

HOUSING AUTHORITY OF THE BOROUGH OF CLEMENTON
BOARD OF COMMISSIONERS MEETING
NOVEMBER 6, 2019

Chairman Schmidt called the meeting to order at 6:03PM and stated that the meeting was being held in accordance with the Open Public Meetings Act, also known as the Sunshine Law, NJSA 10:4-6. Notice of the meeting was sent to the Courier Post and South Jersey Times on 7/10/2019 and published in the Post on 7/15/19 and in the Times on 7/14/19. Notice was also transmitted to the Borough Clerk on 7/2/2019 and posted on the bulletin board in Wooster Towers. The meeting was held at the John Leshar Senior Center located at 49 Berlin Road, Clementon, New Jersey.

Salute to flag.

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

Due to lack of quorum there was no meeting in October.

APPROVAL OF MINUTES

Chairman Schmidt asked for a motion to approve the minutes of the September 12, 2019 meeting and the Executive Session minutes of September 12, 2019 in block as submitted. Commissioner Watson, seconded by Vice-Chairman Closs made a motion to approve the minutes of the September 12, 2019 meeting and the Executive Session minutes of September 12, 2019 in block as submitted. Voice vote: All ayes. The motion carried.

APPROVAL OF PUBLIC HOUSING BILLS

Chairman Schmidt asked for a motion to approve the payment of Public Housing bills from September 13, 2019 through November 6, 2019 with proper certification. Commissioner Casella, seconded by Vice-Chairman Closs made a motion to approve the payment of Public Housing bills from September 13, 2019 through November 6, 2019 with proper certification. Roll call vote: Ayes: Commissioner Armbruster, Commissioner Casella, Commissioner Watson, Vice-Chairman Closs and Chairman Schmidt. The motion carried.

MANAGEMENT REPORT

REAC Score

Mr. Lawrence advised the Board that we received a 90 on our REAC score for this year.

FYE 6/30/2019 Audit

Mr. Lawrence advised that that audit began on October 15th and they were here the entire week, including Saturday. The auditor, Brent Lee, reported that after being here for 2 days he still had not received any financials from our accountant, Rick Adams; when Mr. Lawrence questioned our accountant about this, his response was that he was working on them. Mr. Lawrence went on to say

that for a small Housing Authority like ours the auditors should have been able to be on site for 2 days at the most to complete that portion of the audit; needless to say the audit is still not completed. We received a score of 82 points on our PHAS report which makes us a sub-standard performer; we received 11 points out of 25 on our financials which is what really hurt us. Mr. Lawrence also advised that this is the first HUD audit that Mr. Lee has done and there are a lot of questions that he (Mr. Lawrence) thought that the auditor would know the answers to; so he is not only helping the accountant but the auditor as well and we are paying them to get the job done. A discussion followed.

The Board unanimously agreed to not make any payment to the fee accountant until the work is completed; Chairman Schmidt asked for a motion to authorize the Executive Director to execute an agreement with another fee accountant in an emergency situation. Vice-Chairman Closs, seconded by Commissioner Armbruster made a motion to authorize the Executive Director to execute an agreement with another fee accountant in an emergency situation. Roll call vote: Ayes: Commissioner Armbruster, Commissioner Casella, Commissioner Watson, Vice-Chairman Closs and Chairman Schmidt. The motion carried.

NEW BUSINESS

Repositioning

Mr. Lawrence advised the Board of the different programs available through HUD which include ways to bring in additional funding for the Housing; representatives from the HUD Newark office would like to meet with us to discuss this. A discussion followed.

Resolution HA19-18 – Approving the Solicitation for Repositioning Consultants

Chairman Schmidt asked for a motion to approve Resolution HA19-18 to Approve the Solicitation for Repositioning Consultants. Vice-Chairman Closs, seconded by Commissioner Armbruster made a motion to approve Resolution HA19-18 to Approve the Solicitation for Repositioning Consultants. Roll call vote: Ayes: Commissioner Armbruster, Commissioner Casella, Commissioner Watson, Vice-Chairman Closs and Chairman Schmidt. The motion carried.

Resolution HA19-19 – Approving the Creation of a Non-Profit, 501 (C) (3) for the Development of Affordable Housing, Housing Management, Resident Training & to Become Entrepreneurial, Seek Sustainability Options

Mr. Lawrence explained the creation of a non-profit and after a discussion the Board unanimously agreed to table voting on this Resolution at this time but did authorize Mr. Lawrence to move forward on researching this further with consultation from our solicitor.

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.

Walter S. Keebler, retired Maintenance Supervisor of the Housing Authority stated he had worked for the Housing Authority for 20 years until his retirement on June 30, 2019 and asked if a decision had been made on his sick buy-back time that was discussed previously. Chairman Schmidt advised that it was still being discussed.

Mr. Keebler read a statement to the Board saying that this policy is not unique to the Clementon Housing Authority personnel policy; teachers, municipalities, police and firemen who are under the PERS pension system have similar policies. He also said that past retirees of the Housing Authority have not been treated unfairly as he has been; at the June 13, 2019 Board meeting Solicitor Ogozalek advised the Board that Mr. Keebler should be paid his sick buy-back time and that Chairman Schmidt agreed with Solicitor Ogozalek's recommendation and the Authority would proceed with paying Mr. Keebler his sick buy-back time. Mr. Keebler said that as of today he has not received anything and if the Authority was not going to honor their commitment for his sick buy-back time that he would like a written document from the Board of Directors stating that. Chairman Schmidt thanked Mr. Keebler for his comments.

Chairman Schmidt closed the public portion of the meeting.

Chairman Schmidt asked for a motion to approve Resolution HA19-20 to enter into Executive Session for the purpose of potential litigation and employee matters at 7:21PM, not to exceed 20 minutes. Commissioner Casella, seconded by Chairman Schmidt made a motion to approve Resolution HA19-20 to enter into Executive Session for the purpose of potential litigation and employee matters at 7:21PM, not to exceed 20 minutes.

Chairman Schmidt asked for a motion to close the Executive Session and go back into open session. Commissioner Armbruster, seconded by Commissioner Casella made a motion at 7:51PM to close the Executive Session and go back into open session. Voice vote: All ayes. The motion carried.

Executive Session Decision

Chairman Schmidt advised that with regards to the possible litigation it was decided that the Housing Authority send a letter with a check to the individual for their sick buy-back time up until October 2018, at which time the current buy-back policy was suspended.

Chairman Schmidt advised Mr. Keebler that he would be receiving his full payment for his sick buy-back time as is stated in the current personnel policy.

Chairman Schmidt advised that next month the Board would move to fully remove any sick buy-back time that is in the personnel policy, except as it pertains to current eligible employees.

Commissioner Casella, seconded by Commissioner Watson made a motion to adjourn at 7:54PM. Voice vote: All ayes. The motion carried.

Respectfully submitted,



Vernon Lawrence
Secretary