

**HOUSING AUTHORITY OF THE BOROUGH OF CLEMENTON
BOARD OF COMMISSIONERS MEETING
MAY 20, 2021**

Chairman Schmidt called the meeting to order at 6:05PM 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 was sent to the Courier Post and the South Jersey Times on 5/13/2021 and published in the Post on 5/16/2021 and in the Times on 5/18/2021. Notice was also transmitted to the Borough Clerk on 5/13/2021, 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.

Salute to flag.

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

APPROVAL OF MINUTES

Chairman Schmidt, seconded by Commissioner Watson, made a motion to approve the minutes of the March 24, 2021 meeting as submitted. There being no objections or questions the minutes were approved unanimously (Commissioner Konrad, Commissioner Watson, Vice-Chairperson Closs and Chairman Schmidt). The motion carried.

APPROVAL OF BILLS

Chairman Schmidt questioned the \$3,449 bill for a copier and asked if it was purchased with capital funds. Mr. Lawrence explained that the 48-month lease expired and that we paid approximately \$6,000 for it and that the leasing company gave us a buy-out price of an additional \$1,800. He advised that the new copier is a color copier and was purchased with capital funds in the amount of \$3,449 and that it is an asset to the Authority.

Chairman Schmidt asked for a motion to approve the payment of bills for March 2021 in the amount of \$36,522.24 and April 2021 in the amount of \$44,562.00 with proper certification. Commissioner Watson, seconded by Vice-Chairperson Closs, made a motion to approve the payment of bills for March 2021 in the amount of \$36,522.24 and April 2021 in the amount of \$44,562.00 with proper certification. Roll call vote: Ayes: Commissioner Konrad, Commissioner Watson, Vice-Chairperson Closs and Chairman Schmidt. The motion carried.

MANAGEMENT REPORT

Chairman Schmidt asked if there were any questions on the management report; there were none.

NEW BUSINESS

Resolution 2021-007 – Approving the Introduction of the 2021-2022 Budgets

The Board reviewed the 2021-2022 State Budgets. Chairman Schmidt questioned if the cost of trash removal was increasing; Mr. Lawrence explained that the cost was higher because this past year our trash compactor and the pallet jack needed repairs and the company that handles that is also budgeted under trash removal.

Chairman Schmidt advised that he would like to increase the line item for the audit by \$4,000 to \$5,000. A discussion followed. The Board unanimously agreed to increase the audit line-item amount by \$5,000.

Chairman Schmidt asked for a motion to adopt Resolution 2021-007 – Approving the Introduction of the 2021-2022 State Budgets. Commissioner Watson, seconded by Commissioner Konrad made a motion to Adopt Resolution 2021-007 – Approving the Introduction of the 2021-2022 State Budgets. Roll call vote: Ayes: Commissioner Konrad, Commissioner Watson, Vice-Chairperson Closs and Chairman Schmidt. The motion carried.

Boiler Upgrade

Commissioner Konrad asked when this project will start; Mr. Lawrence advised that the bid opening is Thursday, June 3, 2021 and the hope is that the project will start around July 4, 2021.

Commissioner Watson asked if we heard anything from South Jersey Gas regarding the boiler upgrade; Mr. Lawrence advised that he did receive an e-mail about applying for rebates that he needs to address.

Mr. Lawrence advised the Board that we have also applied for another grant in the amount of \$250,000 to upgrade our camera system including installing cameras in the elevators, all stairwells and any blind spots in around the building.

Resolution 2021-008 – Accepting the ROSS Grant in the amount of \$239,250

Chairman Schmidt, seconded by Vice-Chairperson Closs made a motion to adopt Resolution 2021-008 – Accepting the ROSS Grant in the amount of \$239,250. Roll call vote: Ayes: Commissioner Konrad, Commissioner Watson, Vice-Chairperson Closs and Chairman Schmidt. The motion carried.

OLD BUSINESS

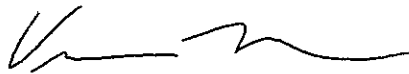
Chairman Schmidt asked what happened with the agreement with a previous Executive Director and the form that had to be signed. Solicitor Ogozalek advised that the matter is closed and the form was signed by said Executive Director releasing all his rights.

PUBLIC

Chairman Schmidt opened the meeting to the public and advised that any members of the public 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 (3) and final minutes. There being no public, Chairman Schmidt closed the meeting to the public.

Commissioner Watson, seconded by Commissioner Konrad made a motion to adjourn at 6:36PM. Voice vote: All ayes (Commissioner Konrad, Commissioner Watson, Vice-Chairperson Closs and Chairman Schmidt). The motion carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Vernon Lawrence', with a stylized flourish at the end.

Vernon Lawrence
Secretary