



**The Housing Authority of
Gloucester County**
REGULAR BOARD MEETING
JULY 26, 2017

An Annual Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkis, JULY 26TH, 2017, 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.
- ✓ Vice Chairman Daniel Reed
- ✓ Commissioner Scott Kintzing
- ✓ Commissioner Frank Smith (via phone)
- ✓ Commissioner John Giovannitti
- ✓ Commissioner Brenden Garozzo (via phone)

And the following was absent:

- ✓ Commissioner Betty Jane Purnell

The Secretary notified the Chair that a quorum is present.

Also in attendance were:

- ✓ Kimberly Gober, Executive Director
- ✓ Jeff Daniels, Esq., Solicitor
- ✓ Jessica Laine, Esq., Assistant to the Executive Director
- ✓ Paul Letizia, AHO Director
- ✓ Grace Seeney, Financial Director
- ✓ Nelly Rojas, Administrative Aide
- ✓ Stella Barnes, Administrative Assistant

SOLICITOR:

□The Solicitor stated "In accordance with the Open Public Meetings Act of 1975, this meeting is called to order pursuant to notice of Annual 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."



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☐ **CHAIRMAN:**

PUBLIC PORTION:

Agenda only items. Seeing no Public, the Public Portion is closed.

Motion to close:

MOTION: COMMISSIONER JOHN GIOVANNITTI

SECOND: COMMISSIONER FRANK SMITH

All commissioners in favor

ELECTION OF OFFICERS:

CHAIRPERSON: WILLIAM W BAIN, JR.

Motion: Commissioner Dan Reed

Second: Commissioner John Giovannitti

VICE CHAIRPERSON: COMMISSIONER DAN REED

Motion: Commissioner Frank Smith

Second: Commissioner John Giovannitti

TREASURER: COMMISSIONER SCOTT KINTZING

Motion: Commissioner Frank Smith

Second: Commissioner John Giovannitti

All Committees will stay the same for the 2017-2018 year.

January Meeting will be held on the 17th of January, 2018 due to Chairman's birthday.

ANNUAL RESOLUTIONS:

Motion to approve the ANNUAL RESOLUTIONS

2017-45	RESOLUTION DESIGNATING OFFICIAL NEWSPAPERS
2017-46	RESOLUTION DESIGNATING ANNUAL SCHEDULE OF MEETINGS
2017-47	RESOLUTION DESIGNATING OFFICIAL DEPOSITORY BANK INVESTORS BANK
2017-48	RESOLUTION DESIGNATING OFFICIAL DEPOSITORY FULTON BANK
2017-49	RESOLUTION DESIGNATING OFFICIAL DEPOSITORY PARKE BANK

MOTION: Commissioner Frank Smith

SECOND: Commissioner John Giovannitti

Commissioner Scott Kintzing abstains on Resolutions # 17-47, #17-48 AND #17-49.

All commissioners are in favor.



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✎CORRESPONDENCE AND REPORTS:

- A. Review and Action of Minutes -JUNE 2017
- B. Consider Interim Bill List, 17-07 Sections A, B, C, D
- C. Consider Bill List 17-07, 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,

📄RESOLUTIONS:

2017-50	CONSIDER RESOLUTION FOR RESTITUTION TO SLIP AND FALL VICTIM, DOUGLAS HEILER.
2017-51	CONSIDER RESOLUTION AMENDING THE EXPANDED HOUSING OPPORTUNITIES PROGRAM FAMILY ELIGIBILITY AND OPERATIONAL POLICIES
2017-52	CONSIDER RESOLUTION AUTHORIZING ACC AMENDMENT FOR CAPITAL FUND PROGRAM NJ39P20450117- FY2017
2017-53	CONSIDER RESOLUTION AUTHORIZING CONTRACT FOR TRASH COLLECTION CARINO PARK
2017-54	CONSIDER RESOLUTION AUTHORIZING CONTRACT FOR TRASH COLLECTION DEPTFORD PARK
2017-55	CONSIDER AN INCREASE TO THE BROOK GROUP CONTRACT \$3000.00 FOR CAMP SALUTE
2017-56	CONSIDER RESOLUTION AUTHORIZING THE REPAIR OF AIR HANDLERS AS WELL AS THE CLEAN-OUT OF AIR DUCTS.
2017-57	CONSIDER AUTHORIZING EXECUTIVE SESSION

MOTION: Commissioner Frank Smith
SECOND: Commissioner John Giovannitti
ALL COMMISSIONERS ARE IN FAVOR



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■ DIRECTOR'S REPORT –2017

AUDITS:

Executive Director Kim Gober reports that in August, she anticipates the Audits will be completed.

ANNUAL AGENCY PLAN:

The Annual Agency Plan will be distributed at the August Meeting. A public meeting will be held at the September Board Meeting. The staff has met with the Resident Advisory Board for 4 or 5 meetings. The Residents support the buildings being Non-Smoking.

NON-SMOKING DIRECTIVE FROM HUD:

The Chairman reports that the new Secretary, Dr. Ben Carson, seems to be in flux. What is HUD's information being put out on the Non-Smoking Policy?

Ms. Gober states that a HUD directive has been given out as well as a Non-Smoking tool kit. Chairman Bain feels that the tenants that have been smoking for 40-50 years will have a hard time giving up smoking.

The Housing Authorities must put a smoking area 25 feet from the building. Commissioner Smith stated he would like the HAGC to file a formal protest against this. Chairman Bain responded that as far as HUD is concerned, this is a done deal. All protests have been filed and rejected. This is a directive from HUD and cannot be tabled.

Commissioner Garozzo maintains that if someone moves into one building managed by the HAGC, they will have to be aware that it is going to be a Non-Smoking facility in the future. Ms. Gober replied that is a good point and this will have to be disclosed to future residents.

Commissioner Smith feels the Chairman's personal opinion has merit and would like it to be on record that HUD is forcing this on us and HAGC does not feel this is the proper measure to take with Seniors.

Chairman Bain supplied that HUD will reply, "What is wrong with making people healthier"?

Commissioner Kintzing feels the smokers are infringing on non-smokers health. He supports the ban for that reason.

Executive Director Gober feels this directive will be a nightmare to enforce but HAGC is hoping this will at least curtail the smoking in the buildings. Fires are related to smoking in the apartments and HAGC has had two recently.

Commissioner Garozzo suggests that HAGC:

- Check with insurance carrier to see if there is a reduction for a non-smoking building.



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- Add an addendum to the lease to enforce the non-smoking rule.

Commissioner Kintzing questioned if the residents violate this policy, will they be evicted? If they violate the regulations, could it be an eviction under the One Strike Policy? He suggests making the policy positive, adding we are eliminating a fire risk.

Ms. Gober states that Medical Marijuana is another question and it is not permitted because the building is federally funded. The feds do not recognize medical marijuana. Electronic cigarettes are included as well. Second hand smoke is a carcinogen.

Jessica Laine, Asst. to the Director states that one of the things about enforcement, written into the policy, is 3 violations and then it is perceived to be a substantial violation. This will be very difficult to monitor and record. The Policy will be put into place July 2018.

A survey given to the residents notes that there was a good amount of support for this policy.

DEPTFORD PARK FLOOD:

Executive Director Gober requested an update from Paul Letizia, AHA Director about the flood at Deptford Park (May 2017)

Mr. Letizia reported that the wall was opened after the flood was discovered, after a heavy rain, but there were no leaks in the pipe. A company was found with a camera that could be snaked into the pipe and they found nothing. In-house they plugged pipes, filled them with water and discovered no leaks. Dave Corliss, Superintendent, states there are a lot of pipe clogs in the building. A high tech camera was fed through the entire sewage system and the technicians found two locations where the sewer lines had ground water going into the lines. Commissioner Reed feels HAGC needs to get an Engineer in here, a Civil Engineer. Chairman Bain requested a recommendation and to please contact Kim Gober and/ or Paul Letizia.

Commissioner Reed suggests waiting for a dry spell and feed the camera through again.

Paul Letizia reports that the plumbing was designed going straight out towards the street and then turning a hard left. There are a couple of deep depressions in the pipes as well that should be fixed. It is at the point where this could cause major back-ups.

The garbage disposals are being eliminated. The building is 32 years old.

ANY COMMENTS OR CONCERNS FROM THE COMMISSIONERS:

Commissioner Frank Smith requests a copy of the signed release for payment of glasses (Resolution #17-50) be in the next packet when executed.



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Motion to approve the AGENDA:
MOTION: COMMISSIONER JOHN GIOVANNITTI
SECOND: COMMISSIONER FRANK SMITH
All commissioners in favor.

ADJOURNMENT:

A motion to adjourn:
MOTION: COMMISSIONER BRENDEN GAROZZO
SECOND: COMMISSIONER JOHN GIOVANNITTI
All commissioners in favor

Respectfully submitted,

Kimberly Gober, Secretary

Dated: August 9, 2017