

MINUTES

GLOUCESTER TOWNSHIP HOUSING AUTHORITY

REGULAR MEETING

February 9, 2021 6:01 PM

The Regular Meeting of the Gloucester Township Housing Authority was held on February 9, 2021 remotely in accordance with Resolution 21-1-1-2.

A roll call for attendance was taken:

COMMISSIONER CARLAMERE	PRESENT
COMMISSIONER MARKS	ABSENT
COMMISSIONER ORNER	PRESENT
COMMISSIONER PICCOLO	PRESENT
COMMISSIONER ROSSELL	PRESENT
COMMISSIONER WILSON	PRESENT

Also in attendance were William Snyder, Execu-Tech; Adrienne Cutter, Execu-Tech; Amy E. Shotmeyer, Esq., Solicitor, Patrick Murray, Market to Affordable (MTA) and Jason Hanusey, Triad.

PLEDGE OF ALLEGIANCE Commissioner Carlamere prompted all who could stand to pledge the flag.

MOTIONS:

1. **Motion to Approve Meeting Minutes:** Commissioner Rossell made a motion to approve the minutes of the Regular/Reorganization Meeting held on January 12, 2021. Commissioner Piccolo seconded the motion. Said meeting minutes were approved by a unanimous voice vote.

CHAIRPERSON'S REPORT – In place of the Chairperson's Report, a report was given by Mr. Murray (MTA) and Mr. Hanusey (Triad)

Mr. Murray reported that the MTA is in the process of developing a manual on how the MTA will run and who will be responsible for the various aspects of the program. He further reported that he is working with Triad to develop this proposal and it will then be submitted to the town council for approval to be implemented by Market to Affordable.

Mr. Murray also discussed the market ability to approach available apartment buildings.

Mr. Murray stated that to move ahead the above-mentioned documentation needs approval.

ATTORNEY'S REPORT – NONE – NO NEED FOR EXECUTIVE SESSION

OLD BUSINESS – NONE

NEW BUSINESS – RESOLUTIONS

A motion to approve the following resolutions was made by Commissioner Wilson and seconded by Commissioner Orner. Said motion passed unanimously.

- **RESOLUTION 21-9-2-1** – Approving payment of invoices for the month of February.
- **RESOLUTION 21-9-2-2** – Approval of Redevelopment Plan

- **RESOLUTION 21-9-2-3** – Approval of new bank signatories.
- **RESOLUTION 21-9-2-4** – Approval of Cash Management Plan
- **RESOLUTION 21-9-2-5** – Approval of Tort Claims Form
- **RESOLUTION 21-9-2-6** – Approval of Employee Indemnification
- **RESOLUTION 21-9-2-7** – Approval of Reimbursement for Defending Against Criminal Charges

COMMITTEE REPORTS – NONE

EXECUTIVE DIRECTOR'S REPORT – NONE

EXECUTIVE SESSION – NONE

COUNCIL LIAISON – NONE

PUBLIC COMMENTS

- Peter Heinbaugh – Morning Star Court
 - Q.** Will the website be updated to include the 2018 budget, which is currently missing? Has the 2021 budget been prepared?
 - A.** Will follow up and ensure that the website is updated accordingly.

 - Q.** Mr. Murray has been employed for at least 15 months. What progress has been made?
 - A.** Mr. Murray advised that much research has been conducted regarding available properties and land to purchase. He further advised that an agreement has been made between Triad and the Township. Additionally, documents are currently being developed as to how the MTA should proceed.

- Denise Coyne
 - Q.** Is Mr. Murray a Housing Authority employee?
 - A.** Mr. Murray responded yes.

 - Q.** Is Mr. Murray renting space from the Housing Authority?
 - A.** Mr. Murray responded no.

 - Q.** What is planned for the land that was recently purchased?
 - A.** Plan is to build two additional 75-unit buildings – one for senior veterans and the other is deed restricted for families.

 - Q.** Any previous land exchange between the Housing Authority and the Township? What land has been exchanged and what is it being used for? Has the Housing Authority been named the re-developer?
 - A.** The Township still owns the land. No agreement has been finalized.

- Ray Polidoro
 - Q.** If Market to Affordable is not part of the Fair Share Housing Plan, but the Fair Share Housing is under the state, does this mean that the MTA is not mandated by the state? Does MTA fall under the jurisdiction of a state audit?
 - A.** Clarification will be obtained.

Rose Amato - 320

Q. Is it possible to put chairs back by each exit or elevators to allow residents a place to take a break to when walking down the hallway?

A. One chair at end of each hallway would be acceptable if tenants continue to adhere to social distance guidelines.

Q. The resident handbook states that vinyl floors are guaranteed 25 years. Is it possible to have these replaced since they are worn out?

A. Will talk to Mr. Snyder and discuss how to address this issue.

MOTION TO ADJOURN – A motion to adjourn the meeting at 6:34 PM was made by Commissioner Rossell and seconded by Commissioner Orner. Said motion passed unanimously.

Respectfully submitted,
Adrienne M. Cutter

Dated: February 24,2021