



**The Housing Authority of**  
**Gloucester County**  
REGULAR BOARD MEETING

*April 24<sup>th</sup>, 2019*

**An Annual Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkins Building, on MARCH 27, 2019 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 Dan Reed
- ✓ Commissioner Scott Kintzing
- ✓ Commissioner John Giovannitti
- ✓ Commissioner Brenden Garozzo ( via conference call)
- ✓ Commissioner Frank Smith (via conference call)

**And the following was absent:**

- ✓ Commissioner Betty Jane Purnell (retired)

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

**Also in attendance were:**

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

**Motion to open to the Public:**

MOTION: Commissioner John Giovannitti

SECOND: Commissioner Frank Smith

All commissioners in favor

Not seeing anyone from the Public,

**Motion to Close:**

MOTION: Commissioner Frank Smith

SECOND: Commissioner John Giovannitti

All Commissioners in favor

**EXECUTIVE DIRECTOR REPORT:**

- **WE WOULD LIKE TO WELCOME BACK JESSICA LAINE, ESQ. FROM HER MATERNITY LEAVE. SHE IS THE PROUD MOM OF BABY COLTON.**
- **CAPITAL FUND: WE RECEIVED NOTICE FOR \$511,000 IN FUNDING, WHICH IS INTENDED FOR PUBLIC HOUSING MODERNIZATION. (CARINO PARK, DEPTFORD PARK AND THE HOUSES)**
- **HOUSING CHOICE VOUCHER PROGRAM (HCV): ALOTTED \$16 MILLION DOLLARS IN FUNDING BUT WE DON'T HAVE THE ADMIN FEE PRORATION SO WE DON'T KNOW ADMINISTRATIVELY WHAT OUR FUNDING IS YET.**
- **NJHMFA: THE MANAGING AGENT EVALUATIONS FOR BOTH COLONIAL PARK AND NANCY ELKIS WERE "EXCELLENT".**
- **SEMAP: HAGC WAS RATED AS A "HIGH PERFORMER"**
- **HUD: HUD IS CHANGING ITS INSPECTION PROTOCOL TO 14 DAYS NOTICE WHICH IS A PROBLEM. IF THE INSPECTOR CANNOT COME OUT TO THE HOUSING AUTHORITY WITHIN THEIR 14 DAYS NOTICE, THE HA RECEIVES A PENCIL "0". IF THE INSPECTOR CANNOT COME OUT WITHIN 21 DAYS, IT IS A FINAL "0". WE ARE IN THE PROCESS OF LEARNING THE NEW PROTOCOL AND SCORING METHODS.**



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- **HUD:** THEY WANT TO MAKE CARBON MONOXIDE DETECTORS MANDATORY. HAGC IS AHEAD OF THE GAME SINCE THE STATE OF NJ HAS ALREADY MADE IT MANDATORY.
- **LEAD BASED PAINT GRANT:** WE HAVE DETERMINED THAT HAGC WILL RESCIND THE FUNDING. HAGC HAS DECIDED TO SELL THE HOUSES AND AT THE RATE IN WHICH THE APPROVAL FROM HUD TAKES, IT WILL HOLD UP THE SALE OF THE HOUSES. IT IS BEST TO GIVE THE MONEY BACK TO HUD NOW SO THEY CAN AWARD THE FUNDING TO ANOTHER ENTITIY. HAGC DID NOT AWARD THE CONTRACT.

**ANY COMMENTS OR CONCERNS FROM THE COMMISSIONERS:**

**Commissioner Kintzing:** Is "high performer" the best score we can receive on the SEMAP score?

**Executive Director Gober:** Yes, but we could have done better. HUD did not like the maps we used so we can correct that for 2019 but not for 2018. HUD wants us to provide more detail about areas with a higher economic opportunity but we have to be cautious not to put a negative perspective on some other areas.

**Commissioner Smith:** Would you like us to approve the Lead Based Paint Resolutions now?

**Chairman Bain:** Resolutions #19-35 Resolution to Rescind the Acceptance of the Lead Based Paint Capital Fund Grant and #19-36 Resolution to Rescind the Award of the Contract for the Lead Based Assessment

**Motion:** Commissioner Frank Smith  
**Second:** Commissioner John Giovannitti  
**All in Favor**

**✍CORRESPONDENCE AND REPORTS:**

- Review and Action of Minutes –MARCH 2019
- Consider Interim Bill List, 19-04 Sections A, B, C, D
- Consider Bill List 19-04 E,F, G,H
- Consider Ratification of GCHDC, Seniors, Shepherd’s Farm, eMurphyg, Inc., PMURC, Inc. Sections A,B,C,D, E,F
- Consider Acknowledgment of Pop Moylan, Colonial Park LP Sections G,H, I,J

**📄RESOLUTIONS:**

19-33	CONSIDER RESOLUTION COMMENDING BETTY JANE PURNELL FOR HER DEDICATED SERVICE AS A BOARD COMMISSIONER
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19-34	CONSIDER RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH <b>TRIAD ADVISORY SERVICES, INC.</b>
19-35	CONSIDER RESOLUTION RESCINDING THE ACCEPTANCE OF THE LEAD BASED PAINT CAPITAL FUND GRANT
19-36	CONSIDER RESOLUTION AUTHORIZING RESCINDING THE AWARD OF CONTRACT FOR LEAD BASED PAINT CAPITAL FUND GRANT
19-37	CONSIDER RESOLUTION AUTHORIZING A TWO YEAR RENEWAL TO THE EXTERMINATING SERVICES AT CARINO PARK <b>PEST A SIDE EXTERMINATORS</b>
19-38	CONSIDER RESOLUTION AUTHORIZING A TWO YEAR RENEWAL TO THE EXTERMINATING SERVICES AT DEPTFORD PARK <b>PEST A SIDE EXTERMINATORS</b>
19-39	CONSIDER RESOLUTION AUTHORIZING A ONE YEAR RENEWAL TO THE COIN OPERATED LAUNDRY SERVICES FOR <u>CARINO PARK</u> <b>CALECO-COIN OPERATED LAUNDRY EQUIPMENT CO</b>
19-40	CONSIDER RESOLUTION AUTHORIZING A ONE YEAR RENEWAL TO THE COIN OPERATED LAUNDRY SERVICES FOR <u>DEPTFORD PARK</u> <b>CALECO-COIN OPERATED LAUNDRY EQUIPMENT CO</b>
19-41	CONSIDER RESOLUTION AUTHORIZING A CONTRACT FOR THE REMOVAL AND REPLACEMENT OF KITCHEN FLOORING AT CARINO PARK <b>A &amp; J FLOORING OUTLET, LLC</b>
19-42	CONSIDER ACKNOWLEDGING AND REVISING THE PETTY CASH IMPREST FUNDS FOR VARIOUS DEPARTMENTS AND PROGRAMS OF HAGC
19-43	CONSIDER RESOLUTION TO REVISE PAYMENT STANDARDS
19-44	CONSIDER RESOLUTION AUTHORIZING COMPLIANCE TO STANDARDIZE PROVIDER AGENCY BOARD RESOLUTIONS & EXECUTE A BUSINESS ASSOCIATE AGREEMENT BETWEEN STATE OF NJ DEPT OF HUMAN SERVICES & HAGC CONGREGATE PROGRAM.
19-45	CONSIDER RESOLUTION AUTHORIZING A ONE YEAR RENEWAL FOR ELEVATOR MAINTENANCE FOR <u>DEPTFORD PARK</u> <b>BRANDYWINE ELEVATOR CO.</b>



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19-46	CONSIDER RESOLUTION AUTHORIZING A ONE YEAR RENEWAL FOR ELEVATOR MAINTENANCE FOR <u>CARINO PARK</u> <b>BRANDYWINE ELEVATOR CO.</b>
19-47	CONSIDER RESOLUTION FOR EXECUTIVE SESSION

**Motion to approve the AGENDA:**

**MOTION:** Commissioner John Giovannitti

**SECOND:** Commissioner Frank Smith

**ALL IN FAVOR**

**COMMENTS FROM THE PUBLIC:**

**MOTION:** Commissioner John Giovannitti

**SECOND:** Commissioner Frank Smith

**ALL IN FAVOR**

**No comments, motion to close:**

**MOTION:** Commissioner Dan Reed

**SECOND:** Commissioner John Giovannitti

**ALL IN FAVOR**

**🌅 ADJOURNMENT:**

**MOTION TO ADJOURN:**

**MOTION:** Commissioner John Giovannitti

**SECOND:** Commissioner Frank Smith

**ALL IN FAVOR**

**Respectfully submitted,**

**Kimberly Gober, Secretary**

**Dated: April 25, 2019**