



# **The Housing Authority of Gloucester County**

REGULAR BOARD MEETING

*JANUARY 25, 2023*

**A Regular Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkins Building, on Wednesday, January 25, 2023 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 (joined at 4:37pm)
- ✓ Treasurer Scott Kintzing
- ✓ Commissioner Daniel Reed
- ✓ Commissioner Brenden Garozzo

**And the following were absent:**

- ✓ 2nd Vice Chairman Frank Smith

**The Secretary notified the Solicitor that a quorum is present.**

**Also in attendance were:**

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

## **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: Commissioner Daniel Reed

SECOND: Commissioner Brenden Garozzo

ALL IN FAVOR

Seeing no members of the Public.

### **MOTION TO CLOSE PUBLIC PORTION:**

MOTION: Treasurer Scott Kintzing

SECOND: Commissioner Brenden Garozzo

ALL IN FAVOR

## **EXECUTIVE DIRECTOR REPORT:**

- E.D. Gober indicates REAC has completed inspections of Deptford Park and Carino Park buildings, our scores were in the 90's, which means HUD will not perform inspections for three years at those sites, E.D. Gober thanks the staff for making it possible.
- E.D. Gober explains that prior to the meeting we learned that there is a leak in one of the elevator cylinders at Carino Park, this was noticed during a regular inspection and an additional test needs to be performed to check the leak. If the leak of the hydraulic fluid is significant enough the cylinder may need to be replaced. We haven't had an opportunity to evaluate the details, but the estimate is a little over \$130K. HAGC is under contract with OTIS Elevator, and we will evaluate our contractual rates with them. We will move forward with the repair if needed and keep the Board updated. Commissioner Scott Kintzing inquires the age of the elevators, E.D. Gober estimates the elevators were replaced between 2005-2010. AHO Director Paul Letizia adds he met with OTIS Elevators about two months ago to discuss the mechanical functioning of the elevators and we were told our elevators were in good shape, this was unanticipated.
- E.D. Gober informs the Board that GCHDC met on January 25, 2023, at 4:00pm and rejected the bids for General Construction Services of the RCSJ Project, the bids were substantially over the budget, and will be rebid.
- E.D. Gober explains the financial report distributed for this meeting is for November 2022, there were no Financials in December due to the meeting taking place so early in the month. Our Loss as of November 30, 2022, is about 1.6M. Depreciation is almost 1.4M, Other Post-Employment Benefits expense recorded is almost 750K and the recorded unfunded liability for pensions is almost 400K, resulting in almost 2.5M noncash expenses.
- E.D. Gober indicates the Federal Appropriations budget was passed in December, resulting in the following compared to last year: Public Housing Operating Fund received a 1.4% increase, Public Housing Capital Fund remained the same, Voucher Contracts Renewal received almost a 10% increase, and the Administrative Fees for the Voucher Program that had been severely cut in prior years has received a 14% increase. E.D. Gober adds that the Auditors have commenced fieldwork and 1099's have been issued.
- E.D. Gober updates the Board on the status of the Security Plan, included in the Boards packets are pictures of the Security Control Center as well as the marked security vehicle that will be at all sites intermittently. HAGC is scheduled to go live with the new security plan February 1, 2023. A dedicated internet service has been installed at each site for the LifeStation pendants, LifeStation has the 4G cellular service set as a backup. AHO Director Paul Letizia and his department have been active in deploying pendants to the residents. All cameras are set up, and we are staffed and ready for operations to go live. AHO Director Paul Letizia has also been in contact with the Gloucester County EMS/Emergency Responders about procedures for gaining entry into the buildings.
- E.D. Gober indicates the NJDCA and Philadelphia Housing Authority have published notices accepting registrations for their voucher program, HAGC will also be opening their waitlist in the near future.

### **NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS**

## **AGENDA:**

- A. Review and Action of Minutes – DECEMBER 2022 Regular and Closed Session
- B. Consider Interim Bill List, 23-01 Sections A, B, C, D
- C. Consider Bill List 23-01 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**

<b>23-01</b>	CONSIDER RESOLUTION AUTHORIZING THE HAGC TO COMPILE, PREPARE, AND SUBMIT INFORMATION IN ACCORDANCE WITH THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) FOR HAGC HCV PROGRAM
<b>23-02</b>	CONSIDER RESOLUTION AUTHORIZING THE HAGC TO COMPILE, PREPARE, AND SUBMIT INFORMATION IN ACCORDANCE WITH THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) FOR GHA HCV PROGRAM
<b>23-03</b>	CONSIDER RESOLUTION AUTHORIZING PAYMENT FOR THE NJPHA JOINT INSURANCE FUND (JIF) FY 2023
<b>23-04</b>	CONSIDER RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE FY2023 PAYMENT STANDARDS IN ACCORDANCE WITH PIH NOTICES 2021-34 AND 2022-30
<b>23-05</b>	CONSIDER RESOLUTION AUTHORIZING EMERGENCY CONTRACT TO REPLACE SEWAGE EJECTOR PUMP AT A 204-1 HOME
<b>23-06</b>	CONSIDER RESOLUTION AUTHORIZING EMERGENCY CONTRACT TO REPAIR VALVES AND PIPES IN MECHANICAL ROOM – CARINO PARK
<b>23-07</b>	CONSIDER RESOLUTION AUTHORIZING CHANGES TO VETERANS WAITING LIST PREFERENCES REQUIRED DOCUMENTATION
<b>23-08</b>	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION - <b>TABLED</b>

### **MOTION TO APPROVE THE AGENDA ITEMS**

MOTION: Commissioner Brenden Garozzo

SECOND: Commissioner Daniel Reed

ALL IN FAVOR

## **PUBLIC PORTION:**

Any comments from the public.

### **MOTION TO OPEN PUBLIC PORTION:**

MOTION: Treasurer Scott Kintzing

SECOND: Commissioner Brenden Garozzo

ALL IN FAVOR

Seeing no members of the Public.

### **MOTION TO CLOSE PUBLIC PORTION:**

MOTION: Commissioner Scott Kintzing

SECOND: Commissioner Brenden Garozzo

ALL IN FAVOR

## **ADJOURNMENT:**

### **MOTION TO ADJOURN:**

MOTION: Commissioner Scott Kintzing

SECOND: Commissioner Brenden Garozzo

ALL IN FAVOR

Respectfully submitted,



**Kimberly Gober, Secretary**

**Dated: January 25, 2023**