

**Clementon Housing Authority  
Board of Commissioners Special Meeting  
May 30, 2017 – 7 P.M.  
Wooster Towers Office  
22 Gibbsboro Road  
Clementon, New Jersey 08021**

**AGENDA**

**I. Call Meeting to Order/Sunshine Statement by Chairman Schmidt**

“This meeting is being held in accordance with the New Jersey Open Public Meetings Act, NJSA 10:4-6, also known as the sunshine law. This meeting has been legally advertised in accordance with the law.”

**II. Salute to Flag/Roll Call**

**III. New Business**

- Approval of 2017-2018 State and HUD Budgets
- Termination of Hearing Officer Services
- Authorizing Advertisement of RFP for Hearing Officer Services
- Authorizing Payment of \$1,000 in non-Federal funds to join class action law suit vs. HUD for underpayment of \$48,550 in Operating Subsidy.

**IV. Public Portion**

**V. Executive Session (if required)**

**VI. Adjournment**

**HOUSING AUTHORITY OF THE BOROUGH OF CLEMENTON**  
**SPECIAL MEETING**  
**MAY 30, 2017**

Chairman Schmidt called the May 30, 2017 Special Meeting of the Housing Authority of the Borough of Clementon to order at 7:00PM. This meeting is being held in accordance with the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-6, also known as the Sunshine Law. This meeting has been legally advertised on May 28, 2017 in accordance with the law in the Courier Post, the South Jersey Times, the Central Record, on the Clementon Housing Authority website and correspondence with the Municipal Clerk. The meeting was held in the office of Wooster Towers located at 22 Gibbsboro Road, Clementon, New Jersey.

Salute to flag.

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

**APPROVE 2017 – 2018 HUD & STATE BUDGET – RESOLUTIONS HA17-08 & HA17-09**

Chairman Schmidt turned the meeting over to Commissioner Closs and William J. Harris to advise the Board of the Finance Committee's results of their meeting regarding the 2017 – 2018 State Budget.

Commissioner Closs advised that the committee met with Scott Schaffer of PRD Management and discussed the State Budget. Commissioner Closs said that there were a couple issues with the expenses that were addressed and the committee felt that the budget was ready to be submitted.

Mr. Harris advised that the committee also discussed the uncertainty of the full HUD operating subsidy being paid during this calendar year based on their prior action to pro-rate the applied for amount; to pro-rate that by 85%. Mr. Harris said that Scott Schaffer of PRD Management also prepared the HUD budget which has to be adopted by June 30, 2017. A discussion followed.

Chairman Schmidt asked for a motion to approve Resolution HA17-08 – Approval of the FY 2017 – 2018 State Budget. Commissioner Armbruster, seconded by Commissioner Watson, made a motion to approve Resolution HA17-08 – Approval of the FY 2017 – 2018 State Budget. Roll call vote: Ayes: Commissioner Armbruster, Commissioner Casella, Commissioner Closs, and Commissioner Watson. Nays: Chairman Schmidt. The motion carried.

Chairman Schmidt asked for a motion to approve Resolution HA17-09 – Adopt the FY 2017 – 2018 HUD Budget. Commissioner Watson, seconded by Commissioner Armbruster, made a motion to approve Resolution HA17-09 – Adopt the FY 2017 – 2018 HUD Budget. Roll call vote: Ayes: Commissioner Armbruster, Commissioner Casella, Commissioner Closs, and Commissioner Watson. Nays: Chairman Schmidt. The motion carried.

**TERMINATION OF HEARING OFFICER'S CONTRACT – RESOLUTION HA17-10**

Chairman Schmidt advised that within the last two weeks our Hearing Officer, Alesia Watson, plead guilty in Federal Court after being charged with fraud and theft while Executive Director of the Ocean City Housing Authority and asked for a motion to approve Resolution HA17-10 to terminate her contract with the Clementon Housing Authority. Commissioner Armbruster asked if we had legal grounds to do this as

she has not been convicted; Solicitor Ogozalek advised that these charges are severe enough, they are more than a misdemeanor. A discussion followed.

Commissioner Armbruster, seconded by Commissioner Casella, made a motion to approve Resolution HA17-10 to terminate the contract of Alesia Watson as Hearing Officer for the Clementon Housing Authority. Roll call vote: Ayes: Commissioner Armbruster, Commissioner Casella, Commissioner Closs, Commissioner Watson, and Chairman Schmidt. The motion carried.

#### **RFP FOR HEARING OFFICER**

Chairman Schmidt asked for a motion to approve advertising for a Hearing Officer for both the Section 8 and Public Housing Programs. Chairman Schmidt said that after the proposals are received, the Administration Committee would meet to review them and make their recommendation to the Board.

Commissioner Casella, seconded by Commissioner Watson, made a motion to approve advertising for a Hearing Officer for both the Section 8 and Public Housing programs. Voice vote: All ayes. The motion carried.

#### **HUD LAWSUIT**

Chairman Schmidt advised that the matter of filing a lawsuit against HUD because they were not giving proper subsidy to housing authorities based on what they were supposed to receive pursuant to their contracts was addressed in the past when Ms. Wooster was Executive Director; at that time there were questions over whether or not the Federal government could be sued. Chairman Schmidt went on to say that the entities that filed suit at that time were successful; there is now a second lawsuit for Housing Authorities who did not participate previously which will be administered by PHADA and NAHRO; the cost to file this suit is \$1,000. A discussion followed.

Chairman Schmidt asked for a motion to allow the Clementon Housing Authority to enter into the lawsuit against HUD. Commissioner Armbruster, seconded by Commissioner Closs, made a motion to allow the Clementon Housing Authority to enter into the lawsuit against HUD to recoup the \$48,550 that we are owed for 2012. Roll call vote: Ayes: Commissioner Armbruster, Commissioner Casella, Commissioner Closs, Commissioner Watson, and Chairman Schmidt. The motion carried.

#### **PUBLIC**

Chairman Schmidt opened the meeting to the Public; there was no Public; Chairman Schmidt closed the meeting to the Public.

Commissioner Armbruster, seconded by Commissioner Watson, made a motion to adjourn at 7:18PM. Voice vote: All ayes. The motion carried.

Respectfully submitted,



William J. Harris  
Secretary