



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

MARCH 28, 2018

---

**An Annual Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkis, MARCH 28, 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.
- ✓ Commissioner Scott Kintzing (running late)
- ✓ Commissioner Frank Smith
- ✓ Commissioner John Giovannitti
- ✓ Commissioner Brenden Garozzo (available via phone)

**And the following was absent:**

- ✓ Commissioner Betty Jane Purnell
- ✓ Vice Chairman Daniel Reed

**The Secretary notified the Chair that a quorum is present.**

**Also in attendance were:**

- ✓ Kimberly Gober, Executive Director
- ✓ Stella Barnes, Administrative Assistant
- ✓ 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."



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

MARCH 28, 2018

**CHAIRMAN:**

**PUBLIC PORTION:**

Agenda only items.

**Motion to open to the Public:**

MOTION: COMMISSIONER FRANK SMITH

SECOND: COMMISSIONER JOHN GIOVANNITTI

ALL COMMISSIONERS IN FAVOR

No comments from the Public

**Motion to Close:**

MOTION: COMMISSIONER FRANK SMITH

SECOND: COMMISSIONER BRENDAN GAROZZO

**DIRECTOR'S REPORT –MARCH 2018**

**THE BUDGET:**

- **EXECUTIVE DIRECTOR KIM GOBER** REPORTS THAT WE FINALLY HAVE A BUDGET. CONGRESS PASSED THE FY2018 OMNIBUS APPROPRIATIONS BILL. THE BILL HAS 12 ½ % INCREASE IN LOW INCOME HOUSING TAX CREDITS WHICH CONVERTS TO ABOUT 29,000 IN UNITS CONSTRUCTED OR REHAB. LOW INCOME HOUSING TAX CREDITS IS THE ONLY AFFORDABLE METHOD FOR AFFORDABLE HOUSING. IN GENERAL, IT WAS A 63 BILLION DOLLARS IN DOMESTIC SPENDING AND 10% FOR HUD.
- FOR THE **PUBLIC HOUSING OPERATING FUND**, WHICH IS USED TO RUN DEPTFORD PARK, CARINO PARK, AND THE 62 SCATTERED SITE HOUSES, 4.55 BILLION IS ALLOCATED, WHICH IS 150 MILLION OVER THE 2017 FUNDING LEVELS. HAGC SHOULD GET ABOUT 10% MORE THAN WE RECEIVED THIS YEAR BUT THERE MAY BE A CHANGE IN THE CALCULATIONS. WE ARE EXPECTING AN INCREASE.
- FOR THE **CAPITAL FUND**, WHICH THE PRESIDENT WAS TRYING TO ZERO OUT, A 2.75 BILLION ALLOCATION, AND 100 MILLION GREATER THAN 2017. WE HAVE BEEN GETTING ABOUT \$300,000 TO MAINTAIN PUBLIC HOUSING.
- FUNDING THE **ROSS GRANT**. ONE EMPLOYEE HAS A PORTION OF THEIR SALARY PAID BY THIS. IT IS A THREE YEAR GRANT. CURRENTLY WE GET \$210,000 EVERY THREE YEARS. WE APPLY AGAIN THIS YEAR.
- **PHYSICAL NEEDS ASSESSMENT** IS NOT REQUIRED.
- **FAMILY SELF SUFFICIENTLY** IS \$75 MILLION AND WE HAVE ONE EMPLOYEE WHO IS PARTIALLY COMPENSATED BY THIS.



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

MARCH 28, 2018

- **EMPLOYEE COMPENSATION:** WE HAVE TO DO A SCHEDULE OF EMPLOYEE SALARIES
- **SECTION 8 PROGRAM,** HAP FUNDING ANTICIPATING 100% PRORATION.
- **SPECIAL SET ASIDE FUNDS,** WE WILL APPLY IF WE ARE ELIGIBLE.
- **VASH** RENEWED AT \$40 MILLION
- **ADMIN FEE** IS \$1.730 BILLION WHICH IS \$90 MILLION THAN 2017. A 77% PRORATION.

COMMISSIONER SCOTT KINTZING ARRIVES AT 4:40 PM

**THE ENTIRE NEW BUDGET IS GOOD NEWS.**

**COMMISSIONER SMITH:** IS THERE ANYTHING THAT THE PRESIDENT CAN DO TO STOP THIS?

**ED GOBER:** THE PRESIDENT HAS SIGNED THIS BUT HAS DECLARED THAT HE WILL NEVER SIGN A BUDGET LIKE THIS AGAIN.

**CHAIRMAN BAIN:** HE BELIEVES THAT IF HE DIDN'T SIGN THE BUDGET, CONGRESS WILL HAVE HAD TO OVERRIDE HIM.

- **COLONIAL PARK MASONRY POINTING:**  
WE HAVE BEEN GOING BACK AND FORTH WITH THE HMFA AND CAN FINALLY MOVE FORWARD WITH THE BRICK POINTING TO ALLEVIATE THE WATER INFILTRAION INTO THE BUILDING. WE HAVE HIRED TRI-STATE MASONRY.
- **DEPTFORD PARK :**  
CME PROPOSED TO PUT A FRENCH DRAIN AROUND THE BUILDING WITH A COST OF \$21,000 TO FIX THE WATER INTRUSION PROBLEM. WE HAVE DECIDED TO PUT THIS OUT TO PUBLIC BID. ALL BIDS FOR THE HOUSING AUTHORITY ARE PUBLICLY BID.
- TO DATE, WE HAVE **RECEIVED 30 APPS FOR HCV VETERAN PROGRAM AND 33 PROJECT BASED CAMP SALUTE APPLICATIONS.** WE WERE AWARDED 5 ADDITIONAL VOUCHERS FOR VASH WITH A TOTAL OF 24.
- **THE PORTICO NEXT TO NANCY J ELKIS BUILDING** HAD TO BE REMOVED. IT WAS DENIED BY INSURANCE. THE CHAIRMAN WOULD LIKE TO SEE HOW MUCH IT IS USED BEFORE WE PUT IT BACK.
- WE ARE RECOMMENDING **CLOSING THE EHO AND MOD REHAB WAITLISTS.** BOTH OF THESE PROGRAMS HAVE A LIMITED NUMBER OF UNITS. WE WILL PUBLISH AN AD IN THE PAPER AND CLOSE IT FOR THE PRESENT TIME.
- **CPLP AND POP MOYLAN AUDITS** ARE BEING SENT TO THE HMFA BY THE MARCH 31<sup>ST</sup> DEADLINE. COMPLIMENTS TO FINANCIAL DIRECTOR, GRACE SEENEY WHO HAS BEEN ABLE TO WRAP EVERYTHING UP AND THE AUDITORS HAVE BEEN ABLE TO GET IN HERE EARLIER THAN EVER TO START THE



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

MARCH 28, 2018

PROCESS OF AUDITS. SHE HAS WAS ABLE TO ENTER THE FINANCIAL STATEMENTS INTO THE HUD SYSTEM A WEEK AHEAD OF THE DEADLINE AS WELL. THIS IS A VERY TEDIOUS PROCESS. GRACE WILL PRESENT THE FINANCIAL INFORMATION.

**FINANCIALS:**

- **GRACE SEENEY:** OVERALL WE HAVE A \$4.9 MILLION LOSS. MOST OF THIS IS BECAUSE OF THE ELLIS MANOR DEMO IN GHA, WHICH IS 1.6 MILLION DOLLAR LOSS. DEPRECIATION IS \$2.3 MILLION AND GASB & OPEB IS \$ 1 MILLION. AFTER THESE WE BREAK EVEN. ED KIM GOBER ADDS THAT THIS INCLUDES GLASSBORO SINCE 2014. IT INCLUDES **ALL** OF OUR OPERATIONS. OUR AUDITS ARE SEPARATE.  
**COMMISSIONER SCOTT KINTZING:** THE PENSION LIABILITY WAS AN ADDITIONAL \$1 MILLION DOLLARS THAT WE HAD TO APPROVE FOR THIS YEAR?  
**GRACE:** NO, AS OF RIGHT NOW WE ONLY HAVE \$300,000 AS AN EXPENSE FOR THE PENSION, THE OTHER \$700,000 IS FOR THE OPEB. THE GASB HAS NOT COME OUT YET.  
**COMMISSIONER FRANK SMITH:** WHERE DOES THIS MONEY ACTUALLY RESIDE?  
**GRACE:** IT IS JUST LIABLITY RIGHT NOW. WE OWE IT THEM THEORETICALLY.  
**ED KIM GOBER:** IN A PERFECT WORLD, WE SHOULD BE PUTTING THESE MONIES ASIDE FOR THE FUTURE LIABILITIES BUT WE CAN'T. GASB68 IS THE HOUSING AUTHORITY RECOGNIZING THE STATE OF NEW JERSEY NOT PAYING THEIR SHARE OF THE PENSION FUND. THIS AUTHORITY HAS PAID ITS PORTION OF THE PENSION FUND IN FULL EVERY YEAR. THE STATE IS NOT PAYING ITS PORTION.  
**COMMISSIONER SMITH:** WILL OUR AUTHORITY BE CRITIZED FOR THIS?  
**CHAIRMAN BAIN:** THIS IS A LIABILITY BUT THE HAGC PAYS OUR BILLS. WE MUST COMPLY WITH THIS.  
**COMMISSIONER SMITH:** SHOULD WE CONTACT THE NEWSPAPER?  
**CHAIRMAN BAIN:** THIS HAS BEEN IN THE MEDIA. WHO KNOWS WHAT IT WILL BE IN 10 YEARS? THE STATE HAS TO MAKE THEIR FAIR SHARE. WE DON'T KNOW THE EXTENT OF THE LIABILITY. NO ENTITIY WILL EVER BE ABLE TO PAY THIS.  
**COMMISSIONER KINTZING:** HAVE WE USED ANY OTHER ACCOUNTING FIRMS OTHER THAN OUR AUDITORS?  
**GRACE:** WE HAVE USED **BDO** TO HELP US WITH GHA WITH THE RAD AND THEY DID THE BUDGET FOR HAGC AS WELL AS THE OPERATING SUBSIDY.  
**ED KIM GOBER:** WE WANTED TO HAVE A CONTRACT WITH BDO AS A TECHNICAL EXPERT FOR GRACE TO CONSULT.  
**COMMISSIONER GAROZZO:** BAKER TILLEY IS A GOOD ACCOUNTANT AS WELL.  
**ED GOBER:** WE ARE ACTUALLY PUTTING OUT A QUOTE SOON, SO WE WILL ADD BAKER TILLEY TO THE LIST. I FOUND BDO WHEN THEY SPOKE AT A NAHRO CONVENTION IN WHICH I ATTENDED.  
**CHAIRMAN BAIN:** I THINK THAT IS WHAT IT'S ALL ABOUT WITH OUR



# **The Housing Authority of Gloucester County**

REGULAR BOARD MEETING

MARCH 28, 2018

COMMISSIONERS, WE GET A LOT OF GOOD INFORMATION FROM ALL OF OUR COMMISSIONERS. AND THANK YOU TO GRACE SEENEY.

- **SMOKE FREE HOUSING POLICY:**

THIS WILL BE ON THE APRIL AGENDA BUT WE THOUGHT WE WOULD GIVE IT TO THE COMMISSIONERS TODAY SO YOU MAY READ IT AT YOUR LEISURE.

**JESSICA LAINE:** WE DON'T HAVE AN OFFICIAL POLICY NOW. THIS SHOULD NOT COME AS A SURPRISE TO THE RESIDENTS; WE HAVE GIVEN THEM PLENTY OF NOTICE.

**CHAIRMAN BAIN:** WE DON'T HAVE A CHOICE, THIS IS HUD MANDATED. THE RESIDENTS COULD BE EVICTED FOR THIS.

**KIM GOBER:** THE SMOKING AREA HAS TO BE 25 FEET FROM THE BUILDINGS. WE HAVE DESIGNATED AN AREA IN EACH BUILDING BUT SOME OF THEM ARE NOT UNDER COVER.

**COMMISSIONER SMITH:** HAS ANY GROUPS STARTED LEGAL PROCEDURES ON THIS?

**JESSICA LAINE:** SMOKERS ARE NOT A PROTECTED GROUP.

**ED KIM GOBER:** THIS IS FOR ALL THE PROPERTIES WE MANAGE, ACROSS THE BOARD. ANY QUESTIONS OR CONCERNS, PLEASE CALL ME OR JESSICA.

- **OPERATING SUBSIDY LITIGATION FUND:**

HAGC HAS RECEIVED FUNDS IN THE AMOUNT OF \$381,000.00.

INDUSTRY GROUPS AND BDO STATE THIS IS NOT FROM HUD, IT IS FROM THE GOVERNMENT. HAGC DECIDED TO PUT IT IN OUR PUBLIC HOUSING FUNDS.

THIS CAME FROM RESERVES AND PUBLIC HOUSING HAS BEEN INSUFFICIENT. IT WAS BASED ON WHAT THEY TOOK FROM HAGC AND PRORATED AND THEN THE LAWYERS TOOK THEIR FEES. THE PUBLIC HOUSING NEEDED THESE FUNDS THE MOST.

- **EMPLOYEES:**

**CHAIRMAN BAIN:** APPRECIATES OUR STAFF AND SO HE WOULD LIKE TO THANK ALL OF THE EMPLOYEES FOR ALL THE HARD WORK THEY DO FOR THE AUTHORITY. ALL OF THE COMMISSIONERS ARE IN AGREEMENT.

**COMMISSIONER KINTZING** WOULD WE HIRE MORE PEOPLE IF WE RECEIVE MORE IN ADMIN FUNDS.

**CHAIRMAN BAIN:** NO WE CANNOT. WE HAVE BEEN ABLE TO KEEP THE STAFF WE HAVE BY ATTRITION. THAT IS WHY OUR STAFF WORKS SO HARD AND SO MANY HOURS. WE ARE SHORT PROBABLY 15 PEOPLE.



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

MARCH 28, 2018

**✎CORRESPONDENCE AND REPORTS:**

- A. Review and Action of Minutes –FEBRUARY 2018
- B. Consider Interim Bill List, 18-03 Sections A, B, C, D
- C. Consider Bill List 18-03 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 JOHN GIOVANNITTI

**SECOND:** COMMISSIONER FRANK SMITH

**✎RESOLUTIONS:**

2018-13	CONSIDER RESOLUTION AUTHORIZING THE IMPLEMENTATION OF SMALL AREA FAIR MARKET FINAL RULE (SAFMR)
2018-14	CONSIDER RESOLUTION AUTHORIZING AN UPDATE TO THE EMERGENCY PREPAREDNESS
2018-15	CONSIDER RESOLUTION AUTHORIZING EXTENDING THE SELF-INSURED GROUP HEALTH CARE BENEFIT PLAN FOR HAGC EMPLOYEES, THEIR ELIGIBLE DEPENDENTS AND OTHER ELIGIBLE PERSONS
2018-16	CONSIDER RESOLUTION AUTHORIZING THE EXECUTION OF CONTRACT FOR COMP EXCESS LIABILITY (UMBRELLA) INSURANCE NATHAN LANE AGENCY
2018-17	CONSIDER RESOLUTION AUTHORIZING THE EXECUTION OF COMPREHENSIVE GENERAL LIABILITY INSURANCE HAI INSURANCE
2018-18	CONSIDER RESOLUTION AUTHORIZING THE EXPENDITURE OF THE PUBLIC HOUSING OPERATING SUBSIDY OFFSET LITIGATION FUNDS BY THE HAGC AS DEEMED APPROPRIATE BY MANAGEMENT
2018-19	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION



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

MARCH 28, 2018

---

**Motion to approve the AGENDA:**  
**MOTION:** COMMISSIONER JOHN GIOVANNITTI  
**SECOND:** COMMISSIONER FRANK SMITH

**COMMENTS FROM THE PUBLIC:**

**No comments**  
**MOTION:** COMMISSIONER FRANK SMITH  
**SECOND:** COMMISSIONER JOHN GIOVANNITTI

**🌅 ADJOURNMENT:**

**A motion to ADJOURN:**  
**MOTION:** COMMISSIONER SCOTT KINTZING  
**SECOND:** COMMISSIONER FRANK SMITH  
All commissioners in favor

**Respectfully submitted,**

**Kimberly Gober, Secretary**

**Dated: April 9, 2018**