

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

**MARCH 18, 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 March 18, 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, Lynn Levine, Michael F. Gianotto, and Helen Verhage

Absent: Commissioners: Anthony Minick, Dennis Sanders, and Carl Wright

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

**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.

Commissioner Carl Wright entered the meeting at 7:10pm.

**C. APPROVAL OF PREVIOUS MINUTES (February 11, 2015)**

On the motion of Commissioner Michael Gianotto, seconded by Commissioner Helen Verhage, the minutes of the regular Meeting of February 11, 2015 were approved.

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

#### **APPROVAL OF CLOSED SESSION MINUTES OF (February 11, 2015)**

On the motion of Commissioner Michael Gianotto, seconded by Commissioner Helen Verhage the closed session minutes of February 11, 2015 were approved.

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

#### **D. MONTHLY REPORT**

##### **Financial Report**

On motion of Commissioner Lynn Levine, seconded by Commissioner Michael F. Gianotto the Financial Report for February 2015 was approved.

Roll Call: Ayes: Levine, Kulu-Banya, Gianotto, Wright and Verhage  
Nays: None  
Abstentions: None

#### **E. 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 again have this resolution tabled until the next regular meeting.

#### **F. NEW BUSINESS (RESOLUTIONS)**

##### **1. CONSENT AGENDA I--BILL LIST**

##### **RESOLUTION #15-5185---RESOLUTION APPROVING WARRANTS AUTHORIZING AND APPROVING PAYMENT OF BILLS FOR PUBLIC HOUSING FOR THE MONTH OF MARCH 1-31, 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 March 1 to March 31, 2015 in the amount of \$13,322.71.

**RESOLUTION #15-5186— RESOLUTION APPROVING WARRANTS AUTHORIZING AND APPROVING PAYMENT OF BILLS FOR RESIDENT RELOCATION SERVICES-REVITALIZATION PROJECT AND REGULAR HAP PAYMENTS FOR THE PERIOD OF MARCH 1-31, 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 March 1 to March 31, 2015 in the amount of \$67,534.42.

VOUCHERS ALLOCATED	<u>96</u>
VOUCHERS UNDER LEASE	<u>78</u>
VOUCHERS WAITING TO LEASE	<u>1</u>
VOUCHERS VACANT	<u>18</u>

**RESOLUTION #15-5187—RESOLUTION AUTHORIZING AND APPROVING PAYMENT OF WARRANTS FOR THE SECTION 8 HOUSING VOUCHER CHOICE PROGRAM FOR THE PERIOD OF MARCH 1-31, 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 March 1 to March 31, 2015 in the amount of \$241,050.97

VOUCHER ALLOCATED	<u>134</u>
VOUCHERS UNDER LEASE	<u>99</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 Michael Gianotto, seconded by Commissioner Agnes Kulu-Banya, the above resolutions on the Bill List were approved.

Roll Call: Ayes: Levine, Kulu-Banya, Verhage, Wright, and Gianotto

Nays: None

Abstentions: None

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

## 2. CONSENT AGENDA II-OTHER

### **RESOLUTION #15-5188--- RESOLUTION ACKNOWLEDGING APPRECIATION TO GERALDINE R. FUDGE FOR MANY YEARS OF DEDICATED SERVICE AS A COMMISSIONER TO THE HOUSING AUTHORITY OF THE TOWNSHIP OF FRANKLIN**

**WHEREAS**, Geraldine Fudge was appointed as Commissioner of the Franklin Township Housing Authority on November 9, 1999 and served in her position with dedication and sincere concern for the well being of our residents under her charge, and,

**WHEREAS**, Geraldine Fudge is a source of inspiration to all with whom she come in contact because of her persistent and earnest effort in accomplishing what is undertaken, and,

**WHEREAS**, Geraldine Fudge did work tirelessly to serve the residents of the Franklin Township Housing Authority and our Community to the best of her ability, and,

**WHEREAS**, Geraldine Fudge wholeheartedly demonstrated her commitment to the completion of the Parkside village Redevelopment project; and,

**WHEREAS**, Geraldine Fudge did perform all duties as Board Commissioner, Vice-Chair, Subcommittee/Finance member of the Franklin Township Housing Authority with efficiency, skill and pride in her work,

**BE IT HEREBY RESOLVED**, that on this 18<sup>th</sup> day of March 2015 the Franklin township Housing Authority and Board of Commissioners commend Geraldine Fudge for her many dedicated years of service in her role as Commissioner to here 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, Levine, Verhage, Gianotto, and Wright  
Nays: None  
Abstentions: None

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

### **b. RESOLUTION #15-5189—RESOLUTION FOR INTERAGENCY AGREEMENT BY AND BETWEEN THE HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK AND THE HOUSING AUTHORITY OF THE TOWNSHIP OF FRANKLIN**

**WHEREAS**, the Franklin Township Housing Authority (the "FTHA") is a duly organized Housing Authority, operating and existing in accordance with the Laws of the United States of America, the State of New Jersey, and the Township of Franklin; and,

**WHEREAS**, the FTHA has previously received services under an Interagency Agreement from the New Brunswick Housing Authority (the "NBHA") for a fee, and the NBHA has performed certain technical, administrative, maintenance and/or other services for, and on behalf of, the FTHA; and,

WHEREAS, the current Agreement has been extended by the NBHA through February 28, 2015 at the request of the FTHA; and,

WHEREAS, the FTHA and the NBHA desire to enter into such an Agreement for the period from March 1, 2015 to February 28, 2016; and

WHEREAS, a copy of the proposed Interagency Agreement is attached;

WHEREAS, the NBHA has approved the proposed Interagency Agreement by Resolution No.2015-2/28#8; and,

WHEREAS, it is believed that the execution of such Interagency Agreement will be in the best interests of the FTHA and its residents.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Franklin Township Housing Authority as follows:

1. That the FTHA is hereby authorized to enter into an Interagency Agreement with the NBHA whereby the NBHA will conditionally provide certain technical, administrative, maintenance and/or other services for, and on behalf of, the FTHA;
2. That the Agreement shall supersede all previously executed and extended interagency agreements between the FTHA and the NBHA; that is, upon commencement of services to be performed under the new Interagency Agreement, all previously executed agreements shall be null, void, and of no further force or effect;
3. That the NBHA shall be compensated for said services at an annual amount of not to exceed \$70,000 (Seventy Thousand Dollars and No Cents) per year, unless such amount shall be increased by the FTHA's Board of Commissioners;
4. That unless otherwise terminated, the Agreement shall be effective for a period of one (1) year, effective as of March 1, 2015 and ending on February 28, 2016 (unless extended by the parties);
5. That the within Resolution shall be subject to obtaining (if necessary) and maintaining (if necessary) the review and approval of HUD and the DCA, as well as any other applicable agencies having jurisdiction of the matter.
6. That the FTHA Chairwoman and the Acting Executive Director are hereby authorized to sign any and all documents necessary to effectuate the intentions of the within Resolution including, but not limited to, signed the attached Interagency Agreement.

**c. RESOLUTION #15-5190—RESOLUTION APPROVING AND AUTHORIZING THE ANNUAL STATEMENTS/BUDGETS FOR THE FY 2015 CAPITAL FUND PROGRAM GRANT ALLOCATION (PER ATTACHED)**

WHEREAS, the Housing Authority of the Township of Franklin (herein called the "FTHA") and

the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions contracts ACC Numbers NY398 dated 7/1/1956; and

**WHEREAS**, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the FTHA in the amount(s) specified below in order to ensure that such developments continue to be available to serve low-income families;

Capital Fund Grant Number	Amount
a. NJ39R04250115	\$104,391.00
b. NJ39P04250115	\$53,861.00

**BE IT HEREBY RESOLVED**, by the Board of Commissioners of the Housing Authority of the Township of Franklin that this resolution shall authorize and approve submittal of the 2015 CFP Annual Statement/Budget to HUD for processing of the appropriate budget line items.

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

Roll Call: Ayes: Kulu Banyia, Levine, Gianotto, Verhage, and Wright  
Nays: None  
Abstentions: None

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

## **RESOLUTIONS OFF CONSENT**

NONE

## **REPORT OF SECRETARY-TREASURER**

The Secretary advised the Board that the Housing Authority had received Financial Statements from RPM Development and NJHMF for year ending October 31, 2014 and 2013. Also, the Housing Authority has received all financial documentation on the ACC units, which include rent roll, balance sheet, and budget comparison cash flow sheets.

## **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**

Commissioner Carl Wright asked that the subject of the Sub-committee be put on the agenda for the next meeting.

**J. EXECUTIVE SESSION**

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

**RESOLUTION #15-5189- 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 Carl Wright, 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, 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, April 8, 2015 as the official minutes to be entered into record.