



**The Housing Authority of
Gloucester County**
REGULAR BOARD MEETING
JUNE 28, 2017

A Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkis, JUNE 28TH, 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.
- ✓ Commissioner Betty Jane Purnell
- ✓ Commissioner Scott Kintzing
- ✓ Commissioner Frank Smith

And the following was absent:

- ✓ Vice Chairman Daniel Reed
- ✓ Commissioner Brenden Garozzo (was available by phone)
- ✓ Commissioner John Giovannitti (was available by phone)

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
- ✓ John Rasmus, Resident Relations Coordinator
- ✓ Grace Seeney, Financial Director
- ✓ 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:

The Chairman opens the meeting to the General Public for any Agenda Items:

Seeing no one from the public, the Chairman requested a motion to close.

Motion to close:

MOTION: COMMISSIONER BETTY JANE PURNELL

SECOND: COMMISSIONER SCOTT KINTZING

All commissioners are in favor. Motion carried

CORRESPONDENCE AND REPORTS:

- A. Review and Action of Minutes –MAY 2017
- B. Consider Interim Bill List, 17-06 Sections A, B, C, D
- C. Consider Bill List 17-06, 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,

DIRECTOR’S REPORT –2017

- The Properties we manage have not been properly maintained by the current Landscaper. The company is being terminated and the new company is Vision Landcaping
- Still no funding from HUD. We are estimating based on 2016
- 2012 funding cuts. Offsets for Operating Budget Money. The Industry groups were upset and a class action lawsuit of which we were a party. The plaintiffs won and we should receive these funds if the Government does not fight. Estimated at \$380,000.00
- Doris DeJoseph’s 100th birthday was a success and the family sent a lovely thank you note.
- The Annual Meeting is scheduled for next month.



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Chairman Bain wondered if we have heard anything from the new commissioner of Housing. He wishes we would have had some one appointed that knew something about housing. He stated his forte is brain surgery. Every year we get less to run the housing authority. He would like to see another high rise for more housing but getting funding is the problem. The Tax Credit program is extremely competitive and only every other year. The value of the tax credit is down. Year ago it was \$1.05 and now it's \$.92.

Betty stated she feels they hiring process is outstanding. Loving and caring employees are being put in place. She sees more now since she has congregate program. One of the young guards is completely on the ball without being on his phone. He also fixes her smartphone problems.

Postive feedback from residents and staff for the new security guards reports John Rasmus, Resident Relations Director. Carino Park has has 100% turn around.

JEFF DANIELS, ESQ.: PROCEDURES AND POLICIES:

The latest policy to review was the Procurement Policy. It was an extensive review with ED Kim Gober and Asst. to the ED Jessica Laine. There is a resolution on the agenda as long as the revised Procurement Policy. Some policies at the HAGC will be consolidated. Kim Gober stated that Jessica Laine is spearheading revising these policies.

Chairman Bain suggests HAGC has an annual update of all policies.

Motion to approve the CORRESPONDENCE AND REPORTS

MOTION: COMMISSIONER JOHN GIOVANNITTI

SECOND: COMMISSIONER FRANK SMITH

All commissioners in favor

RESOLUTIONS:

17-38	RESOLUTION VOIDING OUTSTANDING CHECKS WRITTEN ON VARIOUS ACCOUNTS DATED PRIOR TO 12/15/2016
17-39	RESOLUTION AUTHORIZING DISPOSITION AND WRITE OFF OF EXPENDED PROPERTY



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17-40	RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR DIRECTORS AND OFFICERS (PUBLIC OFFICIALS) LIABILITY INSURANCE COVERAGE THE MARTIN COMPANY
17-41	RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR COIN OPERATED LAUNDRY EQUIPMENT CARINO PARK CALECO
17-42	RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR COIN OPERATED LAUNDRY EQUIPMENT DEPTFORD PARK CALECO
17-43	RESOLUTION AUTHORIZING REVISION OF THE PROCUREMENT POLICY
17-44	RESOLUTION AUTHORIZING EXECUTION OF VAWA POLICY
17-45	RESOLUTION AUTHORIZING EXECUTIVE SESSION

ANY COMMENTS OR CONCERNS FROM THE COMMISSIONERS:

Commissioner Smith suggests someone from the Administration should go to Newark every few months and get to know people personally.

Kim Gober stated that HAGC is in constant contact with personnel from HUD Newark and does meet them from time to time at the conferences. She doesn't think she would have the time to go and personally meet with them. A lot of them work from home now.

Jessica Laine sends our representative from HUD a monthly update. We give them info before they ask for them.

Motion to approve the AGENDA:

MOTION: COMMISSIONER JOHN GIOVANNITTI

SECOND: COMMISSIONER BETTY JANE PURNELL

All commissioners in favor.



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ADJOURNMENT:

A motion to adjourn:

MOTION: COMMISSIONER SCOTT KINTZING

SECOND: COMMISSIONER BETTY JANE PURNELL

All commissioners in favor

Respectfully submitted,

Kimberly Gober, Secretary

Dated: July 1, 2017