

**HOUSING AUTHORITY OF THE BOROUGH OF CLEMENTON
BOARD OF COMMISSIONERS MONTHLY MEETING
SEPTEMBER 8, 2021**

Vice-Chairperson Closs called the meeting to order at 6:20PM 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 of the meeting was sent to the Courier Post and the South Jersey Times and Borough Clerk on 8/26/2021, posted on the bulletin board in Wooster Towers and posted on the Authority's website www.clementonhousingauthority.com. Due to the COVID-19 pandemic and following CDC and New Jersey state guidelines, the meeting was held virtually and both adequate and electronic notice of this meeting has been provided, specifying the time, place and way such notice was provided.

Salute to flag.

Upon roll call the following were present: Commissioner Armbruster, Commissioner Konrad, Commissioner Watson, Vice-Chairperson Closs and Chairman Schmidt (logged in at 6:24PM). Also present at this meeting were Vernon Lawrence, Executive Director, Anthony Ogozalek, Solicitor and Barbara Murray, Secretary. Excused: Commissioner Cater.

APPROVAL OF MINUTES

Vice-Chairperson Closs asked for a motion to approve the minutes of the August 11, 2021 meeting as submitted. Commissioner Watson, seconded by Commissioner Armbruster made a motion to approve the minutes of the August 11, 2021 meeting as submitted. Roll call vote: Ayes: Commissioner Armbruster, Commissioner Konrad, Commissioner Watson and Vice-Chairperson Closs. The motion carried.

APPROVAL OF BILLS

Vice-Chairperson Closs asked for a motion to approve the payment of bills for August 2021 in the amount of \$50,945.00 with proper certification. Commissioner Armbruster, seconded by Commissioner Watson made a motion to approve the payment of bills for August 2021 in the amount of \$50,945.00 with proper certification. Roll call vote: Ayes: Commissioner Armbruster, Commissioner Konrad, Commissioner Watson and Vice-Chairperson Closs. The motion carried.

MANAGEMENT REPORT

Vacant Units

Mr. Lawrence reported that there is one vacancy at this time.

Replacement of Floors/Painting of Hallways

Mr. Lawrence advised that the replacement of hallway floors and the painting of hallway floors on floors 2, 3, 4, 5, and 6 are now completed.

Change of Contractor for Asbestos Abatement

Mr. Lawrence reported that the asbestos abatement has started but stated that there have been numerous issues and he would like to discuss the matter in closed session.

Chairman Schmidt arrived at 6:24PM.

Safety and Security Grant

Mr. Lawrence advised the Board that we received a phone call from Senator Menendez's office to congratulate the Authority on being awarded a Safety and Security Grant in the amount of \$210,000 to replace and update our cameras and front door entry system.

Vice-Chairperson Closs turned the meeting over to Chairman Schmidt.

Chairman Schmidt made a motion at 6:32PM, seconded by Commissioner Armbruster to enter into closed session for approximately 10 minutes to discuss a contractual matter and potential litigation with a contractor who was awarded the bid for the asbestos abatement; no action will be taken. Voice vote: All ayes (Commissioner Armbruster, Commissioner Konrad, Commissioner Watson, Vice-Chairperson Closs and Chairman Schmidt). The motion carried.

Chairman Schmidt, seconded by Vice-Chairperson Closs made a motion to adjourn the closed session and return to regular monthly meeting. Voice vote: All ayes (Commissioner Armbruster, Commissioner Konrad, Commissioner Watson, Vice-Chairperson Closs and Chairman Schmidt)

OLD BUSINESS

Resolution #2021-021 – Awarding Contract for Auditing Service

Vice-Chairperson Closs advised the Board that when this was on the agenda for our August 11, 2021 meeting, she did not have the chance to review the proposals and did not feel comfortable voting on the matter at that time.

After reviewing the proposals from Bowman & Company and Novogradac & Company that were submitted for auditing services for FYE 06/30/2021, Vice-Chairperson Closs, seconded by Commissioner Armbruster, made a motion to accept the proposal from Novogradac & Company for auditing services for FYE 06/30/2021. Roll call vote: Ayes: Commissioner Armbruster, Commissioner Konrad, Commissioner Watson and Vice-Chairperson Closs. Nay: Chairman Schmidt. The motion carried.

NEW BUSINESS

Resolution #2021-022 – Emergency Contract for Asbestos Remediation

Commissioner Armbruster, seconded by Commissioner Watson, made a motion to approve and emergency contract for asbestos remediation to Shade Environmental, LLC. Roll call vote: Ayes: Commissioner Armbruster, Commissioner Konrad, Commissioner Watson, Vice-Chairperson Closs and Chairman Schmidt. The motion carried.

PUBLIC

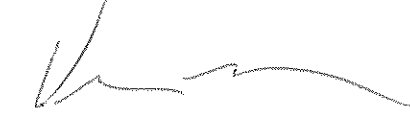
Vice-Chairperson Closs advised that any members of the public wishing to address the governing body of the Housing Authority of the Borough of Clementon may do so after being recognized by the Vice-Chair. Public comment will be limited to three (3) minutes per person. Anyone wishing

to address the governing body again may do so for an additional three (3) and final minutes. Vice-Chairperson Closs asked if anyone wanted to address the governing body.

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

Vice-Chairperson Closs asked for a motion to adjourn. Commissioner Watson, seconded by Commissioner Armbruster, made a motion to adjourn at 6:51PM.

Respectfully submitted,

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

Vernon Lawrence
Secretary