

**MINUTES OF THE JANUARY 7, 2015 MEETING
OF THE HOUSING AUTHORITY
OF THE TOWN OF PHILLIPSBURG**

The regularly scheduled meeting of the Housing Authority of the Town of Phillipsburg was held **January 7, 2015 at 6:00 PM**, in the offices of the Housing Authority, 530 Heckman Street, Phillipsburg, New Jersey.

Pledge of Allegiance

The meeting was called to order by Chairman Shelly at **6:04 PM** and upon roll call the following members were present: Commissioners Shelly, Franceschino, Korp, Larsen, and Turdo. Commissioners Baptista & Mugavero were excused upon request. Also present were Property Managers Kevin DeGerolamo & Nan Quinn, Executive Director/Secretary-Treasurer W. Paul Rummerfield, & Attorney Jenna Rottenberg.

No Members of the public were present.

Chairman Shelly announced in accordance with the Open Meetings Act, on August 10, 2012; notice of the meeting was delivered to the Express-Times, Municipal Clerk, posted in the Municipal Building, posted in the Housing Authority Office and on the website. Chairman Shelly directed said announcement be entered in the minutes of the meeting.

PUBLIC COMMENT – None

VISITORS - None

APPROVAL OF THE MINUTES OF THE EXECUTIVE MEETING OF DECEMBER 3, 2014

Commissioner Korp moved to approve the Minutes of the Regular Meeting of December, 2014; which motion was seconded by **Commissioner Turdo**. Upon roll call the motion was as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>	<u>ABSENT</u>
Shelly		Franceschino	Baptista
Korp			Mugavero
Larsen			
Turdo			

APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF DECEMBER 3, 2014

Commissioner Korp moved to approve the Minutes of the Regular Meeting of December, 2014; which motion was seconded by **Commissioner Larsen**. Upon roll call the motion was as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>	<u>ABSENT</u>
Shelly		Franceschino	Baptista
Korp			Mugavero
Larsen			
Turdo			

BILLS –December, 2014

Commissioner Korp moved to approve the bills list for December, 2014; which motion was seconded by **Commissioner Larsen**. All voted in favor of approving the bills list.

COMMUNICATIONS

Mr. Rummerfield advised the board that was no communication report this month.

REPORT OF THE SECRETARY – TREASURER

Executive Director Rummerfield reported on the Move- outs for December, 2014

Executive Director Rummerfield reported on the Move- ins for December, 2014

Executive Director Rummerfield reported on the List of applications for December, 2014

Executive Director Rummerfield reported on the Vacancies for December, 2014

REPORT OF COMMITTEES

FINANCE/BANK BALANCES – The List of Investments and Bank Balances were reviewed for December, 2014. Executive Director Rummerfield advised the board that the Audit had to be rescheduled and the new date has not been confirmed as of this date.

MAINTENANCE

Executive Director Rummerfield reviewed the Monthly Activity Report.

RESIDENTS

Executive Director Rummerfield advised that the ROSS Grant has expired, and we have reapplied and are waiting for a response.

CORRESPONDENCE - NoneDEVELOPMENT/MODERNIZATION

Executive Director Rummerfield gave an update on Andover-Kent Towers. He advised that the project has taken a little longer than anticipated due to the cold weather and nature of the product. He advised that the building looks great.

PERSONNEL

Executive Director advised that he met with the attorney over an employee grievance issue.

ADMINISTRATIVE REPORTExecutive Director's Report

Executive Director Rummerfield stated the Payment in Lieu of Taxes (*PILOT*) was issued to the Town of Phillipsburg in the amount of \$129,119.50 for the period of July 1, 2013 to June 30, 2014.

The Board of Commissioners passed a motion reappointing W. Paul Rummerfield as the Fund Commissioner for the “*New Jersey Public Housing Joint Insurance Fund*” for Calendar Year 2015. After discussion, Commissioner Korp moved to approve the motion; which motion was seconded by Commissioner Turdo. All were in favor of this motion.

Executive Director Rummerfield asked the Board of Commissioners to pass a motion approving the 2015 Delta Dental Rates.

After discussion, Commissioner Turdo moved to approve the motion; which motion was seconded by Commissioner Korp. All were in favor of this motion.

NEW BUSINESS**Resolution #: 1279** Approval to Reject Electricity Bids

BE IT RESOLVED, the *Board of Commissioners' of the Housing Authority of the Town of Phillipsburg* hereby grants Executive Director Rummerfield the right to reject the Proposals received for Electricity Services and to re-advertise.

Commissioner **Turdo** moved to adopt **Resolution #: 1279**, which motion was seconded by Commissioner **Larsen**. All were in favor of this resolution.

EXECUTIVE SESSION - NONE**ADJOURNMENT**

There being no further business to come before this Authority, **Commissioner Turdo** moved at the call of **Chairman Shelly**, the meeting be adjourned, which motion was seconded by **Commissioner Larsen**. Upon roll call the motion was unanimous. The meeting was adjourned at 6:20 PM, January 7, 2015.

W. PAUL RUMMERFIELD
Executive Director/Secretary-Treasurer

JAMES M. SHELLY
Chairman