

**MINUTES OF THE MEETING OF
THE HOUSING AUTHORITY OF THE
TOWNSHIP OF FRANKLIN
FEBRUARY 11, 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 February 11, 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: Anthony Minick, Agnes Kulu Banya, Carl Wright and Helen Verhage.

Absent: Commissioners: Lynn Levine and Michael F. Gianotto

Commissioner Gianotto, called stating that he was delayed in New York and wouldn't make the meeting, but that he would be available by phone if needed.

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

B. PUBLIC COMMENTS ON AGENDA ITEMS

The Chair 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 (January 14, 2015)

On the motion of Commissioner Carl Wright, seconded by Commissioner Anthony Minick, the regular meeting minutes of January 14, 2015 were approved.

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

APPROVAL OF CLOSED SESSION MINUTES OF (January 14, 2015)

On motion of Commissioner Carl Wright, seconded by Commissioner Kulu Banya the closed session minutes of January 14, 2015 were approved.

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

D. MONTHLY REPORT

Financial Report

On the motion of Commissioner Anthony Minick, seconded by Commissioner Kulu Banya the Financial Report for January 2015 was approved.

Roll Call: Ayes: Minick, Kulu Banya, Verhage
Nays: None
Abstentions: Wright

UNFINISHED BUSINESS

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

Commissioner Carl Wright motioned with the consensus of the Board to have this resolution tabled until the next regular meeting.

E. NEW BUSINESS (RESOLUTIONS)

1. CONSENT AGENDA-BILL LIST

RESOLUTION #15-5181---RESOLUTION APPROVING WARRANTS AUTHORIZING AND APPROVING PAYMENT OF BILLS FOR PUBLIC HOUSING FOR THE MONTH OF FEBRUARY 1-28, 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 February 1, 2015 to February 28, 2015 in the amount of \$17,653.75 .

RESOLUTION #15-5182---RESOLUTION APPROVING WARRANTS AUTHORIZING AND APPROVING PAYMENT OF BILLS FOR RESIDENT RELOCATION SERVICES-REVITALIZATION PROJECT AND REGULAR HAP PAYMENTS FOR THE PERIOD OF FEBRUARY 11, 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 February 1, 2015 to February 28, 2015 in the amount of \$66,576.91 .

VOUCHERS ALLOCATED	<u>96</u>
VOUCHERS UNDER LEASE	<u>77</u>
VOUCHERS WAITING TO LEASE	<u>2</u>
VOUCHERS VACANT	<u>19</u>

RESOLUTION #15-5183---RESOLUTION AUTHORIZING AND APPROVING PAYMENT OF WARRANTS FOR THE SECTION 8 HOUSING VOUCHER CHOICE PROGRAM FOR THE PERIOD OF FEBRUARY 1-28, 2015.

BE IT HEREBY RESOLVED, that the Housing Authority of the Township of Franklin approves Warrants for the Section 8 Housing Voucher Choice Program for the period of February 1, 2015 to February 28, 2015 in the amount \$223,940.73 .

VOUCHERS 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>127</u>
PORT/ OUT CLIENTS	<u>22</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 the motion of Commissioner Anthony Minick, seconded by Commissioner Carl Wright, the above resolutions on the Bill List were approved.

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

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

Commissioner Dennis Sanders, re-appointed to the Board by The Township Manager entered the meeting. Commissioner Sanders was welcomed by the Commissioners and Secretary. The Oath of Allegiance was administered to Commissioner Sanders by General Counsel Ann Marie Rizzuto.

2. CONSENT AGENDA 11 : OTHER

None

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

REPORT OF SECRETARY/TREASURER

The Secretary reported the most recent REAC Inspection scores and informed the Board that all minor deficiencies were corrected. The Board was also informed that Parkside Development had received a design award from the Somerset County Planning Board. The Secretary also reminded the Board of our current staff situation and that we desperately need additional staff to assist in the daily function of the Authority

F. CORRESPONDENCE

Correspondence was reviewed and filed.

G. COMMENTS FROM THE PUBLIC

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

H. COMMENTS OF CHAIR AND BOARD OF COMMISSIONERS

The Chair commented on her personal observation of the masses that visit the Housing Authority on a daily bases, some seeking information, and clients needing assistance. The Chair also informed the Board that the work load is currently over

Commissioner Minick inquired if we (the Authority) were receiving our required reports from RPM. Redevelopment Counsel Alberto Camacho assured the Board that he would reach out to RPM and request all reports ; monthly, quarterly, and annually which are part of the Authority and RPM agreement.

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

I. EXECUTIVE SESSION

RESOLUTION #15-5184

The General Counsel stated that there were executive issues to be discussed with the Board.

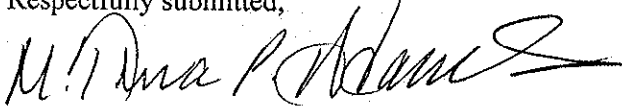
On the motion of Commissioner Anthony Minick, seconded by Commissioner Agnes Kulu Banya, The Board voted by acclamation to close the public portion of the meeting to go into Executive Session to discuss executive matters. Redevelopment Attorney Alberto Camacho was asked to leave the meeting.

The topic of discussion by General Counsel Anne Marie Rizzuto, was on interagency agreement with New Brunswick Housing Authority.

After discussion, on the motion of Commissioner Anthony Minick, seconded by Commissioner Carl Wright, the Board voted by acclamation to close the Executive Session and resume the regular meeting.

There being no further business to come before the Housing Authority of the Township of Franklin, it was moved by acclamation that the meeting be adjourned.

Respectfully submitted,



M. Tina P. Adams
Acting Executive Director/Secretary

CERTIFICATION AND APPROVAL OF BOARD MINUTES

I, Helen 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, March 11, 2015 as the official minutes to be entered into record.