



**The Housing Authority of  
Gloucester County**  
REGULAR BOARD MEETING  
MAY 25<sup>TH</sup>, 2016

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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 May 25<sup>th</sup>, 2016, 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 Betty Jane Purnell
- ✓ Commissioner John Giovannitti
- ✓ Commissioner Frank Smith

**And the following was absent:**

- ✓ Commissioner Scott Kintzing
- ✓ 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
- ✓ Christopher Grupico, Financial Director
- ✓ Jessica Laine, Esq., Assistant to the Executive Director
- ✓ Nelly Rojas, Administrative Aide
- ✓ Grace Seeney, 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. Seeing no Public, the Public Portion is closed.

**Motion to approve:**

MOTION: COMMISSIONER FRANK SMITH

SECOND: COMMISSIONER JOHN GIOVANNITTI

All commissioners in favor

**CORRESPONDENCE AND REPORTS:**

- A. Review and Action of Minutes –April 27th, 2016
- B. Consider Interim Bill List, 16-05 Sections A, B, C, D
- C. Consider Bill List 16-05 Sections, 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

**DIRECTOR’S REPORT – MAY 2016**

1. HUD representatives, Raj Patel and Balu Thumar, paid HAGC a visit on April 21<sup>st</sup>, 2016. The Executive Director thinks one reason for the visit was to assess possible causes for the vacancies in our Carino Park Apartments; vacancies are a major measuring tool for the efficiency of Public Housing Authorities by HUD. Management has taken steps to minimize these vacancies by painting, upgrading carpets and maintaining an overall well-kept building, however, we believe the main reason for these vacancies is location, most applicants prefer to be in the northern part of the county, closer to their doctors and shopping centers. In that respect, Mr. Patel and Mr. Thumar suggested HAGC to submit a request to HUD to take these vacancies offline, due to market conditions.  
HUD, accompanied by Kim Gober, ED, and Paul Letizia, Facilities Manager, also visited Deptford Park Apartments, to survey the completed repairs of the units affected by the flood, a unit from the scattered sites houses, and also some GHA sites. The visit was a positive experience, as both representatives were impressed by the overall management of the Public Housing Programs at HAGC.



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2. Executive Director Kim Gober recommendation to the Board is a week-long re-opening of the waitlist for our Section 8 program, proposing the receipt of the applications by mail and online thru our portal. At this point, we are close to exhausting the current waitlist of applicants with a local preference, as approved by HUD in the S8 Administrative Plan. There is a confirmed housing need in the county and it will provide some relief to local social service agencies. Chairman Bain commented that one of his main concerns is to ensure current residents of our county will be housed in a timely manner, as the expected number of applicants has been known to be in the thousands. Mrs. Gober is confident that the current Local Preference system will ensure that applicants who live and/or work within HAGC's participating communities will be housed first.

**The Board recognizes Commissioner Brenden Garozzo, who joins the meeting via phone at 4:37 pm.**

**RESOLUTIONS:**

<b>2016-38</b>	RESOLUTION AUTHORIZING DEVELOPMENT OF <b>DRAFT AGENCY PLAN</b> FY 2017 FOR REVIEW AND COMMENT BY RESIDENTS, LOCAL GOVERNMENTS AND THE PUBLIC
<b>2016-39</b>	RESOLUTION REVISING PAYMENT STANDARD SECTION 8 VOUCHER PROGRAM
<b>2016-40</b>	RESOLUTION EXECUTING A CONTRACT WITH BRANDYWINE ELEVATORS FOR DEPTFORD PARK APTS.
<b>2016-41</b>	RESOLUTION APPROVING THE ADA AND GRIEVANCE POLICIES
<b>2016-42</b>	RESOLUTION REJECTING BIDS FOR COMPRENSIVE BUSINESS OWNERS POP MOYLAN
<b>2016-43</b>	RESOLUTION REJECTING BIDS FOR COMPREHENSIVE BUSINESS OWNERS COLONIAL PARK

**Motion to approve the AGENDA:**  
MOTION: COMMISSIONER DAN REED  
SECOND: COMMISSIONER FRANK SMITH  
All commissioners in favor



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**CHAIRMAN:**

**PUBLIC PORTION:**

For any questions to the Board. Seeing no Public, the Public Portion is closed.

**Motion to approve:**

MOTION: COMMISSIONER FRANK SMITH  
SECOND: COMMISSIONER JOHN GIOVANNITTI  
All commissioners in favor

**CHAIRMAN:**

The Chairman requests to open an EXECUTIVE SESSION, to discuss Investigations into violations of law and anticipated Litigation.

**Motion to open EXECUTIVE SESSION:**

MOTION: COMMISSIONER FRANK SMITH  
SECOND: COMMISSIONER JOHN GIOVANNITTI  
All commissioners in favor

**2016-44**

**RESOLUTION AUTHORIZING EXECUTIVE SESSION**

**Minutes from the Executive Session will be available to the public at a later date.**

**Motion to close EXECUTIVE SESSION:**

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

**ADJOURNMENT:**

**A motion to adjourn:**

**MOTION:** COMMISSIONER FRANK SMITH  
**SECOND:** COMMISSIONER BRENDEN GAROZZO  
All commissioners in favor

**Respectfully submitted,**

**Kimberly Gober, Secretary**

**Dated: May 26<sup>TH</sup>, 2016**