

**HOUSING AUTHORITY OF THE BOROUGH OF CLEMENTON
BOARD OF COMMISSIONERS MONTHLY MEETING
SEPTEMBER 10, 2025**

Chairman Schmidt called the meeting to order at 6:02PM and stated 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 South Jersey Times on 8/6/2025 and published in the Courier Post on 8/10/2025 and South Jersey Times on 8/11/2025. Notice was also transmitted to the Borough Clerk on 8/6/2025 and posted on the Bulletin Board in Wooster Towers and website. Both adequate and electronic notice of this meeting has been provided, specifying the time, place, and manner in which such notice was provided.

Salute to flag.

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

There was no meeting in August due to lack of quorum.

APPROVAL OF MINUTES

Chairman Schmidt asked for a motion to approve the minutes of the July 1, 2025 Reorganization Meeting as submitted. Commissioner Watson, seconded by Chairman Schmidt, made a motion to approve the minutes of the July 1, 2025 Reorganization Meeting as submitted. Roll call vote: Ayes: Commissioner Konrad, Commissioner Watson, Vice-Chairman Closs, and Chairman Schmidt. The motion carried.

APPROVAL OF BILLS

Chairman Schmidt asked for a motion to approve the payment of bills for June 30, 2025, July 31, 2025, and August 31, 2025 in the amounts of \$61,605.15, \$52,009.86, and \$44,163.12 respectively. Commissioner Konrad, seconded by Vice-Chairman Closs, made a motion to approve the payment of bills with proper certification for June 30, 2025, July 31, 2025, and August 31, 2025 in the amounts of \$61,605.15, \$52,009.86, and \$44,163.12 respectively. Roll call vote: Ayes: Commissioner Konrad, Commissioner Watson, Vice-Chairman Closs, and Chairman Schmidt. The motion carried.

MANAGEMENT REPORT

Mr. Lawrence reviewed the reports of the required studies that are required for transitioning to RAD (Capital Needs Assessment, Environmental Review, and an Energy Audit). A discussion followed.

Mr. Lawrence also advised the Board that we have hired Yadira Rios as our ROSS/HCV Coordinator; her official start date was September 2, 2025. Ms. Rios is part-time (24 hrs. per week) and is doing very well.

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; there being no public, Chairman Schmidt closed the public portion of the meeting.

Chairman Schmidt asked for a motion to adjourn at 6:15PM. Vice-Chairman Closs, seconded by Commissioner Konrad, made a motion to adjourn at 6:15PM. Voice vote: All ayes (Commissioner Konrad, Commissioner Watson, Vice-Chairman Closs, and Chairman Schmidt). The motion carried.

Respectively submitted,

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

Vernon Lawrence
Secretary