



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

JANUARY 17, 2018

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**An Annual Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkis, JANUARY 17, 2018, beginning at 4:30 P.M.**

**🔊ROLL CALL:**

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**The Secretary (Kimberly Gober) called the roll and the following answered "aye":**

- ✓ Chairman William W. Bain, Jr.
- ✓ Commissioner Scott Kintzing
- ✓ Commissioner Betty Jane Purnell ( via phone)
- ✓ Commissioner Brenden Garozzo

**And the following was absent:**

- ✓ Commissioner Frank Smith
- ✓ Commissioner John Giovannitti
- ✓ Vice Chairman Daniel Reed

**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
- ✓ Michael Jezierski, Accountant

**🏛️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:**

Commissioner Scott Hunt Kintzing was re-appointed for another 5 year term. The Solicitor Jeff Daniels swore the Commissioner in for said term.

## **🏠PUBLIC PORTION:**

Agenda only items.

### **Motion to open to the Public:**

MOTION: COMMISSIONER BRENDEN GAROZZO

SECOND: COMMISSIONER SCOTT KINTZING

ALL COMMISSIONERS IN FAVOR

### **Motion to Close:**

MOTION: COMMISSIONER BRENDEN GAROZZO

SECOND: COMMISSIONER SCOTT KINTZING

## **🏢DIRECTOR'S REPORT –JANUARY 2018**

- The Portico Roof on the side of the Nancy J. Elkis Building is sagging. The footings are sinking. We have submitted a claim to the insurance company to repair this.
- There have been intermittent problems with the elevator cars in the Nancy J. Elkis building. Brandywine Elevator has ordered parts and will keep one elevator down until the problem has been fixed.
- Deptford Park had a few leaks in the fire suppression system. Wayman has been out and repaired the problem.
- The stair towers in Deptford Park have been a challenge. AHO Director Paul Letizia states that it has been very cold (26 degrees at last record) in the towers. HAGC strongly suggests a need for supplemental heat. Paul advises placing electric heaters with 20,000 BTU on the 3<sup>rd</sup> floor and the heaters would only come on when needed. Electric heaters are the easiest to maintain and the easiest to install. There are radiators and heat tape on the pipes but these are not sufficient. This is an emergent situation and needs to be taken care of immediately.
- Carino Park had a problem with the hot water. The tube bundler was replaced and now the Hoby valve. The issue seems to have been resolved.



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- Commissioner Brenden Garozzo reports that the buildings he manages have major problems as well. The newer boilers have a lot of issues. The private sector and the public sector have the same problems.
- Colonial Park's Bed Bug situation is under control. The exterminator we are working with is excellent (Anaconda Protective Concepts).
- Colonial had a new check valve and filter installed in the water heater and that seems to have corrected the problem at that building.
- AHO Director reports that the Laundry Problem at Colonial Park will be rectified by the vendor who will be installing all newly refurbished appliances.
- The continuing resolution expires on Friday, January 19, 2018. HUD has sent Section 8 obligation notices for February but nothing yet for Public Housing. PHADA and NAHRO websites report nothing. Chairman Bain reports that it looks like none of the Democrats are going to support funding the government without a concession for the Dreamers (DACA).
- Section 8 Voucher Program Camp Salute Meeting is set for Wednesday, January 24, 2018. The Chairman will not be present. This date is the Chairman's milestone 70<sup>th</sup> birthday. HAGC will be setting dates for the acceptance of applications. An ad in the newspaper for "Veterans Only" will be placed soon. The Chairman reports that this is the best thing the Board of HAGC has done. The Board and the staff that work here have been of such quality in the last 20 years. AHO Director Paul Letizia has been an ace for us, as well as the rest of the staff.
- Commissioner Kintzing inquired what would happen to payroll in the event of a Government shutdown. Executive Director Gober and Finance Director Grace Seeney report payroll would be safe for a few weeks.
- Commissioner Brenden Garozzo will leave a packet of pamphlets from the PHADA conference. The Chairman reports that any Commissioner may attend these conferences and they are always informative. Commissioner Garozzo added that HUD has 15,000 positions in their operations with only 9,000 employees. Out of those employees, 40 % can retire next year. With the change in the tax credits, the value of the tax credit is going to be less than the dollar. After what the Commissioner noted at the Conference, he would like to report that our Board is outstanding and very fortunate under the leadership of Chairman Bain and Executive Director Kim Gober.
- Commissioner Purnell would like to know if Camp Salute has elevators. ED Gober believes that they do not but do have disabled units



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on the first floor. She will find out and get back to the Commissioners.

- Chairman Bain announced that Commissioner Kintzing has been an asset to the Board. He would like to thank him for all of the knowledge he has brought to the Board and congratulate him on his re-appointment.

**✎CORRESPONDENCE AND REPORTS:**

- A. Review and Action of Minutes –DECEMBER 2017
- B. Consider Interim Bill List, 18-01 Sections A, B, C, D
- C. Consider Bill List 18-01 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,J

**Motion to approve the AGENDA:**

**MOTION:** COMMISSIONER BRENDEN GAROZZO

**SECOND:** COMMISSIONER BETTY JANE PURNELL

**✎RESOLUTIONS:**

|       |   |
|-------|---|
| 18-01 | <b>CONSIDER RESOLUTION AUTHORIZING THE HAGC TO COMPILE, PREPARE, AND SUBMIT INFO FY2017 IN ACCORDANCE WITH SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP)</b><br><b>HAGC</b> |
| 18-02 | <b>CONSIDER RESOLUTION AUTHORIZING THE HAGC TO COMPILE, PREPARE, AND SUBMIT INFO FY2017 IN ACCORDANCE WITH SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP)</b><br><b>GHA</b>  |
| 18-03 | <b>RESOLUTION DESIGNATING A PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O) HAGC</b>   |
| 18-04 | <b>RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR REPLACEMENT OF VANITIES <b>CARINO PARK APARTMENTS</b></b>   |



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**18-05**

**RESOLUTION AUTHORIZING EXECUTIVE SESSION**

**Motion to approve the AGENDA:**

**MOTION:** COMMISSIONER BRENDEN GAROZZO

**SECOND:** COMMISSIONER BETTY JANE PURNELL

**COMMENTS FROM THE PUBLIC:**

**No comments**

**MOTION:** COMMISSIONER BRENDEN GAROZZO

**SECOND:** COMMISSIONER SCOTT KINTZING

** ADJOURNMENT:**

**A motion to ADJOURN:**

**MOTION:** COMMISSIONER SCOTT KINTZING

**SECOND:** COMMISSIONER BETTYJANE PURNELL

All commissioners in favor

**Respectfully submitted,**

**Kimberly Gober, Secretary**

**Dated: January 22, 2018**