



The Housing Authority of Gloucester County

REGULAR BOARD MEETING

MAY 26th, 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 May 26, 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 Brenden Garozzo (virtually)

And the following were absent:

- ✓ Commissioner Frank Smith
- ✓ Commissioner Scott Kintzing

The Secretary notified the Solicitor that a quorum is present.

Also in attendance were:

- ✓ Jeff Daniels, Esq., Solicitor
- ✓ Kimberly Gober, Executive Director
- ✓ John Rasmus, Modernization Coordinator
- ✓ Jessica Laine, Esq., Assistant Executive Director (virtually)
- ✓ Nelly Rojas, Administrative Assistant
- ✓ Dana Dunfee, Administrative Aide (virtually)
- ✓ Michael Jezierski, Accountant (virtually)

SOLICITOR:

The Solicitor stated, "In accordance with the Open Public Meetings Act of 1975, this meeting is called to order pursuant to both, adequate notice and electronic notice of a 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, a copy of which has been posted publicly and a copy of which has been posted online in the Authority's website in accordance with the law. Members of the public may make public comments remotely during a remote public meeting when permitted in accordance with the meeting agenda. Members of the public may submit public comments in writing forty-eight hours in advance of a remote public meeting to be read aloud during public comment. All public comments, whether made remotely or in writing in advance of a remote public meeting, shall be limited to five (5) minutes per person. Members of the public attending the meeting shall be muted until public comments are permitted, at which time they may ask to be recognized. In the event that a member of the public becomes disruptive during a remote public meeting, including during public comment, the Board Chair, or his/her designee, shall mute or continue muting such disruptive member of the public. After receiving a warning, continued disruptive acts may result in such disruptive individual being muted, kept on mute for the remainder of the meeting, or removed from the meeting at the discretion of the Board Chair. During the course of the meeting, a portion of the meeting may be closed to the public to discuss matters falling under exceptions to the Open Public Meetings Act".

PUBLIC PORTION:

Agenda items only.

Motion to open Public Portion:

MOTION: 2nd Vice Chairman John Giovannitti

SECOND: Commissioner Brenden Garozzo

ALL IN FAVOR

Seeing no members of the Public, (virtually)

Motion to Close Public Portion:

MOTION: 2nd Vice Chairman John Giovannitti

SECOND: Commissioner Brenden Garozzo

ALL IN FAVOR

EXECUTIVE DIRECTOR REPORT:

- E.D. Gober indicates a litigation matter that was previously discussed in executive session that had been turned over to our insurance company, Docket# GLO-L121-618, has been dismissed with prejudice, meaning the individual cannot file suit against us. There was a \$10,000 cash settlement to the individual who made the discrimination claim, the matter is fully resolved. Minutes to be released from executive session.
- E.D. Gober indicates Senate Bill 3522 sponsored by Senator Sweeney introduced in March 2021 creates a local component in PERS. There is also a corresponding bill in the Assembly sponsored by John Burzichelli. If these bills are passed, we believe it will have a positive effect on our financial statements as it is taking all local governmental units in PERS and separating them from the state. The state is the reason there is a huge unfunded liability because they have not made their pension payments. In the budget Governor Murphy is stating that he intends to make the upcoming payment. Since 1996 the state has not paid its full share of the pension fund and the state has the most employees. If these bills do become law, there may be a positive effect on our financial statements for our GASB68 calculation.
- E.D. Gober indicates Resolution #21-35 requests the Board to approve our Congregate Grant application. In prior years we had received \$202,000 and the state initially informed us we would receive the same flat amount. We contacted the state and requested additional funding because of needing additional supplies for COVID related reasons and our CBA which had an increase over our prior numbers and the state approved \$214,500.
- E.D. Gober updates the board regarding the development for the Lincoln Boulevard site where GHA has an agreement with Pennrose as the developer, GHA has 24 remaining Public Housing units that had not been assigned, an application has been submitted to HUD to convert them to RAD. GHA has finally gotten the submission of all the RAD paperwork for the 24 units to HUD and anticipates a summer closing. This has been preventing the closing with the HMFA, we anticipate a summer RAD closing followed by a closing with the HMFA by August or September. The Pennrose properties are (65) age-restricted units, 13 units are special needs with no age restriction, 4 units are special needs age-restricted.
- E.D. Gober indicates that the funding source for the development project we are working on and entered into a MOU with Gloucester County, RCSJ, and Deptford Township to construct 24 special needs units on the college campus has been identified. The New Jersey Department of Community Affairs Affordable Housing Trust Funds require that a non-profit submits the application, GCHDC is going to be making the application to the state and resolutions#21-40 & #21-41 are to help effectuate the application of funding and assigning the MOU that HAGC entered into to GCHDC and

also assigning the CDBG Agreement where we were receiving \$200,000 towards the predevelopment loan from the County and any subsequent amendments to the agreement to GCHDC. GCHDC has met and approved the submission of this application. The application will be \$4.2m of affordable housing trust funds, the GAP funding is coming from the County in the amount of \$1.05m, and we will have a \$2.5m mortgage on the property which will also be through the County at 3% interest at 30 years. The application for the \$4.2m is due June 30, 2021.

- E.D. Gober indicates the Eviction Moratorium at this time remains in place, it is a hardship on landlords including HAGC. HAGC is sending out letters to the residents that are delinquent, reminding it is not a moratorium to not pay rent and that we will be filing for evictions. The Governor has approved another extension of the public health emergency although state and county numbers are very favorable, but the public health emergency is in effect to the middle of June and the Eviction Moratorium is in place for 60 days after the public health emergency ends, at this point it is in place through the middle of August.
- E.D. Gober indicates HAGC is evaluating the Governors recently issued Executive Orders, we will amend our operations once we have an opportunity to fully analyze and review with counsel.

NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS

AGENDA:

- A. Review and Action of Minutes – APRIL 2021
- B. Consider Interim Bill List, 21-05 Sections A, B, C, D
- C. Consider Bill List 21-05 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

21-30	CONSIDER RESOLUTION AUTHORIZING HAGC TO CONTINUE TO PARTICIPATE IN OMNIA PARTNERS GOVERNMENT PURCHASING ALLIANCE
21-31	CONSIDER RESOLUTION AUTORIZING HAGC TO EXTEND PARTICIPATION IN CCE COOPERATING PRICING SYSTEM
21-32	CONSIDER RESOLUTION AUTHORIZING CONTRACT WITH CERTAIN APPROVED STATE CONTRACT VENDORS FOR CONTRACTING UNITS
21-33	CONSIDER RESOLUTION AUTHORIZING CONTRACT WITH CERTAIN APPROVED NATIONAL CONTRACT VENDORS FOR CONTRACTING UNITS
21-34	CONSIDER RESOLUTION AUTHORIZING UPDATE TO COLONIAL PARK APARTMENTS MANAGEMENT PLAN
21-35	CONSIDER RESOLUTION APPROVING CHSP GRANT AGREEMENT FOR CONGREGATE SERVICES
21-36	CONSIDER RESOLUTION AUTHORIZING AN AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES BETWEEN HAGC AND BDO PHA FINANCE
21-37	CONSIDER RESOLUTION AUTHORIZING THE FINAL CLOSEOUT PERFORMANCE AND EVALUATION REPORT FOR NJ39P204501-17 CF BUDGET
21-38	CONSIDER RESOLUTION AUTHORIZING THE FINAL CLOSEOUT PERFORMANCE AND EVALUATION REPORT FOR NJ39P204501-18 CF BUDGET
21-39	CONSIDER RESOLUTION AUTHORIZING AMENDING THE S8 ADMINISTRATIVE PLAN TO ADOPT A REVISED POLICY ON INTAKE PROCEDURES
21-40	CONSIDER RESOLUTION APPROVING ASSIGNMENT AGREEMENT ASSIGNING MOU BETWEEN THE COUNTY OF GLOUCESTER, RCSJ, THE TWP OF DEPTFORD

	AND THE HAGC FROM HAGC TO GCHDC
21-41	CONSIDER RESOLUTION APPROVING ASSIGNMENT AGREEMENT ASSIGNING CDBG AGREEMENT BETWEEN THE COUNTY OF GLOUCESTER AND HAGC, FROM HAGC TO GCHDC
21-42	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION - TABLED

MOTION TO APPROVE THE AGENDA ITEMS

MOTION: 2nd Vice Chairman John Giovannitti
 SECOND: Commissioner Brenden Garozzo
 ALL IN FAVOR

COMMENTS OR GENERAL QUESTIONS FROM THE PUBLIC:

MOTION: 2nd Vice Chairman John Giovannitti
 SECOND: Commissioner Brenden Garozzo
 ALL IN FAVOR

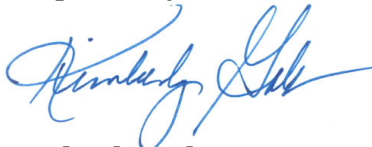
Seeing no members of the Public, motion to close, (virtually)

MOTION: 2nd Vice Chairman John Giovannitti
 SECOND: Commissioner Brenden Garozzo
 ALL IN FAVOR

ADJOURNMENT:

MOTION: 2nd Vice Chairman John Giovannitti
 SECOND: Commissioner Brenden Garozzo
 ALL IN FAVOR

Respectfully submitted,



Kimberly Gober, Secretary

Dated: MAY 26, 2021