

HOUSING AUTHORITY OF THE BOROUGH OF CLEMENTON
MONTHLY BOARD OF COMMISSIONERS MEETING
MAY 11, 2022

Chairman Schmidt called the meeting to order at 6:19PM 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 8/26/2021 and published in the Courier Post and the South Jersey Times on 8/31/2021. Notice was also sent to the Borough Clerk on 8/26/2021, posted on the bulletin board at Wooster Towers and www.clementonhousingauthority.com. Due to the COVID-19 pandemic and following CDC guidelines, the meeting was held virtually.

Salute to flag.

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

APPROVAL OF MINUTES & BILLS

Chairman Schmidt asked for a motion to approve the minutes of the March 23, 2022 monthly meeting as submitted and the payment of bills for March and April with proper certification. Vice-Chairman Closs, seconded by Commissioner Konrad, made a motion to approve the minutes of the March 23, 2022 monthly meeting as submitted and the payment of bills for March and April with proper certification. Roll call vote: Ayes: Commissioner Cater, Commissioner Konrad, Vice-Chairman Closs, and Chairman Schmidt. The motion carried.

There was no meeting in April.

ADOPT HUD & STATE BUDGETS FY 2023

Chairman Schmidt asked if anyone had any questions on the budget; there being none, Chairman Schmidt advised that he spoke with Vernon Lawrence and said that he is not opposed to giving increases at 2.5% but he would like to amend the budget and set all employees at 2.5%, whether some get more or less that would be a discussion for a later date. A discussion followed.

Chairman Schmidt, seconded by Commissioner Cater, made a motion to adopt the HUD Budget FY 2023 with the amendment that increases for all employees be set at 2.5% across the board. Roll call vote: Ayes: Commissioner Cater, Commissioner Konrad, Vice-Chairman Closs, and Chairman Schmidt. The motion carried.

Chairman Schmidt asked for a motion to adopt the State Budget FY 2023 with the amendment that increase for all employees be set at 2.5% across the board. Commissioner Cater, seconded by Vice-Chairman Closs made a motion to adopt the State Budget with the amendment that increases for all employees be set at 2.5% across the board. Roll call vote: Ayes: Commissioner Cater, Commissioner Konrad, Vice-Chairman Closs, and Chairman Schmidt. The motion carried.

MANAGEMENT REPORT

Chairman Schmidt asked if anyone had any questions or comments on the Management Report. Commissioner Konrad commended Vernon on his ability to obtain almost a million dollars in grant money for the Authority. Solicitor Ogozalek said that being here longer than anyone, except for Chairman Schmidt and Barb, that Vernon and Barb are the best "Starsky & Hutch" going forward.

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 Schmidt asked if anyone wanted to address the governing body.

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

NEW BUSINESS

Chairman Schmidt advised that between now and the next meeting the Authority will be going out for RFPs for professional services.

Chairman Schmidt asked for a motion to enter closed session at 6:30PM for the purpose of discussing regarding if the discussion were in public, it could prohibit the Authority from securing federal funds regarding contracts with the federal government. Commissioner Konrad, seconded by Chairman Schmidt, made a motion to enter closed session. Voice vote: All ayes (Commissioner Cater, Commissioner Konrad, Vice-Chairman Closs, and Chairman Schmidt). The motion carried.

Chairman Schmidt asked for a motion to come out of the closed session at 6:49PM. Vice-Chairman Closs, seconded by Commissioner Konrad, made a motion to come out of the closed session. Voice vote: All ayes (Commissioner Cater, Commissioner Konrad, Vice-Chairman Closs, and Chairman Schmidt). The motion carried.

Closed Session Discussion

Chairman Schmidt advised that the conversion is an ongoing process that could take about 18 months.

Chairman Schmidt asked for a motion authorizing the Executive Director (Vernon Lawrence) and Chairman (Chairman Schmidt) to enter a contract with a consultant for the purpose of exploring the future of the Section 9 Program and investigate various RAD and repositioning alternatives that may be available through the U.S. Department of Housing and Urban Development, not to exceed \$10,000.00.

Commissioner Konrad, seconded by Vice-Chairman Closs, made a motion authorizing the Executive Director (Vernon Lawrence) and Chairman (Chairman Schmidt) to enter into a contract with a consultant for the purpose of exploring the future of the Section 9 Program and look into various RAD and repositioning alternatives that may be available through the U.S. Department of Housing and Urban Development, not to exceed \$10,000.00. Roll call vote: Ayes: Commissioner Cater, Commissioner Konrad, Vice-Chairman Closs, and Chairman Schmidt. The motion carried.

Vice-Chairman Closs, seconded by Commissioner Cater made a motion to adjourn at 6:55PM. Voice vote: All ayes (Commissioner Cater, Commissioner Konrad, Vice-Chairman Closs, and Chairman Schmidt). The motion carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Vernon Lawrence', with a long horizontal flourish extending to the right.

Vernon Lawrence
Executive Director