

HOUSING AUTHORITY OF THE BOROUGH OF CLEMENTON
BOARD OF COMMISSIONERS MONTHLY MEETING
JUNE 14, 2023

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 10:4-6. Notice was sent to the Courier Post and the South Jersey Times on 7/12/2022 and was published in the Courier Post on 7/15/2022 and the South Jersey Times on 8/11/2022. Notice was also sent to the Borough Clerk on 7/12/2022 and 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 such notice was provided.

Salute to flag.

Upon roll call the following were present: Commissioner Cater, Commissioner Konrad, Commissioner Watson, Vice-Chairman 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 1, 2023 Board Meeting as submitted. Commissioner Cater, seconded by Vice-Chairman Closs, made a motion to approve the minutes of the May 1, 2023 Board Meeting as submitted. Roll call vote: Ayes: Commissioner Cater, Commissioner Konrad, Vice-Chairman Closs, and Chairman Schmidt. Abstain: Commissioner Watson. The motion carried.

APPROVAL OF BILLS

Chairman Schmidt asked for a motion to approve the payment of bills for May 2023 in the amount of \$170,785.81 with proper certification. Vice-Chairman Closs, seconded by Commissioner Cater, made a motion to approve the payment of bills for May 2023 in the amount of \$170,785.81 with proper certification. Roll call vote: Ayes: Commissioner Cater, Commissioner Konrad, Commissioner Watson, Vice-Chairman Closs, and Chairman Schmidt. The motion carried.

MANAGEMENT

Chairman Schmidt welcomed Vernon Lawrence back as Executive Director; Vernon thanked Chairman Schmidt for welcoming him back and allowing him to assist not only the Board but the residents of Wooster Towers, as well as work with the great staff. Chairman Schmidt said that he feels he can speak for everyone on the Board and looks forward to collaborating with Vernon as we move forward with repositioning; seeing the changes it will bring to improve the physical structure of the units for the residents and preserve Wooster Towers for the next three plus decades.

Mr. Lawrence advised the Board that he reached out to our consultant to let him know that he was back and that he would be reviewing everything to see where we are with the process and continue to move forward; he will keep the Board advised of the progress.

HCV Program

Chairman Schmidt asked if there was any progress with the investigation of the HCV program, Mr. Lawrence advised that the final report came in and he submitted a corrective action plan to HUD, which they accepted and sent us the approval letter. Mr. Lawrence advised that the Section 8 Coordinator has put 10 vouchers out and is aware that the Board is paying close attention to the number of vouchers that are out for people to find housing; Chairman Schmidt stated that we can't stay at 40-42 forever, we need to utilize as many vouchers as possible.

Chairman Schmidt asked if our funds were released back into our HCV account due to the issue with the lost/stolen landlord checks in April; Mr. Lawrence advised that the funds are back in our account.

APPROVE RESOLUTION 2023-007 – ADOPT FEDERAL BUDGET FYE 6/30/2024

Chairman Schmidt asked for a motion to approve Resolution 2023-007 – Adopt Federal Budget FYE 6/30/2024. Commissioner Watson, seconded by Commissioner Cater, made a motion to approve Resolution 2023-007 - Adopt Federal Budget FYE 6/30/2024. Roll call vote: Ayes: Commissioner Cater, Commissioner Konrad, Commissioner Watson, Vice-Chairman Closs, and Chairman Schmidt. The motion carried.

Commissioner Konrad's Reappointment

Chairman Schmidt advised that he spoke to the Borough Clerk, Jenai Johnson, regarding Commissioner Konrad's reappointment, as his term expires June 30, 2023; he will send an e-mail to Ms. Johnson as she requested.

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 reminded the Board that our Reorganization Meeting is scheduled to be an in-person meeting on July 6, 2023 @ 6PM at Wooster Towers in the Community Room.

Chairman Schmidt asked for a motion to adjourn at 6:20PM. Commissioner Watson, seconded by Chairman Schmidt, made a motion to adjourn. Voice vote: All ayes (Commissioner Cater, Commissioner Konrad, Commissioner Watson, Vice-Chairman Closs, and Chairman Schmidt. The motion carried.

Respectfully submitted,



Vernon Lawrence
Secretary