



# **The Housing Authority of Gloucester County**

## REGULAR BOARD MEETING

*August 26, 2020*

**A Regular Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkins Building, on August 26, 2020 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.
- ✓ 1<sup>st</sup> Vice Chairman Dan Reed (via Conference Call)
- ✓ 2<sup>nd</sup> Vice Chairman John Giovannitti (via Conference Call)
- ✓ Commissioner Brenden Garozzo (via Conference Call)
- ✓ Commissioner Scott Kintzing (via Conference Call)

**And the following were absent:**

- ✓ Commissioner Frank Smith

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

**Also in attendance were:**

- ✓ Jeff Daniels, Esq., Solicitor
- ✓ Kimberly Gober, Executive Director
- ✓ Paul Letizia, AHO Director
- ✓ Jessica Laine, Esq., Assistant to the Executive Director (via Conference Call)
- ✓ Nelly Rojas, Administrative Assistant
- ✓ Dana Dunfee, Administrative Aide (via Conference Call)
- ✓ Grace Seeney, Finance Director (via Conference Call)
- ✓ Michael Jezierski, Accountant (via Conference Call)

### **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: 2<sup>nd</sup> Vice Chairman John Giovannitti

SECOND: Commissioner Scott Kintzing

ALL IN FAVOR

Seeing no members of the Public, (No members of Public on Conference Call Line)

#### **Motion to Close Public Portion:**

MOTION: Commissioner Brenden Garozzo

SECOND: 2<sup>nd</sup> Vice Chairman John Giovannitti

ALL IN FAVOR

## **DISCUSSION:**

- Chairman William W. Bain Jr. indicates he appreciates how the agenda is very informative and organized and would like to recognize the team for their efforts, as well as recognize AHO Director Paul Letizia and staff that take care of the maintenance of our buildings and staying on top of the many work orders.

## **EXECUTIVE DIRECTOR REPORT:**

- E.D. Gober indicates the statistics on COVID-19 in Gloucester County as of 8/26/20 there are 3,579 positive cases, NJ state 190,000 positive cases and Nationally 5.7 million positive cases. Our overall percentages are 1.2% of Gloucester County's population, NJ state 2% and 1.7% Nationally of positive cases.
- E.D. Gober indicates there was talk of legislation for additional COVID-19 relief, but Congress has gone into recess and the conversations have not resumed as of yet.
- E.D. Gober indicates that, as previously talked about, our community rooms have remained closed, biggest reason being we do not have the staff capacity to monitor compliance with the restrictions that the Governor has set. In talking with staff, we think it is a good idea to consider opening the community rooms for supervised activities, such as bingo. This will present challenges because of the room capacity limitations, the Executive Order indicates either 25 people or 25% of the room capacity, whichever is less. We are continuing to work through the logistics and when we do move forward, we will have a staff person there to monitor mask usage, distancing, etc. We feel this is important for our resident's mental health and wellbeing, they need to have some level of socialization and something to look forward too.
- E.D. Gober indicates we have previously resumed inspections and work orders, and all is going smoothly. AHO Director Paul Letizia indicates we have had an influx of work orders since suspending the annual inspections, but we are having no issues.
- E.D. Gober indicates one item on the agenda is using a reverse auction to purchase our electric supply if we go with a 12 month contract we estimate a savings of \$2,400 annually for four of our buildings in the PSEG service area which are SFSH, NESH, Pop Moylan and Deptford Park.
- E.D. Gober indicates that last month the Commissioners approved a \$1 an hour COVID-19 Bonus to the employees that has been issued on August 19, 2020.
- E.D. Gober indicates that in regards to the Congregate Grant Application on the agenda last month that the State had not identified the final date or final information for completion of the application as of the last board meeting, we were able to submit the application on 8/13/20 it was due 8/15/20 for the amount of \$202,000.
- E.D. Gober indicates on this month's agenda we are asking for ratification for an FSS grant application that was submitted on 8/14/20 in the amount of \$53,677. It was issued after the last agenda and was due before this meeting.
- E.D. Gober indicates the Authority received CARES Funds for the Housing Choice Voucher Administrative Funding and for Public Housing Operating Subsidy, the Finance department is analyzing our expenses and we are trying to coordinate with FEMA to set a meeting. We had a meeting scheduled, but when new regulations came out FEMA had to cancel. We will reschedule and review everything in detail with FEMA and determine which expenses go where.
- E.D. Gober indicates that about 2 months ago the Board approved new telephone and internet service. IT Director Alma Asllanaj is working on completing the mapping for the telephones, which will be received already configured and possible implementation will be within the next two weeks. The internet will be redundant at NESH, ELKIS, Deptford Park and Colonial, we will test the system before we cut what we have in place.

- E.D. Gober updates progress on the RCSJ Special needs project, we have executed the predevelopment loan, we have an option to enter into a ground lease and we have executed an MOU.

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

**AGENDA:**

- A. Review and Action of Minutes – JULY 2020
- B. Consider Interim Bill List, 20-08 Sections A, B, C, D
- C. Consider Bill List 20-08 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**

20-79	CONSIDER RESOLUTION RATIFYING APPLICATION FOR FUNDS ADVERTISED IN HUD NOFA FAMILY SELF SUFFICIENCY (FSS) PROGRAM
20-80	CONSIDER RESOLUTION AUTHORIZING THE PURCHASE OF ELECTRICITY SUPPLY SERVICES FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE
20-81	CONSIDER RESOLUTION AUTHORIZING SUSPENTION OF THE NEW EMPLOYEE WAITING PERIOD FOR HEALTH INSURANCE ELIGIBILITY DURING PUBLIC HEALTH EMERGENCY
20-82	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION - TABLED

**MOTION TO APPROVE THE AGENDA ITEMS**

MOTION: 2<sup>nd</sup> Vice Chairman John Giovannitti  
 SECOND: Commissioner Brenden Garozzo  
 ALL IN FAVOR

**COMMENTS OR GENERAL QUESTIONS FROM THE PUBLIC:**

MOTION: 2<sup>nd</sup> Vice Chairman John Giovannitti  
 SECOND: Commissioner Scott Kintzing  
 ALL IN FAVOR

Hearing no members of the Public, motion to close, (via Conference Call)

MOTION: 2<sup>nd</sup> Vice Chairman John Giovannitti  
 SECOND: Commissioner Brenden Garozzo  
 ALL IN FAVOR

**ADJOURNMENT:**

MOTION: 2<sup>nd</sup> Vice Chairman John Giovannitti  
 SECOND: Commissioner Brenden Garozzo  
 ALL IN FAVOR

**Respectfully submitted,**



**Kimberly Gober, Secretary**

**Dated: August 26, 2020**