



The Housing Authority of
Gloucester County
REGULAR BOARD MEETING

NOVEMBER 28, 2018

A REGULAR Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkis on NOVEMBER 28TH, 2018 at 4:30 P.M. Chairman Bain called the meeting to order

ROLL CALL:

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

- ✓ Chairman William W. Bain, Jr.
- ✓ Commissioner Frank Smith
- ✓ Commissioner Betty Jane Purnell
- ✓ Commissioner Scott Kintzing
- ✓ Commissioner John Giovannitti
- ✓ Commissioner Brenden Garozzo

And the following was absent:

- ✓ 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
- ✓ Jessica Laine, Esq., Assistant to the Executive Director
- ✓ Nelly Rojas, Administrative Aide
- ✓ Grace Seeney, Financial Director
- ✓ Michael Jezierski, Accountant
- ✓ John Rasmus, Modernization Coordinator

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."

PUBLIC PORTION:

Motion to Open the Public Portion
Motion: Commissioner John Giovannitti
Second: Commissioner Frank Smith

No public is in attendance.

Motion to Close the Public Portion
Motion: Commissioner John Giovannitti
Second: Commissioner Frank Smith

DIRECTOR'S REPORT –NOVEMBER 2018:

- AT&T needs to connect their generator to its own gas meter; this will power the cell tower in case of loss of electricity. This means we have to disconnect service to the Nancy Elkis building while the work is completed. AT&T estimates the work to be done either December 6 or December 7, and we will need at least 24 hours to inform the residents. We will be adding electric heaters in the Community room, in case they are needed.
- Colonial Park is having their lobby painted and new floors installed. Commissioner Betty Purnell indicates that, originally, she did not like the wall color, however, once the paintings were hung, she can see it coming together. Commissioner Purnell would also like to have even more paintings displayed, Chairman Bain asked the Board their opinion, all Commissioners agree.
- HAGC's Christmas luncheon will be on December 7, from 12:00pm until 1:30pm. All Commissioners are welcomed to attend. Commissioner Scott Kintzing is planning to attend.
- A public notice was published today indicating HAGC will be accepting applications for the Mainstream Voucher program; this program is restricted to families that have a non-elderly disabled member in the household. The waitlist will be open from December 3 until December 8.
- We are still operating under a continuing resolution that will last until December 7, in the case of a shutdown, Colonial Park Management Fund, a part of the Housing Authority, has reserved funds to make payroll if needed.
- There is a resolution in the Agenda asking the Board to ratify the submission of an FSS application; HUD published the NOFA on November 2nd, with a due date of November 30th. The application was submitted yesterday to avoid any last minute submission issues.
- HAGC has listed two EHO houses for sale by owner and we have received some offers, however, they are lower than the appraisal. The houses are not in good shape, so we are evaluating how to move forward.
- GHA, through their developer's Pennrose, has been awarded LITC funds from the NJHMFA. Pennrose will also be managing the property, per the current developer's agreement.
- Chairman Bain would like Commissioners Kintzing and Garozzo to meet with ED Gober to discuss the potential sale of the houses, and to find the best course of action to follow. The current cost of maintenance and renovating of the houses is too high.

AGENDA

CORRESPONDENCE AND REPORTS:

- A. Review and Action of Minutes –OCTOBER 2018
- B. Consider Interim Bill List, 18-011 Sections A, B, C, D
- C. Consider Bill List 18-011 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:

- 18-95 **CONSIDER RESOLUTION AUTHORIZING APPLICATION FOR FSS FUNDS ADVERTISED IN HUD NOFA**
Motion: Commissioner John Giovannitti
Second: Commissioner Frank Smith
ALL IN FAVOR
- 18-96 **CONSIDER VOIDING OUTSTANDING CHECKS AND AUTHORIZING THE HOLDING OF SAID FUNDS AS UNCLAIMED PROPERTY WRITTEN ON VARIOUS ACCOUNTS DATED PRIOR TO MAY 28, 2018**
Motion: Commissioner John Giovannitti
Second: Commissioner Frank Smith
Abstention: Commissioner Scott Kintzing
ALL IN FAVOR
- 18-97 **CONSIDER RESOLUTION AUTHORIZING DISPOSITION AND WRITE OFF OF EXPENDED PROPERTY**
Motion: Commissioner John Giovannitti
Second: Commissioner Frank Smith
ALL IN FAVOR
- 18-98 **CONSIDER RESOLUTION REVISING PREVIOUS RESOLUTION #18-84 SAFMR PAYMENT STANDARDS**
Motion: Commissioner John Giovannitti
Second: Commissioner Frank Smith
ALL IN FAVOR
- 18-99 **CONSIDER RESOLUTION AWARDING ACTUARY CONTRACT**
Motion: Commissioner John Giovannitti
Second: Commissioner Frank Smith
ALL IN FAVOR
- 18-100 **CONSIDER RESOLUTION AUTHORIZING CONTRACTS WITH APPROVED STATE CONTRACT VENDORS FOR CONTRACTING UNITS PURSUANT TO N.J.S.A. 40a:11-12a NASPO VALUEPOINT COMPUTER MO483**
Motion: Commissioner John Giovannitti
Second: Commissioner Frank Smith
ALL IN FAVOR
- 18-101 **CONSIDER RESOLUTION AUTHORIZING CONTRACTS WITH APPROVED NATIONAL CONTRACT VENDORS FOR CONTRACTING UNITS PURSUANT TO N.J.S.A. 52:34-6.2(b)(3)**
Motion: Commissioner John Giovannitti
Second: Commissioner Frank Smith
ALL IN FAVOR
- 18-102 **CONSIDER RESOLUTION APPROVING AN INCREASE FOR THE CARPETING CONTRACT FY 2018 AND AN EXTENSION ON THE CONTRACT UNTIL 12/31/2019**
Motion: Commissioner John Giovannitti
Second: Commissioner Frank Smith
ALL IN FAVOR
- 18-103 **CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR REPLACEMENT OF EXTERIOR SERVICE DOORS AT CARINO PARK APARTMENTS JERSEY ARCHITECTURAL DOOR & SUPPLY, INC.**
Motion: Commissioner John Giovannitti
Second: Commissioner Frank Smith
ALL IN FAVOR

18-104 CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR REPLACEMENT OF EXTERIOR SERVICE DOORS AT DEPTFORD PARK APARTMENTS JERSEY ARCHITECTURAL DOOR & SUPPLY, INC.

Motion: Commissioner John Giovannitti

Second: Commissioner Frank Smith

ALL IN FAVOR

18-105 CONSIDER RESOLUTION APPROVING A SECOND AMENDMENT TO THE CONTRACT FOR WORKERS COMPENSATION INSURANCE COVERAGE APRIL 1, 2018 - APRIL 1, 2019 THE MARTIN COMPANY

Motion: Commissioner John Giovannitti

Second: Commissioner Frank Smith

ALL IN FAVOR

18-106 RESOLUTION AUTHORIZING EXECUTIVE SESSION

TABLED

Motion to Approve the Agenda

Motion: Commissioner John Giovannitti

Second: Commissioner Frank Smith

ALL IN FAVOR

☀️ COMMENTS BY COMMISSIONERS:

No comments by the Commissioners present.

☀️ ADJOURNMENT:

Motion to Adjourn

Motion: Commissioner Brenden Garozzo

Second: Commissioner John Giovannitti

ALL IN FAVOR

Respectfully submitted,



Kimberly Gober, Secretary

Dated: November 28, 2018