



The Housing Authority of
Gloucester County
REGULAR BOARD MEETING

February 27th, 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 FEBRUARY 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 Daniel Reed
- ✓ Commissioner John Giovannitti
- ✓ Commissioner Brenden Garozzo (via conference call)
- ✓ Commissioner Frank Smith (via conference call)

And the following was absent:

- ✓ Commissioner Betty Jane Purnell
- ✓ Commissioner Scott Kintzing

The Secretary notified the Chair that a quorum is present.

Also in attendance were:

- ✓ Kimberly Gober, Executive Director
- ✓ Jeff Daniels, Esq., Solicitor
- ✓ John Rasmus, Modernization Coordinator
- ✓ Nelly Rojas, Administrative Aide
- ✓ Michael Jeziarski, 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:

PUBLIC PORTION:

Agenda only items.

Motion to open to the Public:

MOTION: Commissioner John Giovannitti

SECOND: Commissioner Dan Reed

All commissioners in favor

Not seeing anyone from the Public,

Motion to Close:

MOTION: Commissioner Dan Reed

SECOND: Commissioner John Giovannitti

All Commissioners in favor

**PUBLIC HEARING ON RES # 19-12 SIGNIFICANT AMENDMENT TO THE
AGENCY PLAN**

Motion to open to the Public:

MOTION: Commissioner John Giovannitti

SECOND: Commissioner Dan Reed

All commissioners in favor

Open to the Public for and comments or questions? Not hearing anyone,

Motion to Close:

MOTION: Commissioner Dan Reed

SECOND: Commissioner John Giovannitti

All Commissioners in favor

**OVERVIEW OF HAGC SELF INSURED MEDICAL PROGRAM:
LINDA MAXWELL, IAA & DAVE WEISS , HARTENBERGH INSURANCE**

- Executive Director thanked Dave Weiss for his help in keeping our employees covered for their eye and dental insurance coverage.
- Linda Maxwell explained the summary of the plan to date (since 2013).



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HAGC overall has \$635,446.90 savings to date. The Self Insured HAGC Plan has been more beneficial than the State Plan and all of the benefits are consistent with the State Plan. Booklets with the projections for costs were distributed to the Commissioners and attached to these minutes. Chairman Bain appreciates the reports given by Hartenbergh and IAA each year.

Motion to Accept the Report:

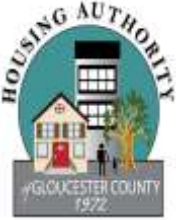
MOTION: Commissioner Frank Smith

SECOND: Commissioner John Giovannitti

All Commissioners in favor

EXECUTIVE DIRECTOR REPORT:

- Executive Director Kim Gober: February 15 Congress approved an Omnibus Package and the government did not close. FY 10-1-18 through 9-30-19, The Federal Government numbers are determined but HAGC does not know what it's funding is as of yet. For the Fed numbers:
 - Public Housing: \$4.653 Billion up a 96% proration.
 - Capital Fund: \$ 2.775 Billion increase of 25 Million.
 - HAP Renewal: \$20.313 Billion up a 99% proration.
 - Admin Fees: \$1.86 Billion up to 82-83% proration.
- Changes are coming forth regarding our REAC inspections. This is the inspections of the Public Housing Sites and Multi-Family Sites. Currently we get a 30-90 day notice but now they want to do the inspections with a 14 day notice. Their thought is the property should always be REAC ready. With the funding we receive, it's hard to always be REAC ready because their rules are stringent and any little thing affects the score. Paul Letizia, AHO Director and John Rasmus, Modernization Coordinator went to a meeting to hear the explanations. John reports the main concern for REAC personnel is the 14 day notice and they want everyone to know that this is a done deal.
- HAGC was awarded FSS Grant for \$47,000. - This helps the younger residents overcome their impediments to become self-sufficient and employable and hopefully get a down payment on a home.
- HAGC was awarded ROSS Grant for \$239,000 over three years. - This provides services for our residents to age in place.
- SEMAP is due March 1st and has been submitted. A huge thank you to Nelly Rojas, Administrative Aide, for her help and submission. We have had a few employees out for different reasons and the staff has pulled together to get things done. Chairman Bain voices that he doesn't see a void in the work being done and that says a lot about our staff and how hard they work for us.
- REAC assigned a transaction manager for our RAD conversion so we are moving



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forward. We will be publishing a RAD Physical Assessment where we will be hiring an Engineer who knows what HUD wants for RAD to evaluate our Properties. John Rasmus will be involved in this.

- Spiegle Avenue- we have a decided not to move forward with the sale. We will be putting out an RFP to hire a Real Estate Professional.

✎CORRESPONDENCE AND REPORTS:

- A. Review and Action of Minutes –FEBRUARY 2019
- B. Consider Interim Bill List, 19-02 Sections A, B, C, D
- C. Consider Bill List 19-02 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:

19-12 **CONSIDER RESOLUTION AUTHORIZING A SIGNIFICANT AMENDMENT TO THE AGENCY PLAN**

19-13 **CONSIDER RESOLUTION AUTHORIZING A CONTRACT FOR AUTO INSURANCE**

19-14 **CONSIDER RESOLUTION AUTHORIZING A CONTRACT FOR WORKERS COMP INSURANCE**

19-15 **CONSIDER RESOLUTION AUTHORIZING A CONTRACT FOR THE REPLACEMENT OF KITCHEN FLOORS (53) LOCATED AT DEPTFORD PARK APARTMENTS**

19-16 **CONSIDER RESOLUTION AMENDING THE EMERGENCY CONTRACT FOR PLUMBING ISSUE AT DEPTFORD PARK IN JANUARY.**

BLACK HORSE PIKE PLUMBING

19-17 **CONSIDER RESOLUTION AUTHORIZING AN EMERGENCY CONTRACT FOR PLUMBING ISSUE AT DEPTFORD PARK IN JULY.**



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ROOT 24 HOURS PLUMBING, INC.

19-18

CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION

Motion to approve the AGENDA:

MOTION: Commissioner John Giovannitti

SECOND: Commissioner Frank Smith

ANY COMMENTS OR CONCERNS FROM THE COMMISSIONERS: None

EXECUTIVE SESSION: None

COMMENTS FROM THE PUBLIC:

MOTION: Commissioner John Giovannitti

SECOND: Commissioner Brenden Garozzo

No comments, motion to close:

MOTION: Commissioner Dan Reed

SECOND: Commissioner Brenden Garozzo

 ADJOURNMENT:

A motion to ADJOURN:

MOTION: Commissioner John Giovannitti

SECOND: Commissioner Brenden Garozzo

All commissioners in favor

Respectfully submitted,

Kimberly Gober, Secretary

Dated: March 4, 2019