



The Housing Authority of Gloucester County

REGULAR BOARD MEETING

May 22, 2019

An Annual Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkis Building, on May 22, 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.
- ✓ Vice Chairman Dan Reed
- ✓ Commissioner Scott Kintzing (via conference call)
- ✓ Commissioner John Giovannitti
- ✓ Commissioner Brenden Garozzo (via conference call)

And the following was absent:

- ✓ Commissioner Frank Smith

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 Jezierski, Accountant
- ✓ Grace Seeney, Finance Director
- ✓ Jessica Laine, Esq., Assistant to the Executive Director

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."

CHAIRMAN:

PUBLIC PORTION:

Agenda items only.

Motion to open to the Public:

MOTION: Commissioner John Giovannitti

SECOND: Commissioner Dan Reed

All commissioners in favor

Not seeing anyone from the Public,

Motion to Close:

MOTION: Commissioner John Giovannitti

SECOND: Commissioner Dan Reed

All Commissioners in favor

EXECUTIVE DIRECTOR REPORT:

- **HAGC WAS CONTACTED BY RCGC (ROWAN COLLEGE AT GLOUCESTER COUNTY) TO PARTICIPATE IN A PROPOSED SPECIAL NEEDS HOUSING DEVELOPMENT ON THE ED'S AND MED'S CORRIDOR. HAGC WOULD POTENTIALLY MANAGE THE UNITS AND RECEIVE A FEE. THE PROPOSAL IS BEING REVIEWED REGARDING FEASIBILITY; HAGC WOULD NOT CONTRIBUTE ANY DEVELOPMENT FUNDS OR PRE-DEVELOPMENT EXPENSES.**
- **THE HOUSE APPROPRIATIONS COMMITTEE RELEASED THE T-HUD FUNDING BILL BUDGET PROPOSAL FY2020. VOTING BY THE SUB-COMMITTEE WILL BE CONDUCTED TOMORROW (MAY 23RD) IT INCLUDES OVER \$50.1 BILLIONS FOR HUD PROGRAMS, A PROPOSED INCREASE OF \$5.9 BILLION ABOVE THE ENACTED LEVEL FY2019. DETAILED AMOUNTS ARE INCLUDED IN YOUR PACKETS.**
- **COMMISSIONERS MAY HEAR NEWS REGARDING PROPOSED CHANGES TO REGULATIONS ON IMMIGRATION POTENTIALLY AFFECTING THE WAY HUD ASSISTANCE IS CALCULATED. CURRENT REGULATION INDICATES THAT ASSISTANCE TO A HOUSEHOLD THAT CONTAINS UNDOCUMENTED INDIVIDUAL(S) IS TO BE PRORATED, AS TO NOT UTILIZE HUD FUNDS ON BEHALF OF SAID PERSON(S). THE PROPOSED RULE IS BEING REVIEWED AND PUBLICLY COMMENTED ON BY INDUSTRY GROUPS FOR POTENTIAL LANDLORD RESPONSIBILITIES THAT MAY NOT HAVE BEEN THOROUGHLY CONSIDERED.**
- **HUD CONDUCTED AN IN-HOUSE FINANCIAL MANAGEMENT REVIEW FOR THE 2018 HCV PROGRAM. THE PERIOD REVIEWED SPANNED FROM DECEMBER 2016 THRU MAY, 2018. THE RESULTS INDICATED NO FINDINGS OR ACTIONS NEEDED, FINANCE DIRECTOR GRACE SEENEY AND HER STAFF WERE ABLE TO PROVIDE ALL NECESSARY INFORMATION AND THE REVIEW WAS CLOSED OUT WITHOUT INCIDENTS.**

- ALL OF THE NANCY ELKIS BUILDING’S WALKWAY ENTRANCES HAVE BEEN REPLACED WITH FRESH CONCRETE. AHO DIRECTOR LETIZIA AND HIS STAFF FACILITATED A SMOOTH PROCESS IN IMPROVING THE BUILDING.
- IT WAS PREVIOUSLY REPORTED THAT THE DOMESTIC HOT WATER TANK AT COLONIAL PARK WAS LEAKING. WE HAVE CONTRACTED G-MECHANICAL FROM VINELAND, AS IT WAS DETERMINED THAT THEIR PROPOSED SOLUTION WAS THE BEST WAY TO PROCEED AT THIS TIME.
- PAYROLL FOR THE WEEK OF JULY 29TH WILL BE THE FIRST TIME HAGC USES THE FLEX SYSTEM. CURRENTLY, WE USE A PORTAL THAT CAN ONLY BE ACCESSED BY USING ONE OF TWO COMPUTERS ALLOWED, THE NEW SYSTEM CAN BE ACCESSED FROM ANY LOCATION THRU A SECURE NETWORK. THE CHANGE WAS DUE TO AN INCIDENT ABOUT A MONTH AGO, WHERE THERE WAS A NEIGHBORHOOD WIDE INTERNET BLACKOUT AND PAYROLL HAD TO BE COMPLETED VIA PHONE.
- SHEPHERD’S FARM BOARD WILL MEET ON JUNE 12TH; MEETINGS FOR THIS ENTITY ARE NOT REGULARLY SCHEDULED.
- THE NANCY ELKIS BUILDING IS LOCATED ON A DESIGNATED OPPORTUNITY ZONE; HUD IS PROVIDING INCENTIVES TO THOSE WHO WOULD BE INTERESTED ON REFINANCING THEIR MORTGAGES THRU HUD AND ARE LOCATED WITHIN THESE ZONES. INTEREST RATES ARE DOWN, POTENTIALLY REDUCING THE INTEREST BY 2/3. FINANCIALLY THIS COULD BE ADVANTAGEOUS; HOWEVER OTHER PROGRAM REQUIREMENTS WOULD HAVE TO BE EVALUATED AS WELL.

NO COMMENTS OR CONCERNS FROM THE COMMISSIONERS

AGENDA:

- Review and Action of Minutes –APRIL 2019
- Consider Interim Bill List, 19-05 Sections A, B, C, D
- Consider Bill List 19-05 E,F, G,H
- Consider Ratification of GCHDC, Seniors, Shepherd’s Farm, eMurphyg, Inc., PMURC, Inc. Sections A,B,C,D, E,F
- Consider Acknowledgment of Pop Moylan, Colonial Park LP Sections G,H, I,J

RESOLUTIONS:

19-48	CONSIDER RESOLUTION AUTHORIZING AN AGREEMENT WITH TRIAD ADVISORY SERVICES, INC. PH 204-1 HAGC PUBLIC HOUSING SCATTERED SITES
19-49	CONSIDER RESOLUTION AUTHORIZING A COOPERATIVE PRICING SYSTEM AGREEMENT WITH THE CAMDEN COUNTY EDUCATIONAL SERVICES COMMISSION

<u>19-50</u>	CONSIDER RESOLUTION REVISING AMOUNT FOR ACTUARIAL SERVICES SUMMIT BENEFIT CONSULTANTS, LLC
<u>19-51</u>	CONSIDER RESOLUTION AUTHORIZING A REVISION OF FY2019 PROJECT NJ39P2045019 CAPITAL FUND 5-YEAR ACTION PLAN AND WORK STATEMENT
<u>19-52</u>	CONSIDER RESOLUTION UPDATING THE “ONE STRIKE AND YOU’RE OUT” POLICY
<u>19-53</u>	CONSIDER RESOLUTION AUTHORIZING AN EXECUTIVE SESSION

Motion to approve the RESOLUTIONS:

MOTION: Commissioner John Giovannitti

SECOND: Commissioner Scott Kintzing

ALL IN FAVOR

COMMENTS FROM THE PUBLIC:

MOTION: Commissioner John Giovannitti

SECOND: Commissioner Dan Reed

ALL IN FAVOR

No comments, motion to close:

MOTION: Commissioner Dan Reed

SECOND: Commissioner John Giovannitti

ALL IN FAVOR

NO COMMENTS OR CONCERNS FROM THE COMMISSIONERS

🌅 ADJOURNMENT:

MOTION TO ADJOURN:

MOTION: Commissioner John Giovannitti

SECOND: Commissioner Dan Reed

ALL IN FAVOR

Respectfully submitted,



Kimberly Gober, Secretary

Dated: May 31, 2019