



# **The Housing Authority of Gloucester County**

## REGULAR BOARD MEETING

*November 23, 2020*

**A Regular Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkins Building, on Monday, November 23, 2020 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.
- ✓ 1<sup>st</sup> Vice Chairman Daniel Reed (Present Virtually)
- ✓ 2<sup>nd</sup> Vice Chairman John Giovannitti (Present Virtually)
- ✓ Commissioner Scott Kintzing
- ✓ Commissioner Brenden Garozzo (Present Virtually)
- ✓ Commissioner Frank Smith (Present Virtually)

**And the following were absent:**

**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
- ✓ Dana Dunfee, Administrative Aide (Present Virtually)
- ✓ Grace Seeney, Finance Director
- ✓ 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 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."

### **AUDIT REPORT:**

Audit reports only.

- E.D. Gober indicates resolution 20-116 asks the Commissioners to consider accepting and approving reissued Audit FY2019. The Audit Committee met with accountants in reference to reissuing the Audit and Commissioner Scott Kintzing recommends that HAGC accept the reissued Audit.

**Motion to Accept Reissued Audit Report:**

MOTION: Commissioner Scott Kintzing

SECOND: Commissioner Frank Smith

ALL IN FAVOR

## **PUBLIC HEARING:**

Motion to Open the Public Hearing to Approve the Submission of the Annual Plan to HUD FY2021. Notice of which was published in the newspaper as required by HUD.

### **Motion to Open Public Hearing:**

MOTION: Commissioner Scott Kintzing  
SECOND: Commissioner Brenden Garozzo  
ALL IN FAVOR

Seeing no members of the Public, (No members of Public Present Virtually)

### **Motion to Close Public Hearing:**

MOTION: Commissioner Scott Kintzing  
SECOND: Commissioner Brenden Garozzo  
ALL IN FAVOR

### **Motion to Approve:**

MOTION: 2<sup>nd</sup> Vice Chairman John Giovannitti  
SECOND: Commissioner Frank Smith  
ALL IN FAVOR

## **PUBLIC PORTION:**

Agenda items only.

### **Motion to Open Public Portion:**

MOTION: Commissioner Scott Kintzing  
SECOND: Commissioner Brenden Garozzo  
ALL IN FAVOR

Seeing no members of the Public, (No members of Public Present Virtually)

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

MOTION: Commissioner Scott Kintzing  
SECOND: Commissioner Brenden Garozzo  
ALL IN FAVOR

## **EXECUTIVE DIRECTOR REPORT:**

- E.D. Gober indicates Coronavirus cases are rising by 4,000 daily at the State level and by 140-150 cases daily at the County level. Cumulative cases at State level are 309,588 positive cases 14,960 deaths. Gloucester County has 8,183 positive cases and 260 deaths. There are 12 NJ long term care facilities with current outbreaks. Gloucester County long term care facilities have 88 resident and 91 staff positive cases. Schools on the State level have 56 outbreaks and 239 cases have been linked to those outbreaks and in Gloucester County four schools have reported outbreaks with 18 cases being attributed to those outbreaks. Deptford Twp. has 1,100 positive cases, Glassboro 982, Monroe Twp. 920, West Deptford 488, and Woodbury 250, these numbers are offered in reference to HAGC properties.
- E.D. Gober indicates we continue to clean and disinfect our facilities; we have asked the residents to limit their visitors and be mindful of those entering the property. We have had reports of COVID-19 cases. E.D. Gober indicates with the extended timeframe of 7 day a week disinfecting of the properties there is concern about the staff being worn out. There are also

concerns with the isolation of our residents, with the increase in cases we have canceled the supervised Bingo and Art classes at this time.

- E.D. Gober indicates an article in the Board Packet from the Wall Street Journal regarding the effect of the pandemic, highlighting that as a result of the pandemic we will see less nursing homes and more independent living with more of a push for individuals to age in place, which will affect the population that we are serving. We rely heavily on outside agencies for our residents to be able to age in place, that is how we were designed and what we encourage. Commissioner Brenden Garozzo agrees that there will be a shift towards home and community-based services.
- E.D. Gober indicates with the disposition of the 62 scattered site Public Housing homes and the applications for Deptford Park and Carino Park Apartments under the RAD conversion that HUD had issued a notice in September that changed rules in respect with what can be done with the proceeds from the sale of the 62 scattered site Public Housing homes. The proceeds would now have to go back into Public Housing, so we now have to slow the RAD conversion of Deptford Park and Carino Park Apartments and put the disposition of the homes first.
- E.D. Gober indicates the team for the Special Needs project with RCSJ, Gloucester County, Deptford Township and HAGC continue to meet regularly and is moving along.

**NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS**

**MOTION TO APPROVE THE REPORTS**

MOTION: Commissioner Scott Kintzing  
 SECOND: 2<sup>nd</sup> Vice Chairman John Giovannitti  
 ALL IN FAVOR

**AGENDA:**

- A. Review and Action of Minutes – OCTOBER 2020
- B. Consider Interim Bill List, 20-11 Sections A, B, C, D
- C. Consider Bill List 20-11 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**

20-105	CONSIDER RESOLUTION AUTHORIZING AND APPROVING THE SUBMISSION OF ANNUAL PLAN FY2021 TO HUD <b>Motion: 2<sup>nd</sup> Vice Chairman John Giovannitti</b> <b>Approve: Commissioner Frank Smith</b> <b>ALL IN FAVOR</b>
20-106	CONSIDER RESOLUTION AUTHORIZING THE PHA CERTIFICATION OF COMPLIANCE WITH THE PHA PLANS AND RELATED REGULATIONS INCLUDING CIVIL RIGHTS CERTIFICATION <b>Motion: 2<sup>nd</sup> Vice Chairman John Giovannitti</b> <b>Approve: Commissioner Frank Smith</b> <b>ALL IN FAVOR</b>
20-107	CONSIDER RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR SNOW REMOVAL SERVICES – DEPTFORD PARK
20-108	CONSIDER RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR SNOW REMOVAL SERVICES – CARINO PARK

20-109	CONSIDER RESOLUTION AUTHORIZING ASSIGNMENT AND ASSUMPTION AGREEMENT FROM HAGC TO GCHDC PURSUANT TO AGREEMENT TO ENTER INTO A GROUND LEASE
20-110	CONSIDER RESOLUTION VOIDING OUTSTANDING CHECKS AND AUTHORIZING THE HOLDING OF SAID FUNDS AS UNCLAIMED PROPERTY
20-111	CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR LEGAL SERVICES
20-112	CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR CONSULTANT SERVICES
20-113	CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR AUDIT SERVICES
20-114	CONSIDER RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS IN THE AMOUNT OF \$5000 FROM HAGC TO GCHDC
20-115	CONSIDER RESOLUTION AUTHORIZING THE CANCELLATION OF EXTERMINATING SERVICES CONTRACT
20-116	CONSIDER RESOLUTION ACCEPTING AND APPROVING REISSUED AUDIT FY2019
20-117	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION - TABLED

**MOTION TO APPROVE THE AGENDA ITEMS**

MOTION: 1<sup>st</sup> Vice Chairman Dan Reed  
 SECOND: 2<sup>nd</sup> Vice Chairman John Giovannitti  
 ALL IN FAVOR

**COMMENTS OR GENERAL QUESTIONS FROM THE PUBLIC:**

MOTION: Commissioner Scott Kintzing  
 SECOND: 1<sup>st</sup> Vice Chairman Daniel Reed  
 ALL IN FAVOR

Seeing no members of the Public, (No members of Public Present Virtually)

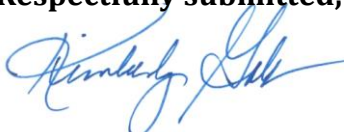
MOTION: 1<sup>st</sup> Vice Chairman Daniel Reed  
 SECOND: Commissioner Frank Smith  
 ALL IN FAVOR

**NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS**

**ADJOURNMENT:**

MOTION: Commissioner Frank Smith  
 SECOND: Commissioner Brenden Garozzo  
 ALL IN FAVOR

Respectfully submitted,



**Kimberly Gober, Secretary**  
**Dated: November 23, 2020**