

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

JULY 13, 2016

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 July 13, 2016 at 7:10pm.

OPEN PUBLIC NOTICE MEETING ACT

The Vice 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. On request of Commissioner Michael Gianotto a moment of silence was also observed for long time Franklin Twp. Business owner Peter DiGovani who recently passed away.

ROLL CALL

Upon roll call, the following Commissioners were present:

Commissioners: Agnes Kulu-Banya, Anthony Minick, Dennis Sanders, Michael Gianotto

Absent: Commissioners: Carl Wright, Helen Verhage, Ike Agudosi called stating he would be late and John Clarke, Acting Executive Director

Also Present: Alberto Camacho, Esq. General Counsel; Tina Adams (Asst. Executive Director), Shanel Robinson (Council Liaison) and Cory Dowles, Public Attendee

The Vice Chair noted for the record that the doors were open for public entrance.

B. PUBLIC COMMENTS ON AGENDA ITEMS

None

C. APPROVAL OF PREVIOUS MINUTES (June 8, 2016)

On the motion of Commissioner Anthony Minick, seconded by Commissioner Agnes Kulu Banya the minutes of the Meeting of June 8, 2016 were approved.

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

D. MONTHLY REPORT

Financial Report

The Financial report for May and June, 2016 was review by the Board. Commissioner Anthony Minick asked the Acting Secretary how many employees are on the housing authority health benefits; and if the housing authority was paying any health benefits for any of the retired employees.

On the motion of Commissioner Anthony Minick, seconded by Commissioner Dennis Sanders the Financial Report for May and June 2016 was approved.

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

E. UNFINISHED BUSINESS

None

Commissioner Agudosi entered at this time and resumed the meeting.

F. NEW BUSINESS (RESOLUTIONS)

1. CONSENT AGENDA I--BILL LIST

RESOLUTION #16-5262

RESOLUTION APPROVING WARRANTS AUTHORIZING AND APPROVING PAYMENT OF BILLS FOR PUBLIC HOUSING FOR THE MONTH OF JULY 2016, IN THE AMOUNT OF \$29,155.70

RESOLUTION #16-5263

RESOLUTION APPROVING WARRANTS AUTHORIZING AND APPROVING PAYMENT OF BILLS FOR RESIDENT RELOCATION SERVICES-REVITALIZATION PROJECT AND REGULAR HAP PAYMENTS FOR THE MONTH OF JULY, 2016 IN THE AMOUNT OF \$77,917.03

RESOLUTION #16-5264

RESOLUTION AUTHORIZING AND APPROVING PAYMENT OF WARRANTS FOR THE SECTION 8 HOUSING VOUCHER CHOICE PROGRAM FOR THE PERIOD OF JULY, 2016 IN THE AMOUNT OF \$205,518.70

Commissioner Carl Wright call into the meeting at this time.

The Chair read the Resolution number and title under the Consent Agenda, and called for public comment. There was no comment from the public. Commissioner Michael Gianotto wanted to know why there was a difference in the amount of last month amount of \$207,710.10 and the amount for the current month. After a brief explanation by the Acting Secretary the call was issued for a vote on all Consent Agenda items.

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

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

CONSENT AGENDA II-OTHER

None:

The Chair acknowledged Shanel Robinson (Council Liaison) who had no comment

RESOLUTIONS OFF CONSENT

NONE

REPORT OF SECRETARY-TREASURER

The Acting Secretary reported that our Fee Accountant David Ciarrocca was currently preparing the the annual budget for presentation at September's meeting and to remind the Board that we will recess in the month of August. Commissioner Gianotto asked if there was a need for a meeting in August could there be a special meeting called. General Counsel Alberto Camacho stated that a special meeting could be called by the Board and proper notification sent out.

G. CORRESPONDENCE

Reviewed and Filed.

H. COMMENTS FROM THE PUBLIC

The Chair once again acknowledged Shanel Robinson (Council Liaison) who again had no comment.

Attendee Cory Dowles introduced himself as a small business owner in the Township and wanted to know if the housing authority had any influence with RPM in reference to them hiring/contracting with small business owners in the township. General Counsel Alberto Camacho informed Mr. Dowles that the housing authority is in partnership with RPM but RPM is the managing agent and they oversee all operations of the property including hiring and or contracting.

I. COMMENTS OF CHAIR AND BOARD OF COMMISSIONERS

Commissioner Michael Gianotto made mention of the refund check the housing authority received from Jif Insurance fund. He stated his reasoning for mentioning the check was to give accolade and thanks to our Acting Executive John Clarke, who took time to file the necessary papers on behalf of the Housing Authority to receive these funds that had been held in an escrow account. All in attendance agreed noting a special thanks to Mr. Clarke.

Chair Agudosi asked about the outcome of the complaints made by resident and Parkside senior tenant association president Ms. Carolyn Smith. Acting secretary Tina Adams referred to section 7 of the board materials. After a brief discussion Commissioner Gianotto commended Acting Executive Director John Clarke in his detailed and timely follow-up response to Ms. Smith. Commissioner Sanders also commended RPM management on the documentation he provided Mr. Clarke. All was in agreement and believe that RPM management is concern and caring in its service to our residents.

Commissioner Anthony Minick made mention of the fact that we have new Board members and asked if the Board could receive a complete listing of voucher clients and landlords (at least for one month) to see if any of the landlords are members of our board. Commissioner Minick stated that this was something that had been done in the past. General Counsel stated that legally there is nothing that would prevent them from receiving a detailed report.

General Counsel Alberto Camacho elaborated briefly on the management agreement between the housing authority and RPM, reiterating that under the management agreement RPM is responsible for managing the Parkside property.

J. EXECUTIVE SESSION

RESOLUTION #16---5264---RESOLUTION AUTHORIZING EXECUTIVE SESSION

The Chair asked if there was need for closed session. There was no need for closed session. There being no further business to come before the Housing Authority of the Township of Franklin, it was moved by Commissioner Agnes Kulu Banya, seconded by Commissioner Dennis Sanders and voted by acclamation that the meeting be adjourned.

Respectfully,



John Clarke

Acting Executive Director and Secretary

CERTIFICATION AND APPROVAL OF BOARD MINUTES

I, Ike Agudosi, 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, July 13, 2016 as the official minutes to be entered into record.