

HOUSING AUTHORITY OF THE BOROUGH OF CLEMENTON
REGULAR MEETING
JULY 6, 2016

Chairman Schmidt called the July 6, 2016 Regular Meeting of the Clementon Housing Authority to order at 6:08PM and announced that the meeting has been properly advertised and posted pursuant to N.J.S.A. 10:4-6, the Open Public Meetings Act. The meeting was held at the John Leshar Senior Center located at 49 Berlin Road, Clementon, New Jersey.

Salute to the flag.

Upon roll call the following were present: Commissioner Casella, Commissioner Closs, Commissioner Watson, Vice-Chairman Cater, and Chairman Schmidt. Also present at this meeting were William J. Harris, Executive Director and Anthony H. Ogozalek, Jr., Solicitor. Absent: Commissioner Armbruster and Barbara J. Murray, Secretary.

MINUTES

Chairman Schmidt asked for a motion to approve the minutes of the June 8, 2016 Regular Meeting as submitted. Commissioner Watson, seconded by Vice-Chairman Cater made a motion to approve the minutes of the June 8, 2016 Regular Meeting as submitted. Voice vote: All ayes. The motion carried.

BILLS

Chairman Schmidt asked for a motion to approve the bills from June 4, 2016 to July 1, 2016 with proper certification.

Commissioner Casella asked if the payment to Management Computer Support was a monthly fee; Mr. Harris advised that it is a semi-annual fee and includes support for both Public Housing and Section 8. Chairman Schmidt asked if the \$490.00 payment to Brandywine Elevator was the monthly fee or was it for additional work that they had to do; Mr. Harris said that it was the monthly fee. Chairman Schmidt asked what the mileage payments to William Harris and Walter Keebler were for; Mr. Harris advised that those payments are for business related errands.

Mr. Harris also advised that he has included the list of payments to the Section 8 Landlords that was asked about last month.

Commissioner Casella, seconded by Commissioner Watson, made a motion to approve the payment of bills from June 4, 2016 to July 1, 2016 with proper certification. Voice vote: All ayes. The motion carried.

MANAGEMENT REPORT

Chairman Schmidt asked if anyone had any questions on Mr. Harris' Management Report; there were none.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Chairman Schmidt advised that there was no new business on the agenda but wanted to ask if an informal time for an informal conference call regarding the health insurance by-back could be scheduled. The

conference call would include Chairman Schmidt, Mr. Harris, Anthony H. Ogozalek, Jr. (Solicitor), Commissioner Casella, and Commissioner Closs. Mr. Harris asked if the conference call could originate from Solicitor Ogozalek's office. A discussion followed. Mr. Harris said that he would send an e-mail to everyone with a couple of dates and times to choose from.

PUBLIC

Chairman Schmidt opened the meeting to the public, advising that any individual wishing to address the Board could do so by stating their name and address and once they are recognized by the Board each individual would have three (3) minutes to ask their questions and voice their concerns; after which their questions would be answered and concerns would be addressed.

Lorraine Rossiter, Wooster Towers apartment 606, asked if the Commissioners received a salary.

There being no further questions, Chairman Schmidt closed the meeting to the public.

Chairman Schmidt advised that they do not receive a salary but they are entitled to mileage reimbursement/travel expenses if they attend classes or seminars that are required.

EXECUTIVE SESSION

Chairman Schmidt asked for a motion to adopt Resolution HA16-21 authorizing the Board to enter into Executive Session not to last more than 30 minutes to discuss two issues and advised that action may or may not be taken:

- 1) Cell tower lease
- 2) Audit contract FY 06/30/16

Commissioner Casella, seconded by Commissioner Watson, made a motion at 6:20PM to enter into Executive Session to discuss a cell tower lease and our Audit contract FY 06/30/16. Voice vote: All ayes. The motion carried.

Commissioner Casella, seconded by Commissioner Watson, made a motion at 6:30PM to adjourn from Executive Session and resume the Regular Meeting. Voice vote: All ayes. The motion carried.

COMMENTS FROM THE BOARD

Chairman Schmidt advised the Board that the reason he set the time limit for those wishing to address the Board was because at one of the other Board meetings a tenant had the floor for about 20 minutes and there was nothing he could do legally to stop the person. The way the law is written it is public comment it is not a Q & A and we can set a reasonable amount of time on it. Chairman Schmidt feels that they should be able to make an appointment with Mr. Harris for their questions.

Commissioner Casella said that he thinks it is important that we answer their questions. Vice-Chairman Cater said that in part she agrees with Chairman Schmidt but also feels that some questions that are answered can lead to other questions. Chairman Schmidt said that another way around that is after everyone has addressed the Board we could give anyone who had additional questions another three minutes.

Solicitor Ogozalek advised that as long as we set a uniform policy it doesn't matter what we do; we just have to allow them to speak and advise them in advance of the time limit; by law we do not have to answer them.

Vice-Chairman Cater said that she does not ever want to give anyone the idea that we are trying to be the iron curtain and feels that we have to be a little more sensitive; Chairman Schmidt said that he had every intention of answering the questions but did not want to have a 20 minute question and answer session. Chairman Schmidt asked if the three minute time limit is only on the publics' time; Solicitor Ogozalek said yes it is only on the publics' time.

Chairman Schmidt asked for a motion to adjourn. Commissioner Casella, seconded by Vice-Chairman Cater made a motion to adjourn at 6:40PM. Voice vote: All ayes. The motion carried.

Respectfully submitted,

A handwritten signature in cursive script that reads "William J. Harris". The signature is written in black ink and is positioned above the printed name and title.

William J. Harris
Secretary