



**The Housing Authority of
Gloucester County**
ANNUAL BOARD MEETING
JANUARY 25TH, 2017

An Annual Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkins Seniors Housing; located at 100 Pop Moylan Blvd. Deptford, New Jersey, on JANUARY 25TH, 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.
- ✓ Commissioner Betty Jane Purnell
- ✓ Commissioner Frank Smith
- ✓ Commissioner Scott Kintzing
- ✓ Vice Chairman Daniel Reed

And the following was absent:

- ✓ Commissioner Brenden Garozzo (available via phone)
- ✓ Commissioner John Giovannitti
- ✓

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
- ✓ Stella Barnes, Administrative Assistant
- ✓ Grace Seeney, Accountant
- ✓ Chris Grupico, 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 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:

The Chairman opens the meeting to the Public for any Agenda Items:

Seeing no one from the public, the Chairman requested a motion to close.

Motion to close:

MOTION: COMMISSIONER DAN REED

SECOND: COMMISSIONER FRANK SMITH

All commissioners are in favor. Motion carried

CORRESPONDENCE AND REPORTS:

- A. Review and Action of Minutes –December, 2016
- B. Consider Interim Bill List, 17-01 Sections A, B, C, D
- C. Consider Bill List 17-01, 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,

DIRECTOR’S REPORT – JANUARY 2017

- Executive Director Kimberly Gober reported three buildings were out of power. Two had problems with the elevators. The Nancy Elkis building had a fuse blown and that was corrected. Colonial Park had parts overnighted and power has been restored to that elevator as well. The third problem was in Shepherds Farm and HAGC staff thought they would have to evacuate the building. Residents responded which is a plus. The problem was a pin hole in one of the pipes and the compressor blew a circuit breaker. The compressor needs to be replaced. Our staff was on fire watch until the problem was rectified.
- Operating Subsidy litigation: A motion was filed for summary judgment. The judge awarded in favor of the plaintiffs. It appears that we may be, at some point, entitled to this money. (\$510,000) HAGC still has to go through quite a process before we get it. This was a class action lawsuit filed in 2012 in conjunction with PHADA AND NAHRO.
- All of applications have been entered from the Voucher list (1600 total).



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- VASH: we are up to 15 referrals. Eight (8) have been housed. The Chairman is proud of everyone involved in getting this done. This has been in the works for a long time. Kim voiced that HUD's motto is "Housing First".

Commissioner Smith arrived: 4:40 PM

Commissioner Purnell is happy to hear that the VA will be helping to take care of the Vets being housed. The Chairman noted that there is a whole support system involving the VA with the Vets being housed. He wished we would have 1000 Vouchers but we only have 19. It's a start. Administratively, Commissioner Kintzing questioned how would these homeless Vets give the information needed to apply to the program. Jessica Laine reported their case manager at the Veterans Administration will look into finding the information that these Vets need.

- Handouts are given to the Commissioners to give some insight at what is happening in the Housing Industry today. The Chairman attended a seminar concerning the security of our Housing Authority and reported it was excellent. It is in our best interest to have a seminar at HAGC. We would like to reserve this seminar for the date of the next board meeting in March (March 22nd, 2017). A retired Postal Detective Inspector, Felix Nader, will be educating our employees, management and commissioners on the security and what is happening in the Housing Industry today. This will be reserved before the next meeting, convening about 3 PM. An email reminder will be sent out to the Commissioners a week before as well as a few days before. The chairman noted that no one left the room during this hour and a half session, it was that interesting.

Motion to approve the CORRESPONDENCE AND REPORTS

MOTION: COMMISSIONER DAN REED

SECOND: COMMISSIONER BETTY PURNELL

All commissioners in favor



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RESOLUTIONS:

17-01	RESOLUTION AUTHORIZING THE HAGC TO COMPILE , PREPARE, AND SUBMIT INFORMATION FY 2016, IN ACCORDANCE WITH SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) THE HOUSING AUTHORITY OF GLOUCESTER COUNTY
17-02	RESOLUTION AUTHORIZING THE HAGC TO COMPILE, PREPARE, AND THE SUBMIT IN ACCORDANCE WITH SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO
17-03	RESOLUTION REJECTING BID FOR FIRE AND EXTENDED POLICY
17-04	RESOLUTION AUTHORIZING AN EXECUTION OF CONTRACT FOR ROOF REPLACEMENT FOR 4 HOUSES TORTORICE CONTRACTORS, INC.
17-05	RESOLUTION AUTHORIZING AN EXECUTION OF CONTRACT FOR BATHROOM REMODELING FOR CARINO PARK APARTMENTS
17-06	RESOLUTION ESTABLISHING REVISED PERSONNEL POSITIONS FY 2017
17-07	RESOLUTION HONORING RETIREE ROSE HARTMANN
17-08	RESOLUTION HONORING RETIREE GLADYS GIBBS
17-09	RESOLUTION AUTHORIZING THE PURCHASE OF AN OFF-SITE BACK UP DATA SYSTEM FOR DISASTER RECOVERY
17-10	RESOLUTION AUTHORIZING EXECUTIVE SESSION



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Motion to approve the AGENDA:
MOTION: COMMISSIONER DAN REED
SECOND: COMMISSIONER BETTY PURNELL
All commissioners in favor

🏠 PUBLIC PORTION:

Open for any questions to the Board. Seeing no Public, the Public Portion is closed.

Motion to close:
MOTION: COMMISSIONER FRANK SMITH
SECOND: COMMISSIONER BETTY PURNELL
All commissioners in favor

🌅 ADJOURNMENT:

A motion to adjourn:
MOTION: COMMISSIONER DAN REED
SECOND: COMMISSIONER FRANK SMITH
All commissioners in favor

Respectfully submitted,

Kimberly Gober, Secretary

Dated: February 15, 2017