



**The Housing Authority of  
Gloucester County**  
REGULAR BOARD MEETING  
March 22<sup>nd</sup>, 2017

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**A Regular 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 March 22<sup>nd</sup>, 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 John Giovannitti
- ✓ Commissioner Scott Kintzing
- ✓ Commissioner Betty Jane Purnell
- ✓

**And the following was absent:**

- ✓ Commissioner Brenden Garozzo
- ✓ Commissioner Frank Smith
- ✓ 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
- ✓ Stella Barnes, Administrative Assistant
- ✓ Grace Seeney, Accountant
- ✓ Nelly Rojas, Administrative Aide

**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 General Public for any Agenda Items:**

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

**Motion to close:**

MOTION: COMMISSIONER JOHN GIOVANNITTI

SECOND: COMMISSIONER BETTY JANE PURNELL

All commissioners are in favor. Motion carried

**CORRESPONDENCE AND REPORTS:**

- A. Review and Action of Minutes –January 2017
- B. Consider Interim Bill List, 17-02 Sections A, B, C, D
- C. Consider Bill List 17-02, 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,

**DIRECTOR’S REPORT –2017**

- ❖ Executive Director Gober indicates that HAGC continues operating under a continuing Resolution. There still is not a final budget for 2017. Industry groups (NAHRO & PHADA) suggest operating under current levels received in 2016, which continues until April 28<sup>th</sup> 2016.

Megan Norris (tenant) has arrived at the meeting (4:35 PM) No notice was given.

Commissioner Smith has arrived at the meeting (4:40 PM)

- ❖ Chairman Bain offers that the President of the United States is going to cut the funding for Housing. Ben Carson, the new Secretary of HUD



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admits he does not know much about Housing and our hope is that HUD staff and the people who can help him is not drastically cut. The President of the United States does not know or care about the Housing and Urban Development. Comments from the various industries are in the packets from the experts, reporting it does not look good for Housing which is operating on a temporary budget. The Chairman states that of all of the entities in the Government, he feels Housing will come out the shortest. We may have to cut back from our services and housing.

- ❖ An Invitation for one of the residents at Colonial Park 100th Birthday is in the Packet.
- ❖ Washing Machines in the buildings: Commissioner Purnell states that 75% of people she spoke to did not want change. They would like newer washers but did not seem to like the credit card idea. Seniors are wary about losing the card.
- ❖ VASH Program: We received 17 referrals from the VA. 10 have been housed, 6 are searching for housing, and one is in process. These have been a lot of work for HAGC but we it was expected. These residents were homeless so we are working very closely with the VA. The Chairman wishes he could get more Vouchers for these Veterans who served our County. The VA gives all of the support services for them. A County this great should be helping our Veterans more.
- ❖ Nelly Rojas, Administrative Aide: The Chairman congratulated Nelly on becoming a citizen of the United States. He had the privilege and honor of being present when Nelly was sworn in at the Court House in Camden. It was an exciting time and in his whole career he had never been to naturalization swearing in. He would recommend everyone go to one if the opportunity arrives. The gratitude of the people becoming citizens is overwhelming. There is a picture of the ceremony in the packet. The Chairman would like an 8x10 to be put on the wall.

### **Motion to approve the CORRESPONDENCE AND REPORTS**

**MOTION:** COMMISSIONER SCOTT KINTZING

**SECOND:** COMMISSIONER FRANK SMITH

All commissioners in favor



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**RESOLUTIONS:**

<b>17-16</b>	<b>RESOLUTION AUTHORIZING CONTRACT FOR AUTO INSURANCE MARTIN INSURANCE CO.</b>
<b>17-17</b>	<b>RESOLUTION AUTHORIZING CONTRACT FOR WORKERS COMPENSATION INSURANCE TO MARTIN INSURANCE CO.</b>
<b>17-18</b>	<b>RESOLUTION EXTENDING THE SELF-INSURED GROUP HEALTH CARE BENEFIT PLAN FOR ELIGIBLE HAGC EMPLOYEES, THEIR ELIGIBLE DEPENDENTS AND OTHER ELIGIBLE PERSONS HARDENBERGH INSURANCE</b>
<b>17-19</b>	<b>RESOLUTION AUTHORIZING CONTRACT FOR EXTERMINATING CARINO PARK</b>
<b>17-20</b>	<b>RESOLUTION AUTHORIZING CONTRACT FOR EXTERMINATING DEPTFORD PARK</b>
<b>17-21</b>	<b>RESOLUTION AUTHORIZING EMERGENCY CONTRACT TO TORTORICE CONTRACTORS</b>
<b>17-22</b>	<b>RESOLUTION AUTHORIZING AN ANNUAL UPDATE TO THE EMERGENCY PREPAREDNESS</b>
<b>17-23</b>	<b>RESOLUTION HONORING MRS DECARLO 100<sup>TH</sup> BIRTHDAY</b>
<b>17-24</b>	<b>RESOLUTION EXECUTIVE SESSION</b>

**Motion to approve the AGENDA:**  
**MOTION:** COMMISSIONER FRANK SMITH  
**SECOND:** COMMISSIONER BETTY JANE PURNELL



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All commissioners in favor

**Public Portion:**

Open for any questions to the Board by the Public.

- Megan Norris, Section 8 Voucher holder.

Ms. Norris read into the record a letter wherein Ms. Norris alleged that the Housing Authority had violated her rights under the Violence Against Women Act (VAWA) and further alleged that HUD found that the Housing Authority violated HUD regulations with regard to the Housing Authority's administration of the Section 8 Program as to Ms. Norris. Ms. Norris also addressed concerns she had with regard to Ms. Norris' income verification under the Section 8 Program. Ms. Norris also requested a copy of the Housing Authority's Tort Claim Notice.

The Chairman suggests Ms. Norris give her letters to the Attorney. The Board will then take it under advisement. Ms. Norris made her statement on the record and left to collect a copy of the TORT claim. Chairman Bain stated that Jeff Daniels, Esq. has been involved in the case since the beginning. HAGC has been advised that Ms. Norris was in violation. HUD and the County Freeholders have been involved in the case as well. There was a hearing with the HAGC Hearing Officer, Walter Norris and Ms. Norris did not agree with his decision. Jeff Daniels, Esq. would be happy to review any new information that Ms. Norris may have that would change his analysis.

Jessica Laine, Esq. states that Ms. Norris' processor is working closely with her to get the documentation she needs. She still receives her subsidy. Ms. Norris does have a continued responsibility to supply her documentation regarding her source of income.

- Commissioner Purnell reported about an electrical problem in Colonial Park which affected the elevators. Why aren't electrical surge protectors on these elevators?  
Executive Director Gober explained that South Jersey Elevator said the boards were fried due to a power surge. They fixed that but needed TEC support for problems on one of the elevators. Ms. Gober questioned Ron Bernardini (Modernization Coordinator) about the surge protectors. Holstein -White was the engineer on the project and felt the surge protectors were not necessary. Chairman Bain questioned Art Todd (Electrician) to see if the elevators were wired incorrectly. Having elevators down in a senior building is not acceptable. Commissioner Purnell would like to complement the employees especially Jim the guard, the staff who delivered meals up all of the steps, the laundry baskets up all of those steps. Is there any recourse to the people who put in the elevators? The Executive Director responded since there weren't any significant surge occurrences in 30 year history it was recommended not to install the surge protectors on the new control panels. We are experiencing much more power outages at this time so HAGC is evaluating this moving forward. The Elevators did pass inspection by the State of NJ.



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- Commissioner Smith mentioned having a Food Program sponsored by the HAGC. He will call Kim to discuss.

**Motion to close:**

MOTION: COMMISSIONER SCOTT KINTZING  
SECOND: COMMISSIONER BETTY JANE PURNELL  
All commissioners in favor

**ADJOURNMENT:**

**A motion to adjourn:**

MOTION: COMMISSIONER BETTY JANE PURNELL  
SECOND: COMMISSIONER FRANK SMITH  
All commissioners in favor

**Respectfully submitted,**

**Kimberly Gober, Secretary**

**Dated: April 12, 2017**