



The Housing Authority of Gloucester County

REGULAR BOARD MEETING

October 30th, 2019

A Regular Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkins Building, on October 30, 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.
- ✓ 1st Vice Chairman Dan Reed
- ✓ Treasurer Scott Kintzing
- ✓ Commissioner Brenden Garozzo (via conference call)

And the following were absent:

- ✓ 2nd Vice Chairman John Giovannitti
- ✓ Commissioner Frank Smith

The Secretary notified the Solicitor that a quorum is present.

Also in attendance were:

- ✓ Jeff Daniels, Esq., Solicitor
- ✓ Kimberly Gober, Executive Director
- ✓ Jessica Laine, Esq., Assistant to the Executive Director
- ✓ Nelly Rojas, Administrative Aide
- ✓ Paul Letizia, AHO Director
- ✓ Grace Seeney, Finance Director
- ✓ Michael Jezierski, 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."

PUBLIC PORTION:

Agenda items only.

Motion to open to the Public:

MOTION: 1st Vice Chairman Dan Reed

SECOND: Treasurer Scott Kintzing

ALL IN FAVOR

Not seeing anyone from the Public,

Motion to Close:

MOTION: 1st Vice Chairman Dan Reed

SECOND: Treasurer Scott Kintzing

ALL IN FAVOR

EXECUTIVE DIRECTOR REPORT:

- E.D. Gober indicates that the Housing Authority of the City of Camden has approached HAGC to request assistance with completing the necessary HQS Inspections required for their RAD Conversion. If the Board agrees, a contract is being drafted and will be reviewed by Counsel. Inspections will be conducted on 252 Units, located at McGuire Garden Apartments before December 1, 2019. The Board is in agreement with moving forward.
- HAGC is still operating under a Continuing Resolution, Senate 302b allocation were released on September 12th; the House Allocations would likely have to be revised and the sequester was removed. HAGC has received funding notification thru December, however, we are keeping an eye on any updates until November 21st, when either the Bill is passed, or another Continuing Resolution is approved.
- HAGC was requested to sit on a panel with the New Jersey Redevelopment Authority, on bringing affordable housing to our veterans. This invitation came about thru our involvement with Camp Salute Project, which, in conjunction with HAGC, received an award at the Governor's Housing Conference for the Supportive Housing Program of the year.
- The FSS Grant was due October 28th, we submitted the application and received confirmation from HUD of receipt on October 23rd.
- The RAD Application is still progressing, we are going to schedule Resident's meetings before the end of the year, some of the Commissioners may hear about it from community members.
- The arm of the trash compactor broke at Carino Park Apartments. It was original to the building and after receiving 3 quotes, the iron part was ordered and installed on 10/25/19. However, the time it took to order and have the part built, delivered and installed affected the trash management in the building, since some of the residents continued using the chute during the weekends or kept their garbage in the apartments, instead of bringing it to the trash room, as instructed.
- Chairman Bain and 1st Chairman Reed indicate that if a similar emergency were to occur again, management should contact one of them immediately, as they would be able to expedite the process.
- Chairman Bain asks how did we manage with bugs, AHO Director Paul Letizia indicates that in order to avoid bug infestation, he increased the extermination sessions in the building and had the BMW knock on every apartment to make sure everyone had taken all the garbage to the trash room once the compactor was running again, he adds that the biggest hold up was the hydraulic ramp. Chairman Bain asks if there is a problem with bugs now, AHO Director Letizia

indicates that there is not. Chairman Bain adds we must keep an eye on hoarders, as this is a problem that affects not only the hoarder but those living around them.

- On October 2nd, the Redevelopment team from Glassboro made application to the Glassboro Planning Board for Preliminary and Final Site Approvals, which were conditionally granted, and the project is moving forward.
- The Union ratified the CBA, which had been approved by the Board, once HAGC received the fully executes contract, retro pay, and bonuses were issued.
- PHADA is having their annual commissioners conference in Phoenix, from January 5-8. E.D. Gober will attend. We will re-circulate the email to the commissioners with the information.

NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS

AGENDA:

- A. Review and Action of Minutes – SEPTEMBER 2019
- B. Consider Interim Bill List, 19-10 Sections A, B, C, D
- C. Consider Bill List 19-10 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

RESOLUTIONS

19-99	RESOLUTION AUTHORIZING COMPLIANCE TO STANDARDIZE PROVIDER AGENCY BOARD RESOLUTIONS AND EXECUTE A BUSINESS ASSOCIATE AGREEMENT BETWEEN STATE OF NEW JERSEY AND HAGC – CONGREGATE PROGRAM
19-100	CONSIDER RESOLUTION APPROVING BUDGET FY2020 MOTION: 1 st Vice Chairman Dan Reed SECOND: Treasurer Scott Kintzing ROLL CALL VOTE– ALL COMMISSIONERS RESPONDING “AYE”
19-101	CONSIDER RESOLUTION ESTABLISHING UPDATED PAYMENT STANDARDS FY2020 FOR SECTION 8 HCV PROGRAM
19-102	CONSIDER RESOLUTION ESTABLISHING REVISED PERSONNEL POSITIONS
19-103	CONSIDER RESOLUTION REJECTING ALL BIDS FOR CARPET INSTALLATION AT VARIOUS MANAGED PROPERTIES
19-104	CONSIDER RESOLUTION APPROVING THE PURCHASE OF ONE (1) ADDITONAL MOTOR VEHICLE
19-105	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION MOTION TO GO IN TO CLOSED SESSION: Treasurer Scott Kintzing SECOND: 1 st Vice Chairman Dan Reed MATTER THAT INVOLVES MEDICAL INFORMATION OF A TENANT MOTION TO GO OUT OF CLOSED SESSION: 1 st Vice Chairman Dan Reed SECOND: Treasurer Scott Kintzing

MOTION TO APPROVE THE RESOLUTIONS:

MOTION: 1st Vice Chairman Dan Reed
SECOND: Treasurer Scott Kintzing
ALL IN FAVOR

COMMENTS OR QUESTIONS FROM THE PUBLIC:

MOTION: Treasurer Scott Kintzing
SECOND: 1st Vice Chairman Dan Reed
ALL IN FAVOR

Seeing no members of the Public, motion to close,

MOTION: 1st Vice Chairman Dan Reed
SECOND: Commissioner Brenden Garozzo
ALL IN FAVOR

NO COMMENTS OR CONCERNS FROM THE COMMISSIONERS

ADJOURNMENT:

MOTION: Treasurer Scott Kintzing
SECOND: 1st Vice Chairman Dan Reed
ALL IN FAVOR

Respectfully submitted,



Kimberly Gober, Secretary

Dated: October 30th, 2019