

The Housing Authority of
Gloucester County
REGULAR BOARD MEETING
DECEMBER 16TH , 2015

A regular Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkins Seniors Housing; located at 100 Pop Moylan Blvd. Deptford, New Jersey, on December 16th , beginning at 4:30 P.M.

ROLL CALL:

The Secretary (Samuel V. Hudman) called the roll and the following answered "aye":

- ✓ Chairman William W. Bain, Jr.
- ✓ Commissioner Betty Jane Purnell
- ✓ Commissioner Frank Smith
- ✓ Commissioner Brenden Garozzo (via phone)
- ✓ Executive Director Sam Hudman

And the following was absent:

- ✓ Commissioner Daniel Reed
- ✓ Commissioner Scott Kintzing

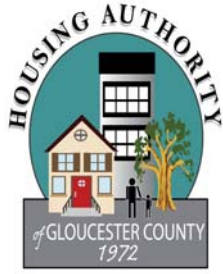
The Secretary notified the Chair that a quorum is present.

Also in attendance were:

- ✓ Kimberly Gober, Acting Executive Director
- ✓ Christopher Grupico, Financial Director
- ✓ Jeff Daniels, Solicitor
- ✓ Nelly Rojas, Administrative Aide
- ✓ Stella Barnes, Administrative Assistant

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:

PUBLIC PORTION:

Chairman Bain inquired if there were any comments from the Public.
There were no comments from the Public.
A motion to close: Commissioner Frank Smith
Second: Commissioner Brendan Garozzo

CORRESPONDENCE AND REPORTS:

- A. Review and Action of Minutes – November 24th, 2015
- B. Consider Interim Bill List, 15-12 Sections A, B, C and D: General Operating Account, Public Housing Management Account, EHO and Congregate.
- C. Consider Current Bill List, 15-12 Sections E, F, G, H and I: General Operating Account, Public Housing Management Account, EHO, Congregate Housing Services and Capital Fund Account.
- D. Consider Ratification 15-12 Sections A, B, C and D; Shepherd’s Farm (Interim, and Current) and seniors (Interim and Current).
- E. Consider Bills to be Acknowledged 15-12 E, F, G, and H: Pop Moylan Urban Development (Interim and Current) Colonial Park LP (Interim and Current).

Motion to approve the Bill List:
MOTION: COMMISSIONER FRANK SMITH
SECOND: COMMISSIONER BETTY PURNELL
All commissioners in favor

- ❖ Resident Relations Committee Report
- ❖ Modernization Projects Report



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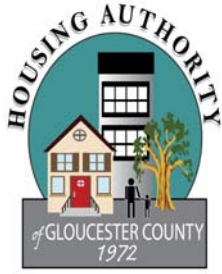
Director's Report – November 2015

Acting Executive Director reports:

- ❖ Congress unveiled the Omnibus Act (spending plan) and the following are some positive highlights:
 - 9 % low income housing tax credits are to become permanent.
 - Section 8 Admin fees supposedly going up 130 million dollars over last year.
 - HAP Renewals- 200 Million increase and HAGC and GHA both received HAP disbursements for January 2016.
 - Public Housing and Capital Fund received an increase.
 - The National Housing Trust Fund is being preserved.
- ❖ An Assisted Living Program is currently in force at some of the buildings, provided by DPSP. They will be expanding at the Nancy J. Elkins and Deptford Park buildings soon.
- ❖ Shepherd's Farm – louvers in the boiler room are not allowing heat to properly exhaust, causing excessive heat in the surrounding apartments. The Costs and engineering to fix the problem is approximately \$18,000. If we proceed, the repair must be approved by the Shepherd's Farm Board.

RESOLUTIONS:

- A. RESOLUTION AUTHORIZING DISPOSITION AND WRITE OFF OF EXPENDED PROPERTY
- B. RESOLUTION ADOPTING CONSOLIDATED BUDGET FY 2016
- C. RESOLUTION AUTHORIZING VOIDING OUTSTANDING CHECKS WRITTEN OF VARIOUS ACCOUNTS DATED PRIOR TO 12/31/2015
- D. RESOLUTION AWARDING PUBLIC HOUSING AUTHORITY AUDIT CONTRACT FOR PERIOD JANUARY 1, 2015 TO DECEMBER 31, 2015
- E. RESOLUTION REJECTING ALL BIDS FOR RFP 15-044 SOLAR POWER PURCHASE AGREEMENT FOR VARIOUS SITES
- F. RESOLUTION AWARDING CONTRACT FOR HVAC CENTRAL SYSTEM FOR CARINO PARK: NORTHEAST MECHANICAL
- G. RESOLUTION DESIGNATING STATUS OF UNCOLLECTABLE RENTS: UNPAID RENTS AND FEES



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- H. RESOLUTION AUTHORIZING EXECUTIVE SESSION
- I. RESOLUTION AUTHORIZING THE PURCHASE OF SECURITY CAMERAS FOR DEPTFORD PARK APARTMENTS
- J. RESOLUTION AUTHORIZING THE PURCHASE OF SECURITY CAMERAS FOR CARINO PARK APARTMENTS

LAND J: EXTRA SECURITY FOR THE APARTMENT BUILDINGS

Motion to approve the Resolutions
MOTION: COMMISSIONER FRANK SMITH
SECOND: COMMISSIONER BRENDEN GAROZZO
All commissioners in favor

ROLL CALL TO APPROVE BUDGET WAS APPROVED UNANIMOUSLY BY COMMISSIONERS PRESENT

 PUBLIC PORTION:

Chairman Bain inquired if there were any comments from the Public.
There were no comments from the Public.
A motion to close: Commissioner Frank Smith
Second: Commissioner Brendan Garozzo

 ADJOURNMENT:

- A motion to adjourn was made by Commissioner Betty Jane Purnell, seconded by Commissioner Frank Smith. The motion is carried by unanimous vote.

Respectfully submitted,

Kimberly Gober, Secretary
Dated: January 12, 2016