



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

MAY 23, 2018

---

**A REGULAR Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkis, JUNE 27, 2018, 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 Frank Smith
- ✓ Commissioner John Giovannitti
- ✓ Commissioner Scott Kintzing
- ✓ Commissioner Betty Jane Purnell

**And the following was absent:**

- ✓ Commissioner Brenden Garozzo

**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
- ✓ 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."



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

MAY 23, 2018

---

**CHAIRMAN:**

**PUBLIC PORTION:**

Agenda only items.

**Motion to open to the Public:**

MOTION: COMMISSIONER JOHN GIOVANNITTI  
SECOND: COMMISSIONER FRANK SMITH  
ALL COMMISSIONERS IN FAVOR

No comments from the Public

**Motion to Close:**

MOTION: COMMISSIONER JOHN GIOVANNITTI  
SECOND: COMMISSIONER FRANK SMITH

**DIRECTOR'S REPORT –JUNE 2018**

- **ROSS GRANT:** This Grant provides the Coordinator funding which helps our residents age in place as well as become self-sufficient. This is for Public Housing only. The HAGC matches the grant with funds through the Congregate Program.
- **AMENDING SALARIES AND POSITIONS:** We have deleted the Transitional finance director and a Transitional Modernization Coordinator has been added. Due to technical requirements, we would require the new hire for Modernization Coordinator to train for this position.
- **APPROPRIATIONS:** The funds that have been appropriated for 2018 are in the packet. There is \$197 Million for the Admin fees. This is still not made whole but it is much better than previously.
- **Commissioner Purnell calls into the meeting.**
- **HUD:** they will be on site August 14<sup>th</sup> for an entrance conference for Housing Choice Voucher Program.
- **FSS NOFA:** HUD is going to look back at the FSS program for 3 ½ to 7 ½ years to calculate the income of people in the program. The industry groups are against this and are advocating to HUD. Under the new formula HAGC is ruled as Standard. There is no consideration for the disabled. Commissioner Smith voiced that HAGC



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

MAY 23, 2018

should consider filing a suit for this. The industry groups are strongly voicing their opposition.

- **HOUSING CHOICE VOUCHER (HCV)** : HAGC Received our funding notice for the program funding. We are not funded up to our leasing capability. It's difficult to run the program when we find out in June what the funding is.
- **CAMP SALUTE**: Leasing started this week. Eydie Blair (Intake Supervisor) and the group have been working tirelessly to get the applicants approved in a timely manner.
- **MAINSTREAM NON ELDERLY DISABLED VOUCHERS**: HAGC has applied (a huge thank you to Jessica and Nelly) in a timely manner for between 90 and 100 vouchers.  
The Chairman would like to thank our excellent staff for their diligence in working on these programs.
- **AUDIT COMMITTEE**: The Audit Committee will be meeting on July 13, 2018 at 9:00am. Bowman and Company has been informed that the Committee needs to have the information in a timely manner beforehand.
- **CHAIRMAN BAIN**: Anything material that you would like to have that has been mentioned in our meetings, please speak to Kim, Nelly or Stella. He would also like to mention that there is never enough money to run the HAGC programs. When we negotiated staff contracts years ago, it was much better. HAGC had a little bit of money to pay the staff. For what our people make, it was a nice plus for them. But in later years, through attrition we lost staff and we have never been able to bring them back. The funds used to be much better than in recent years.  
Kim replies worse than lack of funding is the timeliness of learning about it.

**✍CORRESPONDENCE AND REPORTS:**

- A. Review and Action of Minutes –MAY 2018
- B. Consider Interim Bill List, 18-06 Sections A, B, C, D
- C. Consider Bill List 18-06 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



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

MAY 23, 2018

**RESOLUTIONS:**

<b><u>18-37</u></b>	<b>CONSIDER RESOLUTION VOIDING OUTSTANDING CHECKS WRITTEN ON VARIOUS ACCOUNTS DATED PRIOR TO  12/27/2016</b>
<b><u>18-38</u></b>	<b>CONSIDER RESOLUTION AUTHORIZING DISPOSITION AND WRITE OFF OF EXPENDED PROPERTY</b>
<b><u>18-39</u></b>	<b>CONSIDER RESOLUTION REVISING THE PET POLICY</b>
<b><u>18-40</u></b>	<b>CONSIDER RESOLUTION AUTHORIZING ACC AMENDMENT CAPITAL FUND PROGRAM NJ39P20450118</b>
<b><u>18-41</u></b>	<b>CONSIDER RESOLUTION AUTHORIZING APPLICATION FOR THE ROSS-SERVICE COORDINATOR GRANT</b>
<b><u>18-42</u></b>	<b>CONSIDER RESOLUTION AUTHORIZING HAGC TO COMMIT MATCH FUNDING TO THE ROSS PROGRAM</b>
<b><u>18-43</u></b>	<b>CONSIDER RESOLUTION AUTHORIZING A WATER MITIGATION PROJECT AT DEPTFORD PARK APARTMENTS GL CONSTRUCTION, LLC</b>
<b><u>18-44</u></b>	<b>CONSIDER RESOLUTION AUTHORIZING AMENDMENT OF SALARIES &amp; POSITIONS TO INCLUDE A TRANSITIONAL MODERNIZATION COORDINATOR</b>
<b><u>18-45</u></b>	<b>CONSIDER RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) MOTOR VEHICLE FOR THE USE OF HAGC</b>
<b><u>18-46</u></b>	<b>RESOLUTION AUTHORIZING THE EXECUTIVE SESSION</b>

**Motion to approve the AGENDA:**

**MOTION:** COMMISSIONER JOHN GIOVANNITTI

**SECOND:** COMMISSIONER DAN REED

**COMMENTS FROM THE COMMISSIONERS:**

Betty Purnell would like to compliment the Congregate Program, especially Diane for the care they take with the residents. She is very pleased with the program.

Frank Smith: Residents are protected under the Federal Privacy Act. This is why we don't publish tenants names on the bill list.



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

MAY 23, 2018

---

Scott Kintzing: Do we send the unclaimed checks go into the Unclaimed Fund? Jeff replies yes, after researching and talking to the state, we do send them to this fund.

Scott Kintzing: Do we know what car we are going to purchase for the Congregate Program. Seniors has sufficient funds to9 pay for that. It will be a Seniors Asset. The non-profits will meet in July and we will have them bless this action.

**COMMENTS FROM THE PUBLIC:**

**No comments**

**MOTION: COMMISSIONER JOHN GIOVANNITTI**

**SECOND: COMMISSIONER FRANK SMITH**

**ADJOURNMENT:**

**A motion to ADJOURN:**

**MOTION: COMMISSIONER DAN REED**

**SECOND: COMMISSIONER FRANK SMITH**

All commissioners in favor

**Respectfully submitted,**

**Kimberly Gober, Secretary**

**Dated: July 17, 2018**