



**The Housing Authority of
Gloucester County**
REGULAR BOARD MEETING
MAY 24, 2017

A Special Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkins, May 24th, 2017, beginning at 4:00 P.M.

ROLL CALL:

The Secretary (Kimberly Gober) called the roll and the following answered "aye":

- ✓ Chairman William W. Bain, Jr.
- ✓ Commissioner Betty Jane Purnell
- ✓ Commissioner Brenden Garozzo (via phone)
- ✓ Vice Chairman Daniel Reed
- ✓ Commissioner Scott Kintzing

And the following was absent:

- ✓ Commissioner Frank Smith
- ✓ Commissioner John Giovannitti

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
- ✓ Paul Letizia, AHO Director
- ✓ 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 SCOTT KINTZING

SECOND: COMMISSIONER BETTY JANE PURNELL

All commissioners are in favor. Motion carried

HEARING :

US SECURITY ASSOCIATION:

Solicitor Jeff Daniels, Esq: The Purpose of the meeting is to disqualify US Security Assoc. from the bidding for Security Guard services for Carino and Deptford Park Apartments. There are certain guidelines to this process:

- Allow bidder to show cause of why they should not be disqualified.
- The decision to disqualify will rest with the Board of Commissioners in the best interest of HAGC
- Determine the prior negative experience in deciding if the disqualification is warranted
- If the Board determines good cause has not been shown by the bidder, they may vote to find the bidder lacking in responsibility
- Disqualification shall be for a reasonable period of time not to exceed 5 years.
- Disqualification may be voided or period reduced, in the discretion of the Board of Commissioners. The bidder must show good faith supported by documents to reverse the judgement.

Commissioner Brenden Garozzo left the meeting (phone malfunctioned)

Ken, Vice President of US Security Associates, Inc. : US Securities has corrected and will continue to correct any problems the Housing Authority may have. Given the opportunity, they will make everything right. US Securities would like to be able to provide HAGC with quality security officers. Whatever US Securities needs to do, they will do it. This is directly from the President of the company. They are very concerned that they have fallen short.

Commissioner Giovannitti arrives at 4:05

Bill Smith: Local Manager in West Deptford: The bill and pay rate has a lot to do



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with the quality of Security personnel. US Security is amongst the best security in the area. The turnover rate is almost 0%. They take action right away when told about a problem. There is a road manager now who is on the street. A call-in system has been put in place where the guards have to call in once they arrive at their job. Before this system, the company would get the infraction in a letter a week later than when the problem occurred.

All other companies pull from the same pool of officers, so the problem with security officers is across the board. There is mandatory training now for every employee/ officers.

Commissioner Frank Smith arrived at 4:07 PM

Commissioner Kintzing: When there were no guards showing up, our own employees had to stay on site. Is that different now?

Norma: This particular situation was unknown to her. The Road supervisor would have told her. Now there is the call in system, an open post system. This problem would have been dealt with right away.

Ken: The Open Post Positive system is in place. If the guard does not call in, US Security is notified. US Security would like to meet with the HAGC team on a regular basis.

Bill: All guards will have mandatory training across the board. There is a road supervisor who can do an unexpected site inspection and send a photo live time.

Kim Gober: How long has the Call- in system put in place? Was this put into place because of the complaints from HAGC?

Bill: 2-3 weeks ago, and put into place because of the complaints from Paul Letizia.

Paul Letizia: Interaction with US Security has been professional. In February there was a meeting because of the number of times the buildings were without coverage. The Post Positive was supposed to be implemented soon after. There were 13 documents with late guards. There were two occasions where there was NO coverage. He understands the staffing challenges especially with the pay rates but his interest is the Housing Authority.

US Security realizes they fell short and they would like to rectify that.

Chairman Bain: Any other questions?

No other comments or questions.



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Chairman Bain: All information has been put forth and there will be a vote to disqualify or not and if we are putting another company in place. Commissioner Scott Kintzing has a concern that if they are disqualified for 5 years, would we be able to revisit before that time?

Jeff Daniels quotes the last guideline:

- Disqualification may be voided or period reduced, in the discretion of the Board of Commissioners. The bidder must show good faith supported by documents to reverse the judgement.

Commissioner Frank Smith asked Paul Letizia if he heard anything that would make him change his mind about US Securities? Paul replied no.

Chairman Bain would like to take a motion to disqualify US Securities for 5 years.

Motion: Commissioner Dan Reed

Second: Commissioner Betty Purnell

6 Commissioners in favor. 1 Commissioner absent.

The Regular Meeting begins: The Meeting is called to order.

🔊ROLL CALL:

The Secretary (Kimberly Gober) called the roll and the following answered "aye":

- ✓ Chairman William W. Bain, Jr.
- ✓ Commissioner Betty Jane Purnell
- ✓ Commissioner Brenden Garozzo (via phone)
- ✓ Vice Chairman Daniel Reed
- ✓ Commissioner Scott Kintzing
- ✓ Commissioner Frank Smith
- ✓ Commissioner John Giovannitti

🏛️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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✎CORRESPONDENCE AND REPORTS:

- A. Review and Action of Minutes –APRIL 2017
- B. Consider Interim Bill List, 17-05 Sections A, B, C, D
- C. Consider Bill List 17-05, 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

- ❑ Finance Director Chris Grupico retired and Grace Seeney has been promoted to Finance Director. Michael Jezierski has been hired as our new Accountant.
- ❑ Congress passed an Appropriation Bill FY2017. They are funding us at 2016 levels for 2017. We have not received budget numbers from HUD for our various programs. For the 2018 budget, the President is keeping the HAP at a steady level but at the same time the Admin Fee has been reduced. Staff may be reduced and previously HAGC did this by normal attrition. Capital Funds will be severely cut. The President’s Budget also plans on cutting out Home Funds. There would be a negative impact on Gloucester County.
Chairman Bain stated HAGC purposely did not certify all of the Vouchers we are eligible for, because we did not want to take Vouchers away from any resident.
- ❑ Deptford Park: Flooding. Paul Letizia, AHO Director reports they are doing a series of tests at the building. The water seemed to be located on the first floor underneath the slab. There has not been a reoccurrence and they cannot recreate the leak. Black Horse Plumbing is working with Paul and his staff
- ❑ There is a 100th Birthday Celebration 12PM-3PM at Carino Park on June 2nd. There is a Resolution for Doris DeJoseph on the Agenda.

Motion to approve the CORRESPONDENCE AND REPORTS

MOTION: COMMISSIONER JOHN GIOVANNITTI



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SECOND: COMMISSIONER FRANK SMITH
All commissioners in favor

RESOLUTIONS:

17-32	CONSIDER RESOLUTION HONORING DORIS DEJOSEPH MOTION: BETTY PURNELL SECOND: JOHN GIOVANITTI ROLL CALL: ALL IN FAVOR
17-33	CONSIDER RESOLUTION DISQUALIFYING US SECURITIES ASSOC, INC. FROM THE AWARD OF A CONTRACT FOR SECURITY GUARD SERVICES FOR CARINO PARK MOTION: DAN REED SECOND: BETTY PURNELL ROLL CALL: ALL IN FAVOR
17-34	CONSIDER RESOLUTION DISQUALIFYING US SECURITIES ASSOC, INC FROM THE AWARD OF A CONTRACT FOR SECURITY GUARD SERVICES FOR DEPTFORD PARK MOTION: DAN REED SECOND: BETTY PURNELL ROLL CALL: ALL IN FAVOR
17-35	CONSIDER RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR SECURITY GUARD SERVICES FOR CARINO PARK THE DAVIS GROUP MOTION: JOHN GIOVANITTI SECOND: FRANK SMITH ROLL CALL: ALL IN FAVOR
17-36	CONSIDER RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR SECURITY GUARD SERVICES FOR DEPTFORD PARK THE DAVIS GROUP MOTION: JOHN GIOVANITTI SECOND: FRANK SMITH ROLL CALL; ALL IN FAVOR
17-37	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION TABLED

ANY COMMENTS OR CONCERNS FROM THE COMMISSIONERS:

Commissioner Scott Kintzing comments that looking at the rates which the guards are paid; he understands the questionable service of the guards.

Commissioner Betty Purnell states that she had a conversation with Lisa Butler to



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have some laundry machines with cards and some with coins.
Executive Director Kim Gober reports that the machine company would not accept those stipulations, it had to be all coins or all cards so it goes back to all coins.

Motion to approve the AGENDA:
MOTION: COMMISSIONER JOHN GIOVANNITTI
SECOND: COMMISSIONER BETTY JANE PURNELL
All commissioners in favor.

ADJOURNMENT:

A motion to adjourn:
MOTION: COMMISSIONER SCOTT KINTZING
SECOND: COMMISSIONER BETTY JANE PURNELL
All commissioners in favor

Respectfully submitted,

Kimberly Gober, Secretary

Dated: June 1, 2017