



The Housing Authority of Gloucester County

REGULAR BOARD MEETING

May 27, 2020

A Regular Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkins Building, on May 27, 2020 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.
- ✓ 2nd Vice Chairman John Giovannitti (via Conference Call)
- ✓ Commissioner Brenden Garozzo (via Conference Call)
- ✓ Commissioner Frank Smith (via Conference Call)

And the following were absent:

- ✓ 1st Vice Chairman Dan Reed
- ✓ Treasurer Scott Kintzing

The Secretary notified the Solicitor that a quorum is present.

Also in attendance were:

- ✓ Jeff Daniels, Esq., Solicitor (via Conference Call)
- ✓ Kimberly Gober, Executive Director
- ✓ Paul Letizia, AHO Director
- ✓ Jessica Laine, Esq., Assistant to the Executive Director (via Conference Call)
- ✓ Nelly Rojas, Administrative Assistant
- ✓ Dana Dunfee, Administrative Aide (via Conference Call)
- ✓ Grace Seeney, Finance Director (via Conference Call)
- ✓ Michael Jezierski, Accountant (via Conference Call)

SOLICITOR:

The Solicitor stated "In accordance with the Open Public Meetings Act of 1975, this meeting is called to order pursuant to notice of Regular 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."

PUBLIC PORTION:

Agenda items only.

Motion to open Public Portion:

MOTION: 2ND Vice Chairman John Giovannitti

SECOND: Commissioner Brenden Garozzo

ALL IN FAVOR

Seeing no members of the Public, (No members of Public on Conference Call Line)

Motion to Close Public Portion:

MOTION: 2ND Vice Chairman John Giovannitti

SECOND: Commissioner Brenden Garozzo

ALL IN FAVOR

DISCUSSION:

- Chairman William W. Bain Jr. and Commissioner Frank Smith commend everyone for all their efforts.

EXECUTIVE DIRECTOR REPORT:

- E.D. Gober indicates HAGC has had 65 interim recertifications resulting from the COVID pandemic and believes HAGC may encounter an issue with inspections, HAGC at this time has 500 inspections waiting to be completed due to the pandemic. HUD is allowing live video inspections and will be releasing guidelines for them once more information is received it will be shared with the Board. HAGC has accepted the waiver for late inspections. HUD may possibly waive the back logged inspections, we wait for word from HUD, but this may not be conducive for inspections needing to take place at HAGC owned and managed properties, as to be sure of the upkeep of HAGC properties.
- E.D Gober indicates that there are two employees on leave due to COVID, two employees working from home or combination of office and home. The four temporary staff members hired to assist in essential functions involving caring for the residents needs in our congregate program, which provides meals, housekeeping, shopping and laundry services to our residents, will be extended through June.
- E.D Gober indicates HAGC will continue to perform only essential work orders at this time. There seems to be a decrease in work orders being reported, which may be due to the pandemic, that may lead to staffing issues once starting to take all work orders again. AHO Director Paul Letizia indicates we are continuing to bring in staff on the weekends for sanitation purposes.
- E.D Gober indicates two resolutions from the Pre Board Day Packet have been removed, one resolution for the Congregate Program, the grant process moves quickly once the State issues the information and HAGC wanted to be ready, but at this time the State has not issued the needed information. The second Resolution removed was the MOU with Gloucester County, HAGC and Rowan College of South Jersey involving the predevelopment expenses where the County is fronting the upfront expenses for the three acres RCSJ set aside for the 24 Special Needs units, where the individuals will have onsite resources and programs available to them. The MOU has been reviewed by HAGC counsel and the County's counsel, the language is not finalized, but is anticipated to be on June's agenda.

NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS

AGENDA:

- A. Review and Action of Minutes – APRIL 2020
- B. Consider Interim Bill List, 20-04 Sections A, B, C, D
- C. Consider Bill List 20-04 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

20-41	CONSIDER RESOLUTION AUTHORIZING EXTENDING CONTRACT FOR ELEVATOR MAINTENANCE SERVICES DEPTFORD PARK APARTMENTS
20-42	CONSIDER RESOLUTION AUTHORIZING EXTENDING CONTRACT FOR ELEVATOR MAINTENANCE SERVICES CARINO PARK APARTMENTS
20-43	CONSIDER RESOLUTION APPROVING THE SECTION 18 APPLICATION FOR A DE-MINIMIS REMOVAL OF UNITS IN CONJUNCTION WITH ITS RENTAL ASSISTANCE DEMONSTRATION (RAD) CONVERSION OF THE DEPTFORD PARK PROJECT.
20-44	CONSIDER RESOLUTION APPROVING THE SECTION 18 APPLICATION FOR A DE-MINIMIS REMOVAL OF UNITS IN CONJUNCTION WITH ITS RENTAL ASSISTANCE DEMONSTRATION (RAD) CONVERSION OF THE CARINO PARK PROJECT.
20-45	CONSIDER RESOLUTION APPROVING THE EXECUTION OF A PREDEVELOPMENT LOAN AGREEMENT BETWEEN THE COUNTY OF GLOUCESTER AND THE HAGC
20-46	CONSIDER RESOLUTION AUTHORIZING AN AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES BETWEEN HAGC AND BDO PHA FINANCE
20-47	CONSIDER RESOLUTION AUTHORIZING AMENDING CONTRACT AMOUNT ON RESOLUTION 20-19
20-48	CONSIDER RESOLUTION AUTHORIZING CONTRACT FOR REPLACEMENT OF ACCESS CONTROL SYSTEM (ENTRAGUARD) AT DEPTFORD PARK APARTMENTS
20-49	CONSIDER RESOLUTION AUTHORIZING CONTRACT FOR REPLACEMENT OF ACCESS CONTROL SYSTEM (ENTRAGUARD) AT CARINO PARK APARTMENTS
20-50	CONSIDER RESOLUTION APPROVING UPGRADE OF NETWORK INFRASTRUCTURE FOR VOICE AND DATA
20-51	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION - TABLED

MOTION TO APPROVE THE AGENDA ITEMS

MOTION: 2ND Vice Chairman John Giovannitti

SECOND: Commissioner Frank Smith

ALL IN FAVOR

SOLICITOR

- Jeff Daniels, Esq., Solicitor, indicates the predevelopment loan will start the project's momentum, HAGC will then be able to obtain a build and design consultant to move forward.

COMMENTS OR GENERAL QUESTIONS FROM THE PUBLIC:

MOTION: 2ND Vice Chairman John Giovannitti
SECOND: Commissioner Frank Smith
ALL IN FAVOR

Seeing no members of the Public, motion to close, (via Conference Call)

MOTION: 2ND Vice Chairman John Giovannitti
SECOND: Commissioner Brenden Garozzo
ALL IN FAVOR

ADJOURNMENT:

MOTION: 2ND Vice Chairman John Giovannitti
SECOND: Commissioner Brenden Garozzo
ALL IN FAVOR

Respectfully submitted,



Kimberly Gober, Secretary

Dated: May 27, 2020