



# **The Housing Authority of Gloucester County**

REGULAR BOARD MEETING

SEPTEMBER 27, 2017

**An Annual Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkis, SEPTEMBER 27 , 2017, 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 Daniel Reed
- ✓ Commissioner Brenden Garozzo
- ✓ Commissioner Frank Smith
- ✓ Commissioner Betty Jane Purnell
- ✓ Commissioner John Giovannitti
- ✓

**And the following was absent:**

- ✓ Commissioner Scott Kintzing

**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, Financial Director
- ✓ Nelly Rojas, Administrative Aide
- ✓ Stella Barnes, Administrative Assistant
- ✓ 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."



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## CHAIRMAN:

- ❑ **Submission of the Annual Agency Plan to HUD for the Fiscal Year 2018.**

**Motion to open to the Public:**

MOTION: Commissioner Dan Reed  
 SECOND: Commissioner Frank Smith  
 All commissioners in favor

## PUBLIC PORTION:

Agenda only items.

**Commissioner Smith** feels that the wording of the Smoking Policy is very stringent. “One Strike and You’re Out” seems to be too strict. Do we have to have Electronic cigarette abolished as well?

**ED Kim Gober** offered that the training maintains that the electronic cigarette also gives off 2<sup>nd</sup> hand smoke that has carcinogens. The smoking policy states if there are 3 infractions, you will be terminated. We are also mandated to have a smoking area 25 ft. from the building.

**Commissioner Smith** asserted that some of the seniors cannot make it that far.

**Chairman Bain** indicated HAGC is directed by HUD and we have to follow the regulations. How we adjust to it is another matter. HAGC is required to do this. There has to be some human judgement in this on a case by case basis.

**Commissioner Purnell** offers that the seniors at Colonial Park do not seem to be too upset about the mandate. A lot of them already go outside to smoke.

**Commissioner Giovanitti entered the meeting at 4:35 PM**

**The Chairman asked for a motion from the Board to approve submission of the Agency Plan: Resolution #17- 72 and #17-73**

<b>17-72</b>	<b>CONSIDER RESOLUTION AUTHORIZING AND APPROVING THE ANNUAL PLAN FY 2018 FOR SUBMISSION TO HUD</b>
<b>17-73</b>	<b>CONSIDER PHA CERTIFICATIONS OF COMPLIANCE WITH THE PHA PLANS AND RELATED REGULATIONS: BOARD RESOLUTION TO ACCOMPANY THE 2018 ANNUAL PHA PLAN</b>
<b>17-74</b>	<b>CONSIDER RESOLUTION AUTHORIZING AND APPROVING SUBMISSION OF 5- YEAR CAPITAL FUND PROGRAM BUDGET FY2018-2022 HUD FORM 50075.2</b>
<b>17-75</b>	<b>RESOLUTION AUTHORIZING SUBMISSION OF FY 2017 PROJECT NJ39P2045017CAPITAL FUND PROGRAM BUDGET</b>



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## **Roll Call:**

<b>Chairman William W. Bain Jr.</b>	<b>Aye</b>
<b>Vice Chairman Dan Reed</b>	<b>Aye</b>
<b>Commissioner Frank Smith</b>	<b>Aye</b>
<b>Commissioner John Giovannitti</b>	<b>Aye</b>
<b>Commissioner Brenden Garozzo</b>	<b>Aye</b>
<b>Commissioner Betty Jane Purnell</b>	<b>Aye</b>

### **Motion to approve the Agency Plan**

MOTION: Commissioner Dan Reed  
SECOND: Commissioner Brenden Garozzo  
All commissioners in favor

### **Motion to Close Public Portion:**

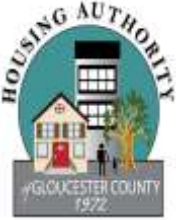
MOTION: Commissioner Dan Reed  
SECOND: Commissioner John Giovannitti  
All commissioners in favor

## **✎CORRESPONDENCE AND REPORTS:**

- A. Review and Action of Minutes –AUGUST 2017
- B. Consider Interim Bill List, 17-09 Sections A, B, C, D
- C. Consider Bill List 17-09, E,F, G,H
- D. Consider Ratification of GCHDC, Seniors, Shepherd’s Farm, eMurphy, 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**

- ✓ The Colonial Park Art Show is being held on October 13<sup>th</sup>, 2017. Commissioner Purnell thanked the staff for hanging all of the art work and welcomed any of the Commissioners who would like to peruse and/or buy the paintings at the Art Show.
- ✓ Glassboro Ellis Manor is totally demolished.



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- ✓ Carino Park has some intermittent problems with hot water and we are working to fix it.
- ✓ Deptford Park water infiltration issue: CME met with staff and will have a proposal next week
- ✓ Camp Salute had their groundbreaking last week. The whole facility has a preference for Veterans. The Complex will be a total of 76 units and of those the HAGC has 19 Project Based Vouchers. People for People will be providing supportive services. Chairman Bain stated Senator Sweeney spoke as well as Senator Madden and it was a well-run event. They are projecting starting to build in January.
- ✓ Paul Letizia, AHO Director and John Rasmus, Resident Relations Coordinator have been working on an Emergency Plan for HAGC and a full scale evacuation drill was held at Colonial Park on September 24, 2017. A Press release was sent out from the County and there were pictures of the drill in the South Jersey Times. Paul, John and our staff received well earned praise from County Officials according to Chairman Bain. The Chairman would like to extend a huge thank you to all of them hearing nothing but good things about the exercise.

Paul Letizia informed the Board of Commissioners that Chairman Bain requested a full scale exercise with the police, fire, & EMS.

The exercise began when staff members put a smoke machine in a vacancy to simulate a fire. Our staff then reported the fire and the first responders took action. Paul and John Rasmus noticed some things in HAGC's Plan that they are going to change and revise. Before the exercise, HAGC didn't want to put our tenants in harm's way so we used Boy Scouts acting like tenants.

Chairman Bill Bain stated that the main goal is to protect residents who cannot protect themselves. All responders must be able to get and work together. With an exercise like this we find out if any of the responders have any short comings. Our goal is no one gets hurt. The Chairman feels that all buildings should have these exercises. It's good training for all involved. The up and coming firefighter and volunteers are more involved and educated today, more so than their former colleagues. Training like this would benefit them even more.

Commissioner Reed responded that the training for volunteers is mandated now. Commissioner Purnell finds it very important to have these exercises. The seniors were disappointed since they were shut in during the exercise. She volunteered to be a victim only if she didn't have a fireman carry her.

Chairman Bain would like the record to show- Any other exercises of this manner, Commissioner Purnell will be allowed to participate.



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## **RESOLUTIONS:**

<b>17-76</b>	<b>CONSIDER RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR MISCELLANEOUS IMPROVEMENTS AND MODIFICATIONS TO 11 HOUSES</b>  <b>ALL RISK LLC</b>
<b>17-77</b>	<b>EXECUTIVE SESSION (TABLED)</b>

### **Motion to approve the AGENDA:**

**MOTION:** Commissioner John Giovannitti

**SECOND:** Commissioner Frank Smith

### **ANY COMMENTS OR CONCERNS FROM THE COMMISSIONERS:**

Commissioner Betty Purnell feels we need to acquire a new laundry vendor. Paul Letizia states there currently is a 2 year lease in place with the current vendor. The Commissioner offered that the problem is five (5) of the appliances are down. The Vendor doesn't fix the machines. He retrieves the money and leaves. There are too many residents in the building for any of the machines to be down. This happens constantly and the machines stay down for a couple of weeks. Commissioner Smith and Chairman Bain stated that we need to contact the company. Paul Letizia will visit Colonial Park tomorrow and assess the situation. Betty would like the dryers to be side by side. Now they are stacked and she cannot reach the dryer up top. The setup to have them side by side is there.

### **ADJOURNMENT:**

#### **A motion to ADJOURN:**

**MOTION:** Commissioner John Giovannitti

**SECOND:** Commissioner Frank Smith

All commissioners in favor

Respectfully submitted,

**Kimberly Gober, Secretary**

**Dated: October 11, 2017**