



The Housing Authority of
Gloucester County
REGULAR BOARD MEETING

March 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 MARCH 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.
- ✓ Commissioner Scott Kintzing
- ✓ Commissioner John Giovannitti
- ✓ Commissioner Brenden Garozzo (via conference call)
- ✓ Commissioner Frank Smith (via conference call)

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
- ✓ Jeff Daniels, Esq., Solicitor
- ✓ Paul Letizia, AHO Director
- ✓ 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 Brenden Garozzo

All commissioners in favor

Not seeing anyone from the Public,

Motion to Close:

MOTION: Commissioner Brenden Garozzo

SECOND: Commissioner John Giovannitti

All Commissioners in favor

EXECUTIVE DIRECTOR REPORT:

- **RESOLUTION #19-31: CONSIDER RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT FOR LEAD BASED PAINT RISK ASSESSMENT, INSPECTION & CLEARANCE EXAMINATION- SCATTERED SITES**
SPECIFIC INSTRUCTIONS WERE GIVEN FOR THIS GRANT AND APPROVALS HAVE NOT BEEN RECEIVED AS OF YET. THIS CONTRACT IS BEING AWARDED BECAUSE OF A GRANT AND WE HAVE TO ENTER INFORMATION INTO THEIR PORTAL IN TERMS OF A BUDGET. HUD HAS TO KICK IT BACK TO THE FIELD OFFICE LEVEL AND WE NEED TO WAIT FOR OUR APPROVALS. WE WILL NOT SIGN AND APPROVE THE RESOLUTION UNTIL WE HAVE ALL OF HUD APPROVALS.
COMMISSIONER KINTZING: IS THE GRANT COVERING THE WHOLE COST?
ED GOBER: YES, WE WERE APPROVED FOR THE LEAD BASED PAINT GRANT.
- WE DO NOT HAVE ANY BUDGET NUMBERS AS OF YET. WE JUST RECEIVED INFO TO PREPARE OUR OPERATING SUBIDY CALCULATION RELEASED ON MARCH 19 AND THE TURN AROUND TIME IS APRIL 9. THE RESOLUTION IN THE PACKET IS FOR THE PUBLIC HOUSING PROGRAM. WE ARE STILL OPERATING ON LAST YEAR NUMBERS.
- THE SAME IS TRUE FOR THE VOUCHER PROGRAM IN TERMS OF HAP FUNDING AND THE ADMIN FEE FUNDING. IT HAS NOT BEEN IDENTIFIED HOW MUCH WE WILL BE



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RECEIVING. WE ARE OPERATING ON WHAT WE RECEIVED LAST YEAR. WE DON'T KNOW THE PRORATION YET. WE ARE OPERATING IN THE DARK.

- **COLONIAL PARK:** A LEAK HAS BEEN DISCOVERED IN THE HOT WATER TANK. WE FEEL THE BEST WAY IS TO MAINTAIN A HOLDING TANK, MAYBE TWO TANKS. THE CURRENT TANK WAS INSTALLED BEFORE THE BUILDING WAS BUILT. **CHAIRMAN BAIN** STATED PREVIOUSLY BUILDERS BUILT THE BUILDING AROUND THESE "HEAVIES" AND NOW IT WOULD HAVE TO BE TAKEN APART PIECE BY PIECE TO REMOVE IT FROM THE BUILDING. **ED GOBER** VOICED THAT PAUL LETIZIA, AHO DIRECTOR, IS WORKING ON RECEIVING QUOTES AND WE ARE TRYING NOT TO DISPLACE THE RESIDENTS. **PAUL LETIZIA** ADDED THAT THEY WOULD HAVE TO SPECIAL- MAKE THE TANK TO REPLACE THE ONE THAT IS IN THERE AND THEN THEY CANNOT GET IT IN THE BUILDING. HE IS STILL WORKING ON QUOTES. THE CURRENT TANK HAS A HEAT BUNDLE IN IT. WE DON'T KNOW THE DISPLACEMENT TIME AS OF YET. HE WOULD LIKE TO STAY AWAY FROM THE INSTANT HOT TANKS. PAUL IS HOPING THE CUT-OFF TIME WOULD ONLY BE A DAY WITH NO DISPLACEMENT. **CHAIRMAN BAIN** OFFERED THAT WE ARE TAKING OUR TIME TO GET THE BEST DECISION. OUR STAFF KNOWS THE RAMIFICATIONS OF THIS AND WE NEED THE BEST CASE SCENARIO. **PAUL LETIZIA:** IN HOUSE, WE TOOK THE COVER OFF OF THE TANK AND REALIZED THE EXTENT OF THE CORROSION. IT IS 40 YEARS OLD.
- THERE IS A NEW PRINCIPAL DEPUTY ASSISTANT SECRETARY OF PUBLIC & INDIAN HOUSING –**R. HUNTER KURTZ.**
- THE PRESIDENTS CURRENT BUDGET SLASHES OUR PROGRAMS. THE LAST FEW YEARS, THE PRESIDENT HAS SLASHED OUR PROGRAMS AND WHAT HE PROPOSES DOES NOT COME INTO FRUITION. ED GOBER ADVISES THE COMMISSIONERS TO ADVOCATE. THE CHAIRMAN AND ED KIM GOBER WILL BE GOING TO WASHINGTON ON APRIL 7-9 TO ADVOCATE TO SENATOR MENENDEZ AT THE NAHRO CONFERENCE. **CHAIRMAN BAIN** STATES THAT WE HAVE A PULPIT AND WE WILL DO WELL IN THE CONGRESS CAUCUS BUT THERE WILL BE PROBLEMS ON THE SENATE SIDE. IN WASHINGTON WE HAVE SOMEONE WHO IS RUNNING OUR AGENCY THAT DOES NOT HAVE A CLEAR UNDERSTANDING ABOUT HOUSING AND HE IS NOT TAKING DIRECTION FROM THE PEOPLE IN THE KNOW BUT TAKING DIRECTION DIRECTLY FROM THE TOP. **COMMISSIONER SMITH** SUGGESTS HAGC CONTACT THE NEWSPAPERS TO GET THE WORD OUT AND REQUEST A SERIES OF ARTICLES ABOUT HOW THE CURRENT



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ADMINISTRATION IS ENDANGERING THE HEALTH AND WELFARE OF THE SENIOR CITIZENS IN GLOUCESTER COUNTY. PEOPLE ARE HURTING RIGHT NOW. CHAIRMAN BAIN FEELS THIS IS A GREAT POINT BUT WE WANT TO MAKE SURE OUR LETTERS ARE FACTUAL AND NO ONE CAN DISPUTE ANYTHING WE SAY.

ANY COMMENTS OR CONCERNS FROM THE COMMISSIONERS: None

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:

19-19	CONSIDER RESOLUTION AUTHORIZING AN UPDATE TO THE EMERGENCY PREPAREDNESS
19-20	CONSIDER RESOLUTION EXTENDING THE SELF-INSURED GROUP HEALTH CARE BENEFIT PLAN FOR ELIGIBLE HAGC EMPLOYEES, THEIR ELIGIBLE DEPENDENTS AND OTHER ELIGIBLE PERSONS HARDENBERGH INSURANCE
19-21	CONSIDER RESOLUTION AUTHORIZING CONTRACT FOR COMPREHENSIVE GENERAL LIABILITY INSURANCE HAI INSURANCE
19-22	CONSIDER RESOLUTION AUTHORIZING CONTRACT FOR COMPREHENSIVE EXCESS LIABILITY (UMBRELLA) INSURANCE NATHAN LANE AGENCY
19-23	CONSIDER RESOLUTION AUTHORIZING THE HAGC TO BECOME A PARTICIPATING MEMBER IN



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	THE OMNIA PARTNERS GOVERNMENT PURCHASING ALLIANCE
19-24	CONSIDER RESOLUTION AUTHORIZING THE ADOPTION OF THE CALCULATION OF OPERATING SUBSIDY FOR FISCAL YEAR ENDING 12/31/2019 THE PUBLIC HOUSING OPERATING BUDGET
19-25	CONSIDER RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT FOR REPAIR & RECOATING OF STUCCO PANELS CARINO PARK APARTMENTS MASONRY PRESERVATION GROUP
19-26	CONSIDER RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT FOR EHO REAL ESTATE SERVICES WEICHERT REALTY SOUTH JERSEY
19-27	CONSIDER RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT FOR A RAD CAPITAL NEEDS ASSESSMENT
19-28	CONSIDER RESOLUTION TO EXTEND THE CONTRACT FOR STEWART, A XEROX COMPANY
19-29	CONSIDER RESOLUTION AUTHORIZING A CONTRACT FOR A FINANCIAL CONSULTANT BDO USA LLP
19-30	CONSIDER RESOLUTION AMENDING AND RATIFYING CHANGES TO THE WAITING LIST PREFERENCE FOR APPLICATIONS RECEIVED AFTER DECEMBER 1, 2018
19-31	CONSIDER RESOLUTION AUTHORIZING THE EXECUTION OF CONTRACT FOR LEAD BASED PAINT RISK ASSESSMENT, INSPECTION & CLEARANCE EXAMINATION SCATTERED SITES (SPECIFIC INSTRUCTIONS FOR THIS GRANT. APPROVALS HAVE NOT BEEN RECEIVED AS OF YET) ENVIRONMENTAL TESTING CONSULTANTS, LLC



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19-32

CONSIDER RESOLUTION FOR EXECUTIVE SESSION

Motion to approve the AGENDA:

MOTION: Commissioner John Giovannitti

SECOND: Commissioner Brenden Garozzo

EXECUTIVE SESSION: UNION NEGOTIATIONS

Motion: Commissioner John Giovannitti

Second: Commissioner Brenden Garozzo

All in favor

OUT OF EXECUTIVE SESSION:

Motion: Commissioner John Giovannitti

Second: Commissioner Brenden Garozzo

All in favor

COMMENTS FROM THE PUBLIC:

MOTION: Commissioner John Giovannitti

SECOND: Commissioner Scott Kintzing

No comments, motion to close:

MOTION: Commissioner John Giovannitti

SECOND: Commissioner Scott Kintzing

🌅 ADJOURNMENT:

A motion to ADJOURN:

MOTION: Commissioner John Giovannitti

SECOND: Commissioner Scott Kintzing

All commissioners in favor

Respectfully submitted,

Kimberly Gober, Secretary

Dated: April 2, 2019