



The Housing Authority of Gloucester County

REGULAR BOARD MEETING

JANUARY 17, 2024

A Regular Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkis Building, on Wednesday, January 17, 2024 beginning at 4:30 P.M.

ROLL CALL:

The Secretary (Kimberly Gober) called the roll and the following answered "aye":

- ✓ Chairman William W. Bain, Jr.
- ✓ 1st Vice Chairman John Giovannitti
- ✓ 2nd Vice Chairman Brenden Garozzo
- ✓ Treasurer Scott Kintzing

And the following were absent:

- ✓ Commissioner Daniel Reed

The Secretary notified the Solicitor that a quorum is present.

Also in attendance were:

- ✓ James Pierson, Esq., Solicitor
- ✓ Kimberly Gober, Executive Director
- ✓ Jeffrey Daniels, Esq., Deputy Executive Director
- ✓ Nelly Rojas, Executive Assistant
- ✓ Dana Trasferini, Administrative Specialist
- ✓ Paul Letizia, AHO Director
- ✓ John Rasmus, Modernization Coordinator
- ✓ Grace Turchi, Finance Director

SOLICITOR:

The Solicitor stated, "In accordance with the Open Public Meetings Act of 1975, this meeting is called to order pursuant to notice of Regular Meeting, a copy of which has been made available to newspapers of general local public circulation, a copy of which has been made available to the Clerk of Gloucester County, and a copy of which has been posted publicly in accordance with the law."

PUBLIC PORTION:

Agenda items only.

MOTION TO OPEN PUBLIC PORTION:

MOTION: 1st Vice Chairman John Giovannitti

SECOND: Commissioner Scott Kintzing

ALL IN FAVOR

Seeing no members of the Public.

MOTION TO CLOSE PUBLIC PORTION:

MOTION: 1st Vice Chairman John Giovannitti

SECOND: Commissioner Scott Kintzing

ALL IN FAVOR

EXECUTIVE DIRECTOR REPORT:

- E.D. Gober indicates the Board Packets include the renewal from HUD of the Family Self-Sufficiency Grant. This program establishes a baseline rent, and as the participants rental contribution increases based on earnings the difference goes into an escrow account, overtime the participant can accumulate considerable savings if they remain compliant with the program. HAGC has had program participants graduate successfully with enough funds for a down payment on a home. This grant is renewing the funding of salaries and benefits for staff that manages the program in the amount of \$127K for FY2024.
- E.D. Gober indicates the Atlantic City Housing Authority has made some headlines recently, the public housing residents went years without heat, some did not have running water. There has been a demand from Representative Van Drew that the HUD Secretary visit Atlantic City Housing Authority to see the residents' living conditions.
- E.D. Gober indicates HAGC is currently operating under a continuing resolution, a Federal Appropriations Budget has not been passed, the continuing resolution initially expired on January 19, 2024 and on the same date was extended to March 1, 2024. The funding portion that HAGC operations fall under is the T-HUD Bill, Congress was having an issue agreeing on a top line number for spending and on January 7, 2024 they did come to an agreement on that top line number. E.D. Gober advises that we should all continue to advocate for fair funding for our programs.
- E.D. Gober indicates the Nancy J. Elkins Senior Housing Apartment building is currently having the fire panel replaced. AHO Director, Paul Letizia indicates HAGC has waited for some time for the new panel due to availability.
- E.D. Gober indicates the Agenda includes RES# 24-01 and 24-02 which allows HAGC to perform both HAGC's and GHA's SEMAP reports, this includes files and wait list data testing for the respective Section 8 Housing Choice Voucher Programs for submission to HUD. RES# 24-03 asks the Board to authorize the payment for the NJPHA Joint Insurance Fund FY2024. The increase from 2023 to 2024 is 6.67%. One factor impacting the increase is the appraisals of all the properties performed by the JIF. The appraisal reports for Deptford and Carino Park have not been received, but the JIF is aware that HAGC wants and is expecting to receive the appraisal reports. The recent spike in property values is the reason behind the appraisals and premium increases, which are also affecting the private market. E.D. Gober discusses with the Board the cancellation of a contract for Elevator Maintenance.
- E.D. Gober thanks staff for arriving at 6:00 AM in the horrendous weather conditions to make sure that HAGC properties were clean, the sidewalks were cleaned off and safe for the residents. They did a great job. E.D. Gober indicates RES# 24-06 asks the Board to ratify the award of contract for snow removal services for Deptford and Carino Park Apartments, adding the contract was in place but is on the January agenda for ratification from the Board.
- Finance Director, Grace Turchi provided a brief summary of the November 2023 financials due to end of year closeouts and advises the Board that HAGC's 2022 audited financials were rejected, which is not uncommon, and finance is working with the auditors to reply to the comments and resubmit to HUD by the February 1 deadline.
- E.D. Gober indicates the GCHDC met at 4:00PM prior to the HAGC meeting and approved the payment request for draw number two and reviewed the status of the project.
- Commissioner Brenden Garozzo thanks E.D. Gober and Executive Assistant, Nelly Rojas and shares his experience at the recently attended PHADA Conference. Commissioner Garozzo recognizes Kim and HAGC for the great job and excellent leadership of HAGC and indicates that many of Housing Authorities that attended the conference are not as fortunate to have the skill, expertise, or knowledge that HAGC has and HAGC is very fortunate to have E.D. Gober's leadership and support of the Board to get to and stay where HAGC is. Adding that HAGC is doing an outstanding job and believes it would be beneficial, as related to property insurance, to make sure that HAGC's property appraisals are current and up to date. Commissioner

Garozzo also recognized AHO Director, Paul Letizia for all efforts on the very cumbersome REAC inspections. Commissioner Garozzo closes by reiterating how vital E.D. Gober’s support, leadership, and ability to be on Boards such as PHADA, is to HAGC’s operations.

NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS

AGENDA:

- A. Review and Action of Minutes – DECEMBER 2023
- B. Consider Interim Bill List, 24-01 Sections A, B, C, D
- C. Consider Bill List 24-01 Sections E, F, G, H
- D. Consider Ratification of GCHDC, Seniors, Shepherd’s Farm, eMurphyg, Inc., PMURC, Inc. Sections A, B, C, D, E, F
- E. Consider Acknowledgment of Pop Moylan, Colonial Park LP Sections G, H, I, J

RESOLUTIONS

<u>24-01</u>	RESOLUTION AUTHORIZING HAGC TO COMPILE, PREPARE, AND SUBMIT INFORMATION IN ACCORDANCE WITH SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) FOR HAGC HCV PROGRAM
<u>24-02</u>	RESOLUTION AUTHORIZING HAGC TO COMPILE, PREPARE, AND SUBMIT INFORMATION IN ACCORDANCE WITH SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) FOR GHA HCV PROGRAM
<u>24-03</u>	RESOLUTION AUTHORIZING PAYMENT FOR THE NJPHA JOINT INSURANCE FUND (JIF) FY 2024
<u>24-04</u>	RESOLUTION AUTHORIZING EXTENSION OF THE CONTRACT FOR LAWN MAINTENANCE – DEPTFORD PARK
<u>24-05</u>	RESOLUTION AUTHORIZING EXTENSION OF THE CONTRACT FOR LAWN MAINTENANCE – DEPTFORD PARK
<u>24-06</u>	RESOLUTION RATIFYING AWARD OF CONTRACT FOR SNOW REMOVAL SERVICES – DEPTFORD AND CARINO PARK
<u>24-07</u>	RESOLUTION RATIFYING EMERGENCY CONTRACT FRO REMOVAL AND REPLACEMENT OR ELECTRICAL BREAKER PURSUANT TO N.J.S.A. 40A:11-6 – SCATTERED SITE HOME
<u>24-08</u>	RESOLUTION AUTHORIZING THE CANCELLATION OF CONTRACT FOR ELEVATOR MAINTENANCE SERVICES – OTIS ELEVATOR SERVICES
<u>24-09</u>	RESOLUTION AUTHORIZIN EXECUTIVE SESSION - TABLED

MOTION TO APPROVE THE AGENDA ITEMS

MOTION: 1st Vice Chairman John Giovannitti
 SECOND: Commissioner Scott Kintzing
 ALL IN FAVOR

PUBLIC PORTION:

Any comments from the public.

MOTION TO OPEN PUBLIC PORTION:

MOTION: 1st Vice Chairman John Giovannitti
 SECOND: Commissioner Scott Kintzing
 ALL IN FAVOR

Seeing no members of the Public.

MOTION TO CLOSE PUBLIC PORTION:

MOTION: 1st Vice Chairman John Giovannitti

SECOND: Commissioner Scott Kintzing

ALL IN FAVOR

 **ADJOURNMENT:**

MOTION TO ADJOURN:

MOTION: Commissioner Scott Kintzing

SECOND: 2nd Vice Chairman Brenden Garozzo

ALL IN FAVOR

Respectfully submitted,



Kimberly Gober, Secretary

Dated: January 17, 2024