

HOUSING AUTHORITY OF THE BOROUGH OF CLEMENTON
BOARD OF COMMISSIONERS MONTHLY MEETING
JUNE 12, 2024

Chairman Schmidt called the meeting to order at 6:04PM and stated that the meeting was being held in accordance with the Open Public Meetings Act, also known as the sunshine law 10:4-6. Notice was sent to the Courier Post and the South Jersey Times on 7/12/2023 and published in the Courier Post on 8/22/2023 and the South Jersey Times on 8/21/2023. Notice was also transmitted to the Borough Clerk on 7/12/2023, posted on the bulletin board at Wooster Towers and www.clementonhousingauthority.com. The meeting was held virtually; both adequate and electronic notice of this meeting has been provided, specifying the time, place, and manner in which said notice was provided.

Salute to flag.

Upon roll call the following were present: Commissioner Armbruster, Commissioner Cater (joined at 6:26PM), Commissioner Konrad, Commissioner Watson, and Chairman Schmidt. Also present at this meeting were: Vernon Lawrence, Executive Director, Anthony Ogozalek, Solicitor and Barbara Murray, Secretary. Excused: Vice-Chairman Closs.

APPROVAL OF MINUTES

Chairman Schmidt asked for a motion to approve the minutes of the April 17, 2024 Board of Commissioners Monthly Meeting as submitted. Commissioner Konrad, seconded by Commissioner Watson, made a motion to approve the minutes of the April 17, 2024 Board of Commissioners Monthly Meeting as submitted. Voice vote: All ayes (Commissioner Armbruster, Commissioner Konrad, Commissioner Watson, and Chairman Schmidt). The motion carried.

There was no May meeting.

APPROVAL OF BILLS

Chairman Schmidt asked for a motion to approve the payment of bills for April and May 2024 in the amounts of \$41,353.80 and \$25,176.09, respectively. Commissioner Konrad, seconded by Commissioner Watson, made a motion to approve the payment of bills for April and May 2024 in the amounts of \$41,353.80 and \$25,176.09, respectively. Roll call vote: Ayes: Commissioner Armbruster, Commissioner Konrad, Commissioner Watson, and Chairman Schmidt. The motion carried.

MANAGEMENT REPORT

Vacancies

Chairman Schmidt asked where we were with the vacancies; Barbara Murray reported that the three listed as ready for lease up have been leased and that there are two efficiency units and one one-bedroom unit vacant, and applicants are being contacted. Chairman Schmidt stated that it would be nice to see the number of voucher holders increase from forty-one to the mid-forties by next month; Mr. Lawrence stated that four voucher holders will be housed next month.

ROSS GRANT

Chairman Schmidt congratulated Mr. Lawrence on applying for and being awarded the ROSS Grant and said that he looks forward to getting someone to help our residents with the various resources that are available.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Approve Resolution 2024-004 – Revisions to the Clementon Housing Authority Deed

Chairman Schmidt advised the Board that when Wooster Towers was built back in the 1970's, the Clementon Housing Authority owned property that is adjacent to the building and where we now have a fence. At that time when HUD revitalization was going on the Housing Authority deeded the property contingent upon building being completed in seven months (which it was) but the restriction was never taken off the deed. A discussion followed.

Chairman Schmidt asked for a motion to approve Resolution 2024-004 – Revisions to the Clementon Housing Authority Deed. Commissioner Watson, seconded by Commissioner Konrad, made a motion to approve Resolution 2024-004 – Revisions to the Clementon Housing Authority Deed. Roll call vote: Ayes: Commissioner Armbruster, Commissioner Konrad, Commissioner Watson, and Chairman Schmidt. The motion carried.

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.

There being no public, the public portion of the meeting was closed.

Chairman Schmidt asked for a motion to approve Resolution 2024-005 to enter executive session to discuss a resident issue at 6:16PM. Chairman Schmidt, seconded by Commissioner Armbruster, made a motion to approve Resolution 2024-005 to enter executive session to discuss possible litigation at 6:16PM.

Commissioner Cater joined the meeting at 6:26PM; Commissioner Armbruster left the meeting at 6:54PM.

Commissioner Watson, seconded by Commissioner Konrad, made a motion to return to the open meeting at 6:57PM.

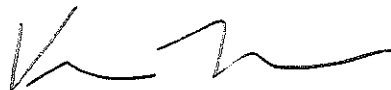
EXECUTIVE SESSION DISCUSSION

The discussion regarding possible litigation was that there would be further legal analysis and review and a report to the Board within 30 to 60 days. No action was taken at this time.

Chairman Schmidt reminded everyone that our next meeting is the Reorganization Meeting and is scheduled for Monday, July 1, 2024, at 6:00PM.

Chairman Schmidt asked for a motion to adjourn; Commissioner Watson, seconded by Commissioner Konrad, made a motion to adjourn at 6:58PM. Voice vote: All ayes (Commissioner Cater, Commissioner Konrad, Commissioner Watson, and Chairman Schmidt). The motion carried.

Respectfully submitted,



Vernon Lawrence
Secretary