick, Montgomery-Williams Francois and Agudosi.  
Nays: None  
Abstentions: None  
Absent: Kulu-Banya

## **FINANCIAL REPORT**

Finance report was provided to the Board for their information and action. On the motion by Commissioner Agudosi, seconded by Commissioner Minick, the Finance Report passed.

Roll Call: Ayes: Vargas, Minick, Montgomery-Williams, Francois and Agudosi.  
Nays: None  
Abstentions: None  
Absent: Kulu-Banya

## **Secretary Report**

Executive Director Toto spoke with Commissioner/Chair Agudosi about the Housing Crisis across both Somerset and Middlesex Counties. Executive Director Toto spoke to the Commissioners about increasing section 8 HCV vouchers from tenants off the list for the first time since Covid epidemic. RPM matters and expanding the use of the senior community room. Ongoing training for commissioners was discussed as well.

## **REPORT OF SECRETARY**

Mr. Toto gave an update on FTHA's operations, Finance and programs and addressed questions from the Board.

## **CORRESPONDENCE**

Reviewed and filed.

## **COMMENTS FROM THE PUBLIC**

A tenant by the name of Barbara was inquiring about the procedure of the board and what happens at our monthly meetings. It was her first time attending a Board meeting. Commissioner Francois and Chairman Agudosi spoke at length about procedure and encouraging her to keep attending.

## **COMMENTS OF CHAIR AND BOARD OF COMMISSIONERS**

No further comments were made from the Board.

## **EXECUTIVE SESSION**

There was no need for any closed session items. There being no further business to come before the Housing Authority of the Township of Franklin, it was moved by Commissioner Vargas, seconded by Commissioner Minick and voted by acclamation that the meeting be adjourned.

Respectfully,

Dan Toto, JD  
Acting Executive Director

**CERTIFICATION AND APPROVAL OF BOARD MINUTES**

I, He Agwson, 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, November 13, 2024 as the official minutes to be entered into record.