

HOUSING AUTHORITY OF THE BOROUGH OF CLEMENTON
BOARD OF COMMISSIONERS MONTHLY MEETING
JUNE 16, 2021

Chairman Schmidt called the meeting to order at 6:00PM and stated that the meeting was being held in accordance with the Open Public Meetings Act, also known as the Sunshine Law, N.J.S.A. 10:4-6. Notice of the meeting was sent to the Courier Post and South Jersey Times on 6/10/2021 and published in the Post on 6/12/2021 and Times on 6/13/2021. Notice was also transmitted to the Borough Clerk on 6/10/2021 and posted on the bulletin board in Wooster Towers and www.clementonhousingauthority.com. Due to the COVID-19 pandemic and following CDC and New Jersey State guidelines, the meeting was held virtually and in person at Wooster Towers.

Salute to flag.

Upon roll call the following were present: Commissioner Cater, Commissioner Konrad, Commissioner Watson, Vice-Chairperson Closs and Chairman Schmidt. Also present at this meeting were Vernon Lawrence, Executive Director, Anthony Ogozalek, Jr. Solicitor and Barbara Murray, Secretary. Absent: Commissioner Armbruster.

APPROVAL OF MINUTES

Chairman Schmidt asked for a motion to approve the minutes of the May 20, 2021 meeting as submitted. Commissioner Watson, seconded by Chairman Schmidt, made a motion to approve the minutes of the May 20, 2021 meeting as submitted. There being no questions or objections the minutes were approved unanimously (Commissioner Cater, Commissioner Konrad, Commissioner Watson, Vice-Chairperson Closs and Chairman Schmidt). The motion carried.

APPROVAL OF BILLS

Chairman Schmidt asked for a motion to approve the payment of bills for May 2021 in the amount of \$43,689.81 with proper certification. Commissioner Konrad, seconded by Commissioner Watson, made a motion to approve the payment of bills for May 2021 in the amount of \$43,689.81 with proper certification. Roll call vote: Ayes: Commissioner Cater, Commissioner Konrad, Commissioner Watson, Vice-Chairperson Closs and Chairman Schmidt. The motion carried.

NEW BUSINESS

Resolution 2021-009 – Awarding Contract for New Boiler, Removal & Installation

Chairman Schmidt advised that we went out to bid and received two responses and that the low bid was found to be qualified and wanted to confirm with the Solicitor that he reviewed the bid and concurs; Solicitor Ogozalek advised that he reviewed the bid and everything is in order. Chairman Schmidt asked for a motion to adopt Resolution 2021-009 to award the contract for the new boiler, removal and installation (as part of the Federal grant we received) to William Smith, LLC of Southampton, New Jersey. Commissioner Watson, seconded by Vice-Chairperson Closs made a motion to adopt Resolution 2021-009 to award the contract for the new boiler, removal & installation to William Smith, LLC of Southampton, New Jersey. Roll call vote: Ayes: Commissioner Cater, Commissioner Konrad, Commissioner Watson, Vice-Chairperson Closs and Chairman Schmidt. The motion carried.

Resolution 2021-010 – Awarding Contract for Asbestos Removal

Chairman Schmidt advised that we received 5 bids ranging from \$62,000 to \$165,000 for asbestos abatement and the lowest bidder at \$62,000 was Nari Construction, LLC from Lincoln Park, New Jersey which has been recommended by the engineer and our professionals. Chairman Schmidt asked for confirmation from our Solicitor that he reviewed the bid and if everything was in order; Solicitor Ogozalek advised that he reviewed the bid, it met all the criteria and that the contract can be awarded to Nari Construction, LLC as the lowest bidder.

Chairman Schmidt asked for a motion to adopt Resolution 2021-010 to award the contract for asbestos abatement to Nari Construction, LLC. Commissioner Watson, seconded by Vice-Chairperson Closs made a motion to adopt Resolution 2021-010 to award the contract for asbestos abatement to Nari Construction, LLC from Lincoln Park, New Jersey. Roll call vote: Ayes: Commissioner Cater, Commissioner Konrad, Commissioner Watson, Vice-Chairperson Closs and Chairman Schmidt. The motion carried.

Comments from Chairman Schmidt & Commissioners

Chairman Schmidt advised the Board that the annual reorganization meeting has been rescheduled from July 1, 2021 @ 6PM to July 8, 2021 @ 6PM so that action can be taken on the RFPs for professional services that are due July 7, 2021; a legal ad will be placed in our newspapers, on our website and sent to the Borough Clerk. The meeting will be held virtually and in person at Wooster Towers; we will resume in person meetings in September.

Chairman Schmidt advised that he had a meeting with Mayor Weaver in the beginning of June and that the Mayor is appointing him to the Board for another 5-year term. He also advised that they discussed a photo-opt with the "checks" that represent the 2 grants that we received with the Mayor, Vernon Lawrence, himself and possibly some of the assembly people to highlight what we are doing.

Chairman Schmidt advised the Board that he met with Mr. Lawrence and they discussed setting up a meeting with Cephas Ward (HUD) to discuss repositioning and find the right fit for the Housing Authority and bring it to the Board for discussion and review.

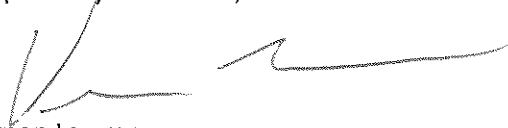
Commissioner Watson nominated Commissioner Cater to oversee putting together a summer bar-b-que for the residents before the weather gets too hot; the Board unanimously agreed that this was a great idea and Commissioner Cater advised that she get in touch with everyone via e-mail to discuss.

PUBLIC

Chairman Schmidt advised that any members of the public wishing to address the governing body of the Housing Authority of the Borough of Clementon may do so after being recognized by the Chair. Public comment will be limited to three (3) minutes per person. Anyone wishing to address the governing body again may do so for an additional three (3) and final minutes. Chairman Schmidt asked if anyone wanted to address the governing body.

Chairman Schmidt, seconded by Commissioner Watson made a motion to adjourn at 6:15PM. Voice vote: All ayes (Commissioner Cater, Commissioner Konrad, Commissioner Watson, Vice-Chairperson Closs and Chairman Schmidt). The motion carried.

Respectfully submitted,



Vernon Lawrence
Secretary