



The Housing Authority of Gloucester County

REGULAR BOARD MEETING

August 18, 2021

A Regular Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkis Building, on August 18, 2021, 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 Daniel Reed (virtually)
- ✓ 2nd Vice Chairman John Giovannitti (virtually)
- ✓ Commissioner Scott Kintzing
- ✓ Commissioner Frank Smith (virtually) @ 4:36 PM

And the following were absent:

- ✓ Commissioner Brenden Garozzo

The Secretary notified the Solicitor that a quorum is present.

Also in attendance were:

- ✓ Jeff Daniels, Esq., Solicitor
- ✓ Kimberly Gober, Executive Director
- ✓ Paul Letizia, AHO Director
- ✓ Nelly Rojas, Administrative Assistant
- ✓ Grace Seeney, Finance Director
- ✓ Dana Dunfee, Administrative Aide (virtually)

SOLICITOR:

“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: Commissioner Scott Kintzing

SECOND: 2nd Vice Chairman John Giovannitti

ALL IN FAVOR

Seeing no members of the Public, (virtually)

Motion to Close Public Portion:

MOTION: 2nd Vice Chairman John Giovannitti

SECOND: 1st Vice Chairman Daniel Reed
ALL IN FAVOR

EXECUTIVE DIRECTOR REPORT:

- E.D. Gober informs the Board of Commissioners of Glassboro Housing Authority's early August closing of the Pennrose Project which consists of 65 garden style apartments.
- E.D. Gober indicates Rowan College Special Needs Housing Project submitted application to the Deptford Township Development Review Committee, next step will be to make an application to the Planning Board in October for the 24 special needs units in a three-story midrise building on a plot of land on the RCSJ campus. HAGC Counsel Jeffrey Daniels, Esq. is handling the application, Federici & Akin are the engineer and McKernan is the architect for the project.
- E.D. Gober indicates that HUD has approved the withdraw of the RAD applications for Deptford Park and Carino Park Apartments, HAGC anticipates the needed RAD Physical Assessment that has been previously completed for the RAD conversion will be able to be used once HAGC reapplies.
- E.D. Gober indicates the financial reports are not complete due to the change of date for the Board Meeting but will be distributed to Commissioners once completed.
- E.D. Gober indicates the Audit Exit Conference has been moved to September 14, 2021, at 8:30am.
- E.D. Gober indicates HAGC is working with Gloucester County with the Emergency Rental Assistance, which benefits those behind on rent and/or their utilities. The County may come on site to assist our residents.
- AHO Director Paul Letizia updates the Board of Commissioners on the plank issue at Deptford Park Apartments. The Board of Commissioners previously approved hiring a structural engineer to complete a structural evaluation, The Davinci Group was hired and completed an evaluation of the structural integrity of the building. Prior to The Davinci Group's arrival, HAGC prepped by pulling up the carpet in nine units and exposing the first-floor flooring. The engineering company was looking for any type of settlement between the precast poured cement floor on each floor and the outer wall. They reported there was no deviation from normal structural building standards and no settlement that HAGC needed to be concerned with, the engineer company does not recommend any additional testing and will provide an official report to HAGC, upon receipt the report will be shared with Commissioners.
- Chairman William W. Bain indicates included in the packets is a listing of committee appointments.
- Commissioner Kintzing inquires about the security company and COVID-19 booster vaccines.

NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS

AGENDA:

- A. Review and Action of Minutes – JULY 2021
- B. Consider Interim Bill List, 21-08 Sections A, B, C, D
- C. Consider Bill List 21-08 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

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| 21-73 | CONSIDER RESOLUTION APPROVING PURCHASES IN EXCESS OF THE CONTRACTING UNITS BID THRESHOLD |
| 21-74 | RESOLUTION AUTHORIZING AND APPROVING A CONTRACT FOR SECURITY GUARDS AT DEPTFORD PARK APARTMENTS |

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| 21-75 | RESOLUTION AUTHORIZING AND APPROVING A CONTRACT FOR SECURITY GUARDS AT CARINO PARK APARTMENTS |
| 21-76 | RESOLUTION AUTHORIZING AND APPROVING A CONTRACT FOR SECURITY GUARDS AT NESH APARTMENTS |
| 21-77 | RESOLUTION AUTHORIZING AND APPROVING A CONTRACT FOR SECURITY GUARDS AT SHEPHERDS FARM APARTMENTS |
| 21-78 | CONSIDER RESOLUTION AUTHORIZING APPLICATION FOR THE ROSS-SERVICE COORDINATOR GRANT |
| 21-79 | CONSIDER RESOLUTION AUTHORIZING HAGC TO COMMIT MATCH FUNDING TO THE ROSS PROGRAM |
| 21-80 | CONSIDER RESOLUTION HONORING EDWARD MALINAK |
| 21-81 | CONSIDER RESOLUTION AUTHORIZING AN EXTENSION OF THE CONTRACT FOR EXTERMINATION SERVICES - DEPTFORD |
| 21-82 | CONSIDER RESOLUTION AUTHORIZING AN EXTENSION OF THE CONTRACT FOR EXTERMINATION SERVICES - CARINO |
| 21-83 | CONSIDER RESOLUTION AUTHORIZING AN EXTENSION OF THE CONTRACT FOR CARPET INSTALLATION- DEPTFORD |
| 21-84 | CONSIDER RESOLUTION AUTHORIZING AN EXTENSION OF THE CONTRACT FOR SNOW REMOVAL - DEPTFORD |
| 21-85 | CONSIDER RESOLUTION AUTHORIZING AN EXTENSION OF THE CONTRACT FOR SNOW REMOVAL - CARINO |
| 21-86 | CONSIDER RESOLUTION APPROVING THE PURCHASE AND INSTALLATION OF A STORAGE SHED - DEPTFORD |
| 21-87 | CONSIDER RESOLUTION AUTHORIZING EMERGENCY ENGINEERING INVESTIGATION – DEPTFORD PARK |
| 21-88 | CONSIDER RESOLUTION RATIFYING CONTRACT FOR JOCKEY PUMP REPAIR AND REPLACEMENT OF HOT WATER CIRCULATOR |
| 21-89 | CONSIDER RESOLUTION AUTHORIZING DISPOSITION AND WRITE OFF OF EXPENDED PROPERTY |
| 21-90 | CONSIDER RESOLUTION APPROVING UPDATE FOR THE EQUAL OPPORTUNITIES AND AFFIRMATIVELY FURTHERING FAIR HOUSING POLICY |
| 21-91 | CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION - TABLED |

MOTION TO APPROVE THE AGENDA ITEMS

MOTION: Commissioner Scott Kintzing
 SECOND: Commissioner Frank Smith
 ALL IN FAVOR

COMMENTS OR GENERAL QUESTIONS FROM THE PUBLIC:

MOTION: Commissioner Scott Kintzing
 SECOND: Commissioner Frank Smith
 ALL IN FAVOR

Seeing no members of the Public, motion to close, (virtually)

MOTION: Commissioner Scott Kintzing
 SECOND: 2nd Vice Chairman John Giovannitti
 ALL IN FAVOR

ADJOURNMENT:

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

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Kimberly Gober", written in a cursive style.

Kimberly Gober, Secretary
Dated: AUGUST 18, 2021