

RESOLUTION #20-96

**RESOLUTION RATIFYING THE EXECUTION OF THE
RENEWAL OF THE SHARED SERVICES AGREEMENT BETWEEN
THE HOUSING AUTHORITY OF GLOUCESTER COUNTY &
THE COUNTY OF GLOUCESTER
REGARDING THE MANAGEMENT & ADMINISTRATION OF THE
TENANT BASED RENTAL ASSISTANCE (TBRA) PROGRAM**

WHEREAS, the Housing Authority of Gloucester County recognizes the need to provide low-income housing assistance for the citizens of Gloucester County on an as needed basis; and

WHEREAS, the County of Gloucester receives funds pursuant to the HOME Investment Partnership ("HOME") Program to assist low income residents; and

WHEREAS, the Housing Authority of Gloucester County has previously entered into an agreement to administer these HOME funds to needy residents referred by the Gloucester County Board of Social Services authorized by Resolution No 03-20, dated 3/26/03 and extended by Resolutions No 04-10, dated 1/28/04; No. 05-04 dated 1/26/05; No. 06-02 dated 1/25/06; No. 07-06 dated 1/24/07; No. 08-04 dated 1/23/08; No. 09-03, dated 1/28/09; No. 10-02 dated 1/27/2010; No. 11-01 dated 1/26/2011; No.12-05 dated 1/25/12; No. 12-64 dated 09/26/12; No. 13-73 dated 09/25/13; No.14-15 dated 4/23/2014; No. 15-74 dated 11/23/2015; No. 16-74 dated 9/28/2016; No. 17-79 dated 10/25/17; No. 18-79 dated 9/26/18; No. 19-78 dated 8/28/19; and

WHEREAS, the Housing Authority of Gloucester County wishes to renew the agreement in the amount of \$120,000.00 with the County of Gloucester; and

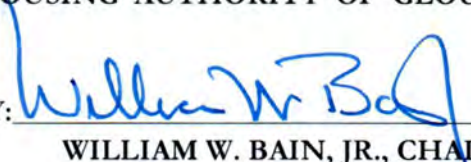
WHEREAS, the Executive Director executed said agreement on October 1, 2020.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County that the execution of the Agreement with the County of Gloucester for the purpose of administering HOME Funds to needy residents referred by the Gloucester County Board of Social Services is hereby ratified.

BE IT FURTHER RESOLVED that the Executive Director is further authorized to execute any and all documents which may be necessary to effectuate the Agreements with the County and the Board of Social Services.

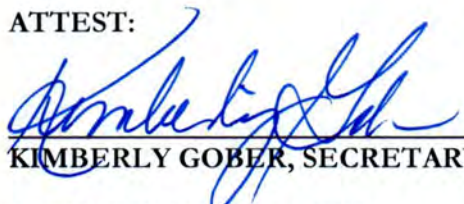
ADOPTED at a regular meeting of the Housing Authority of Gloucester County, held on the 28th day of October 2020.

THE HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: 

WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:


KIMBERLY GOBER, SECRETARY

DATE: OCTOBER 28, 2020

RESOLUTION #20-97

**RESOLUTION ESTABLISHING UPDATED
PAYMENT STANDARDS FY 2020-2021
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM**

WHEREAS, the U.S. Dept. of Housing & Urban Development has entered into an Annual Contributions Contract (ACC) with the Housing Authority of Gloucester County (HAGC) for the Section 8 Housing Choice Voucher Program; and

WHEREAS, the U.S. Dept. of Housing & Urban Development has published a new Small Area Fair Market Rents (SAFMR) Schedule FY 2020-2021, effective November 1, 2020; and

WHEREAS, the HAGC wishes to update its Payment Standards Schedule for the Section 8 HCV Program in accordance with the new SAFMR FY 2020-2021 published, as attached hereto.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of Gloucester County that the Payment Standard attached hereto for Section 8 Voucher Program shall be updated in agreement with the FY 2020-2021 Small Area Fair Market Rents.

BE IT FURTHER RESOLVED that this resolution shall supersede all prior resolutions establishing Payment Standards for the Section 8 Housing Choice Voucher Program.

ADOPTED at a regular meeting of the Housing Authority of Gloucester County, held on the 28th day of October 2020.

THE HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: _____

WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:

KIMBERLY GOBER, SECRETARY

DATE: OCTOBER 28, 2020

2020-2021 PAYMENT STANDARDS

	0	1	2	3	4
08012	\$1,001.00	\$1,166.00	\$1,408.00	\$1,749.00	\$2,002.00
08014	\$1,364.00	\$1,584.00	\$1,914.00	\$2,376.00	\$2,728.00
08020	\$979.00	\$1,133.00	\$1,375.00	\$1,705.00	\$1,958.00
08025	\$1,056.00	\$1,221.00	\$1,474.00	\$1,837.00	\$2,101.00
08027	\$946.00	\$1,089.00	\$1,320.00	\$1,639.00	\$1,881.00
08028	\$1,034.00	\$1,188.00	\$1,441.00	\$1,793.00	\$2,057.00
08032	\$1,056.00	\$1,221.00	\$1,474.00	\$1,837.00	\$2,101.00
08039	\$1,199.00	\$1,386.00	\$1,672.00	\$2,090.00	\$2,387.00
08051	\$1,166.00	\$1,353.00	\$1,639.00	\$2,035.00	\$2,332.00
08056	\$1,100.00	\$1,265.00	\$1,540.00	\$1,914.00	\$2,189.00
08061	\$1,078.00	\$1,243.00	\$1,507.00	\$1,870.00	\$2,145.00
08062	\$1,089.00	\$1,265.00	\$1,529.00	\$1,903.00	\$2,178.00
08063	\$1,144.00	\$1,331.00	\$1,606.00	\$2,002.00	\$2,288.00
08066	\$869.00	\$1,001.00	\$1,210.00	\$1,507.00	\$1,727.00
08071	\$1,012.00	\$1,166.00	\$1,419.00	\$1,760.00	\$2,024.00
08074	\$1,089.00	\$1,265.00	\$1,529.00	\$1,903.00	\$2,178.00
08080	\$1,287.00	\$1,485.00	\$1,804.00	\$2,244.00	\$2,574.00
08081	\$1,177.00	\$1,364.00	\$1,650.00	\$2,057.00	\$2,354.00
08085	\$1,408.00	\$1,628.00	\$1,969.00	\$2,453.00	\$2,805.00
08086	\$1,155.00	\$1,331.00	\$1,617.00	\$2,013.00	\$2,299.00
08090	\$1,078.00	\$1,243.00	\$1,507.00	\$1,870.00	\$2,145.00
08093	\$869.00	\$1,001.00	\$1,210.00	\$1,507.00	\$1,727.00
08094	\$990.00	\$1,144.00	\$1,397.00	\$1,749.00	\$2,002.00
08096	\$1,078.00	\$1,243.00	\$1,507.00	\$1,870.00	\$2,145.00
08097	\$1,034.00	\$1,188.00	\$1,441.00	\$1,793.00	\$2,057.00
08312	\$1,023.00	\$1,177.00	\$1,430.00	\$1,782.00	\$2,035.00
08322	\$1,111.00	\$1,276.00	\$1,551.00	\$1,925.00	\$2,211.00
08328	\$1,023.00	\$1,177.00	\$1,430.00	\$1,782.00	\$2,035.00
08343	\$1,276.00	\$1,485.00	\$1,793.00	\$2,233.00	\$2,552.00
08344	\$1,078.00	\$1,243.00	\$1,529.00	\$1,936.00	\$2,211.00
08360	\$1,045.00	\$1,177.00	\$1,529.00	\$2,024.00	\$2,343.00

RESOLUTION #20-98

**RESOLUTION AUTHORIZING CONTRACTS WITH APPROVED STATE
COOPERATIVE PURCHASING PARTNER
AMAZON SERVICES LLC DBA AMAZON BUSINESS**

WHEREAS, per RES#20-29 the Housing Authority of Gloucester County (“Authority”) extended their participation as member in the **OMNIA PARTNERS GOVERNMENT PURCHASING ALLIANCE** (“Alliance”); and

WHEREAS, AMAZON SERVICES LLC DBA AMAZON BUSINESS.
is a participating, approved vendor of the Alliance; and

WHEREAS, the Authority has the need to purchase miscellaneous supplies;
and

WHEREAS, said purchases are expected to exceed \$17,500.00 but should not exceed \$20,000.00.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Gloucester County hereby authorizes the Purchasing Agent to purchase miscellaneous supplies from **AMAZON SERVICES LLC DBA AMAZON BUSINESS.**, pursuant to all conditions of the individual contracts and;

BE IT FURTHER RESOLVED, that the certifying finance officer of the Housing Authority of Gloucester County, pursuant to *N.J.A.C. 5:30-5.5(b)*, after inquiring about the availability of funds, shall either certify the full maximum amount against the budget at the time the contract is awarded, or no contract amount shall be chargeable or certified until such time as the goods or services are ordered or otherwise called for prior to placing the order, and a certification of availability of funds is made by the Executive Director.

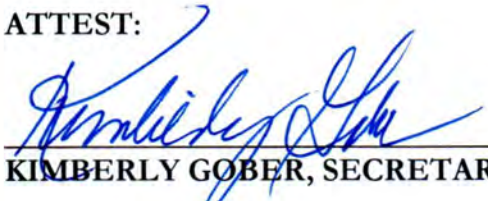
ADOPTED at a regular meeting of the Housing Authority of Gloucester County, held on the 28th day of October 2020.

**THE HOUSING AUTHORITY OF GLOUCESTER
COUNTY**

BY: 

WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:


KIMBERLY GOBER, SECRETARY

DATE: OCTOBER 28, 2020

RESOLUTION #20-99

RESOLUTION AUTHORIZING AN INCREASE IN PUBLIC HOUSING FLAT RENTS

WHEREAS, The Housing Authority of Gloucester County is required by HUD to establish flat rents for all residents of federally funded Public Housing. This is an alternative to rent based on a percentage of the household income. Residents may choose to pay either rent calculated at no less than 80 % of their monthly income or the flat rent that the HAGC has established for the unit. By law, Flat rents are intended to reflect the market; and

THEREFORE, The Housing Authority of Gloucester County has reviewed its Public Housing flat rent schedule for compliance with the Fair Market Rents published by HUD effective **January 1, 2021;** and

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County that the Executive Director be and is hereby authorized to change the flat rents as follows:

NJ201-1	ZIP	Bedrooms	Utility Allowance	2020 FMR	2020 SAFMR	2021 Flat Rent
1	08071	2	157	851	875	1020
2	08094	2	169	839	847	1020
3	08096	2	165	843	931	1020
4	08086	2	157	851	1019	1020
5	08096	2	166	842	930	1020
6	08086	2	157	851	1019	1020
7	08094	3	196	1057.6	1076	1285
8	08012	3	349	904.6	923	1285
9	08094	3	208	1045.6	1064	1285
10	08086	3	196	1057.6	1268	1285
11	08093	3	196	1057.6	900	1285
12	08051	3	196	1057.6	1284	1285
13	08096	3	196	1057.6	1164	1285
14	08094	3	356	897.6	916	1285
15	08093	3	196	1057.6	900	1285
16	08096	3	196	1057.6	1164	1285
17	08093	3	196	1057.6	900	1285
18	08094	3	196	1057.6	1076	1285
19	08094	3	222	1031.6	1050	1285

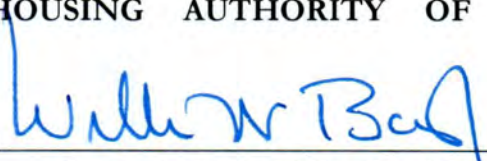
20	08080	3	349	904.6	1283	1285
21	08096	3	196	1057.6	1164	1285
22	08096	3	191	1062.6	1169	1285
23	08086	3	196	1057.6	1268	1285
24	08096	3	196	1057.6	1164	1285
25	08094	3	196	1057.6	1076	1285
26	08094	3	349	904.6	923	1285
27	08080	3	349	904.6	1283	1285
28	08094	3	349	904.6	923	1285
29	08096	3	196	1057.6	1164	1285
30	08080	3	196	1057.6	1436	1437
31	08090	3	196	1057.6	1164	1285
32	08096	3	196	1057.6	1164	1285
33	08090	3	196	1057.6	1164	1285
34	08093	3	196	1057.6	900	1285
35	08096	3	196	1057.6	1164	1285
36	08094	3	349	904.6	923	1285
37	08096	3	196	1057.6	1164	1285
38	08090	3	196	1057.6	1164	1285
39	08090	3	196	1057.6	1164	1285
40	08094	3	196	1057.6	1076	1285
41	08094	3	196	1057.6	1076	1285
42	08096	3	196	1057.6	1164	1285
43	08094	3	196	1057.6	1076	1285
44	08094	3	196	1057.6	1076	1285
45	08086	3	196	1057.6	1268	1285
46	08090	3	191	1062.6	1169	1285
47	08096	3	196	1057.6	1164	1285
48	08090	3	196	1057.6	1164	1285
49	08093	3	196	1057.6	900	1285
50	08096	3	196	1057.6	1164	1285
51	08096	3	196	1057.6	1164	1285
52	08093	3	196	1057.6	900	1285

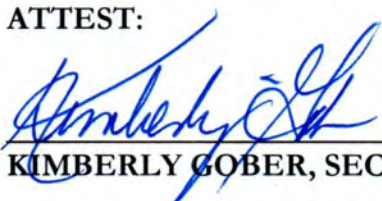
53	08086	4	233	1203.8	1439	1440
54	08090	4	233	1203.8	1327	1440
55	08096	4	233	1203.8	1327	1440
56	08093	4	233	1203.8	1023	1440
57	08051	4	233	1203.8	1463	1464
58	08094	4	408	1028.8	1048	1440
59	08090	4	233	1203.8	1327	1440
60	08093	4	228	1208.8	1028	1440
61	08096	4	233	1203.8	1327	1440
62	08090	4	228	1208.8	1332	1440
NJ204-3	ZIP	Bedrooms	Utility Allowance	2020 FMR	2020 SAFMR	2020 Flat Rent
	08094	1	67	765	765	845
NJ204-4	ZIP	Bedrooms	Utility Allowance	2020 FMR	2020 SAFMR	2020 Flat Rent
	08096	1	67	765	837	845

This resolution shall supersede previous resolutions establishing flat rents for the Public Housing Program.

ADOPTED at a regular meeting of the Housing Authority of Gloucester County held on the 28th day of October 2020.

THE HOUSING AUTHORITY OF GLOUCESTER
COUNTY

BY: 
WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:

KIMBERLY GOBER, SECRETARY

DATE: OCTOBER 28, 2020

RESOLUTION #20-100
RESOLUTION APPROVING

THE HOUSING AUTHORITY OF
GLOUCESTER COUNTY BUDGET FY2021

JANUARY 1, 2021 TO DECEMBER 31, 2021

WHEREAS, the Annual Budget and Capital Budget for the Housing Authority of Gloucester County for the fiscal year beginning, January 1, 2021 and ending, December 31, 2021 has been presented before the governing body of the Housing Authority of Gloucester County at its open public meeting of October 28, 2020; and

WHEREAS, the schedule of rents, fees and other charges, shown on Budget Page F-2 in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves shown on Budget Page F-4, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program shown on Capital Budget Page CB-3, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Housing Authority of Gloucester County, at an open public meeting held on October 28, 2020 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Housing Authority of Gloucester County for the fiscal year beginning, January 1, 2021 and ending, December 31, 2021 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED that the governing body of the Housing Authority of Gloucester County will consider the Annual Budget and Capital Budget/Program for adoption on December 16, 2020.

ADOPTED at a regular meeting of the Housing Authority of Gloucester County, held on the 28th day of October 2020.

THE HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: William W. Bain, Jr.
WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:
Kimberly Gober
KIMBERLY GOBER, SECRETARY

DATE: OCTOBER 28, 2020

GOVERNING BODY RECORDED VOTE

MEMBER	AYE	NAY	ABSTAIN	ABSENT
WILLIAM W. BAIN, JR.	✓			
DANIEL B. REED				✓
JOHN GIOVANNITTI				✓
SCOTT H. KINTZING	✓			
BRENDEN GAROZZO	✓			
FRANK SMITH	✓			

RESOLUTION #20-101

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR

REPLACEMENT OF DOORS

DEPTFORD PARK AND CARINO PARK APARTMENTS

WHEREAS, the Housing Authority of Gloucester County (“HAGC”) recognizes the need to encourage its elderly and/or disabled Public Housing residents to engage in social and physical activities that would provide a sense of purpose, accomplishment and independence; and

WHEREAS, for this purpose, the HAGC continuously organizes social activities in the Community room and provides a Laundry room area at Deptford Park Apartments, 120 Pop Moylan Blvd., Deptford NJ and Carino Park Apartments, 100 Chestnut Lane, Williamstown, NJ; and

WHEREAS, the HAGC, through RES #19-94 has previously approved a contract for the Replacement of Community Room Doors at both buildings utilizing Public Housing Capital Funds; and

WHEREAS, HAGC also wishes to replace the doors at both Laundry room areas, as well as other entrance/exit common areas doors, as needed; and

WHEREAS, the HAGC, through RES #20-13 has previously accepted CDBG Funds granted to aid in covering the cost of replacing the Community and Laundry Room Doors at Deptford Park and Carino Park Apartments, and others Common Area doors, as necessary; and

WHEREAS, per RES#20-30 the Housing Authority of Gloucester County (“Authority”) extended their participation as member in the **CAMDEN COUNTY EDUCATIONAL SERVICE COMMISSION** (“Lead Agency”); and

WHEREAS, HAGC has requested quotes from participating, approved vendors with the Lead Agency for the replacement of a rear entry door and a laundry room door at Deptford Park Apartments and a laundry room door at Carino Park Apartments; and; and

WHEREAS, the HAGC has reviewed said quotes and determined the lowest responsible quote for such services is from **W.J GROSS, INC.** in the amount of **\$18,420 for the rear entry door and laundry room door at Deptford Park Apartments and \$9,140 for the laundry room door at Carino Park Apartments;** and

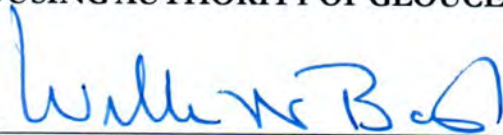
NOW, THEREFORE, BE IT RESOLVED by the Housing Authority of Gloucester County that the quote from **W.J GROSS, INC.** in the amount of **\$18,420 for the rear entry door and laundry room door at Deptford Park Apartments and \$9,140 for the laundry room door at Carino Park Apartments** be and is hereby accepted, with a combined not to exceed amount of **\$30,000**; subject to receipt of required documentation and check of references; and

IT IS FURTHER RESOLVED that the Executive Director be and is hereby authorized to execute said contract utilizing the accepted CDBG funds approved through the Office of Housing and Community Development under the authority of Gloucester County Planning Department, in accordance with the quote attached hereto.

ADOPTED at a regular meeting of the Housing Authority of Gloucester County, held on the 28th day of October 2020.

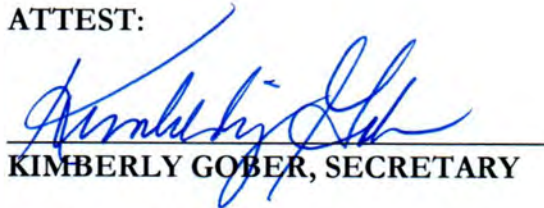
THE HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY:



WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:



KIMBERLY GOBER, SECRETARY

DATE: OCTOBER 28, 2020



W.J. GROSS, INC.
GENERAL CONTRACTING

485 CENTER STREET
SEWELL, NJ 08080

VOICE 856.415.1712
FAX 856.415.1709
WWW.WJGROSS.COM

CCESC# 66CCESP CONTRACT#FY19-01

Construction Proposal

August 5, 2020

Project: Deptford Park Apartments
Rear Entry Door/Frame Replacement

Client: Housing Authority of Gloucester County
100 Pop Moylan Boulevard, Deptford, NJ 08096

PROPOSAL

Pursuant to your request, W. J. Gross, Inc. General Contracting (The Contractor) agrees to provide all Necessary labor, materials, equipment, supervision, and insurance, in accordance with the following scope of work.

SCOPE OF WORK

Item #1- Rear Entry - Doors, Frame and Hardware - New Automatic Operator and Components

- 1 - Custom made YKK Dark Bronze anodized 4 1/2" aluminum complicated storefront frame. Frame to be 76" wide x 96" tall and feature a full length transom. Frame configuration to match existing and will be set up for a 6ft wide x 7ft tall equal pair of full glass doors. Frame to be prepped and reinforced for all associated hardware.
- 1 - Custom made 1 3/4" YKK Dark Bronze anodized wide stile aluminum doors. Doors to be an equal 6ft wide x 7ft tall pair. Doors to have full glass and be prepared and reinforced for all associated hardware.
- 1 - Dorma ED900 low energy automatic operator x 689 finish (RHR door only)
- 2 - Dorma 4"x 4" wireless wall actuators
- 1 - Dorma RFR wireless receiver
- 2 - ABH A110HD full mortise continuous geared hinges x dark bronze anodized finish
- 1 - pair Rockwood offset 1" thick dark bronze anodized D handle pulls
- 1 - pair Rockwood straight 1" thick dark bronze anodized fixed push bars
- 1 pc 1" thick bronze tinted insulated glass units (1-Frame)
- 1 - Pemko 1/2" rise extruded aluminum saddle threshold
- 2 - Pemko dark bronze anodized brushed sweeps with built in rain drip
- 1 - Set Pemko meeting style astragal x dark bronze anodized finish
- Neoprene weather seal integral to frame - by frame manufacturer
- Re-use handicapped and automatic operator decals
- Full perimeter caulk
- Removal of all trash & debris
- Interior touch up paint as required (please provide touch up paint information as required)
- ** Doors will become push pull - no exterior locking cylinder **
- ** Existing 110V power in place and to be reused **

○ Total Price Item #1 = \$9,280.00

PAYMENT:

SUM OF \$9,280.00NINE THOUSAND TWO HUNDRED EIGHTY and 00/100 DOLLARS



W.J. GROSS, INC.
GENERAL CONTRACTING

495 CENTER STREET
SEWELL, NJ 08080

VOICE 856.415.1712
FAX 856.415.1709
WWW.WJGROSS.COM

CCESC# 66CCESP CONTRACT#FY19-01

Construction Proposal

August 5, 2020

Project: Deptford Park Apartments
Laundry Room Automatic Operators

Client: Housing Authority of Gloucester County
100 Pop Moylan Boulevard, Deptford, NJ 08096

PROPOSAL

Pursuant to your request, W. J. Gross, Inc. General Contracting (The Contractor) agrees to provide all Necessary labor, materials, equipment, supervision, and insurance, in accordance with the following scope of work.

SCOPE OF WORK

• **Item #1- Deptford Park Apartments Laundry Room Door - Existing Door & Frame to remain - New Automatic Operator and Components**

- 1 - Custom Made 3ft wide x 7ft tall 16gauge 90 min fire-rated hollow metal door. Door to be prepped for narrow vision lite. Door to be prepped and reinforced for all associated hardware. Prime paint finish .
- 1 - Airlouvers VSL0828 fire-rated metal narrow vision kit
- 1 - Pyran Platinum F - 90 min fire-rated glass
- 1 - Set NGP 1/16" thick 90 min fire-rated glazing tape
- 1 - Dorma ED900 low energy automatic operator x 689 finish (RHR door only)
- 2 - Dorma 2" x 2" wall actuators
- 1 - Dorma RFR wireless receiver
- 1 - Set Stanley (3) 4.5" x 4.5" commercial ball bearing hinges x 26D finish
- 1 - 110V outlet installed @ drop ceiling to power auto operator
- 1 - Best 9k Cylindrical Lever passage lock set - fire-rated x 26D finish (doors and frame are fire-rated and must be self closing & self latching)
- Existing keyed knob lock must be removed when automatic operator is added.
- H.E.S innovations 8000 series ASA electric strike x 630 finish. Electric strike integrated with new automatic operator.
- Removal of all trash & debris
- Finish paint new door and existing hollow metal frame
- ** Doors will become push pull - no exterior locking cylinder **

Total Price Item #1 = \$9,140.00

• **Item #2- Carino Park Apartments Laundry Room Door - Existing Door & Frame to remain - New Automatic Operator and Components**

- 1 - Custom Made 3ft wide x 7ft tall 16gauge 90 min fire-rated hollow metal door. Door to be prepped for narrow vision lite. Door to be prepped and reinforced for all associated hardware. Prime paint finish
- 1 - Airlouvers VSL0828 fire-rated metal narrow vision kit
- 1 - Pyran Platinum F - 90 min fire-rated glass
- 1 - Set NGP 1/16" thick 90 min fire-rated glazing tape
- 1 - Dorma ED900 low energy automatic operator x 689 finish (RHR door only)
- 2 - Dorma 2" x 2" wall actuators
- 1 - Dorma RFR wireless receiver
- 1 - Set Stanley (3) 4.5" x 4.5" commercial ball bearing hinges x 26D finish
- 1 - 110V outlet installed @ drop ceiling to power auto operator
- 1 - Best 9k Cylindrical Lever passage lock set - fire-rated x 26D finish (doors and frame are fire-rated and must be self closing & self latching) Existing keyed knob lock must be removed when automatic operator is added.
- H.E.S innovations 8000 series ASA electric strike x 630 finish. Electric strike integrated with new automatic operator.
- Removal of all trash & debris
- Finish paint new door and existing hollow metal frame
- ** Doors will become push pull - no exterior locking cylinder**

* Total Price Item #2 = \$9,140.00

COMMERCIAL - INDUSTRIAL - BONDED



W.J. GROSS, INC.
GENERAL CONTRACTING

495 CENTER STREET
SEWELL, NJ 08080

VOICE 856.415.1712
FAX 856.415.1709
WWW.WJGROSS.COM

CCESC# 66CCESP CONTRACT#FY19-01

Construction Proposal

August 5, 2020

Project: Deptford Park Apartments
Laundry Room Automatic Operators

Client: Housing Authority of Gloucester County
100 Pop Moylan Boulevard, Deptford, NJ 08096

PROPOSAL

Pursuant to your request, W. J. Gross, Inc. General Contracting (The Contractor) agrees to provide all Necessary labor, materials, equipment, supervision, and insurance, in accordance with the following scope of work.

SCOPE OF WORK

• **Item #1- Deptford Park Apartments Laundry Room Door - Existing Door & Frame to remain - New Automatic Operator and Components**

- 1 - Custom Made 3ft wide x 7ft tall 16gauge 90 min fire-rated hollow metal door. Door to be prepped for narrow vision lite. Door to be prepped and reinforced for all associated hardware. Prime paint finish .
- 1 - Airlouvers VSL0828 fire-rated metal narrow vision kit
- 1 - Pyran Platinum F - 90 min fire-rated glass
- 1 - Set NGP 1/16" thick 90 min fire-rated glazing tape
- 1 - Dorma ED900 low energy automatic operator x 689 finish (RHR door only)
- 2 - Dorma 2" x 2" wall actuators
- 1 - Dorma RFR wireless receiver
- 1 - Set Stanley (3) 4.5" x 4.5" commercial ball bearing hinges x 26D finish
- 1 - 110V outlet installed @ drop ceiling to power auto operator
- 1 - Best 9k Cylindrical Lever passage lock set - fire-rated x 26D finish (doors and frame are fire-rated and must be self closing & self latching)
- Existing keyed knob lock must be removed when automatic operator is added.
- H.E.S innovations 8000 series ASA electric strike x 630 finish. Electric strike integrated with new automatic operator.
- Removal of all trash & debris
- Finish paint new door and existing hollow metal frame
- ** Doors will become push pull - no exterior locking cylinder **

Total Price Item #1 = \$9,140.00

• **Item #2- Carino Park Apartments Laundry Room Door - Existing Door & Frame to remain - New Automatic Operator and Components**

- 1 - Custom Made 3ft wide x 7ft tall 16gauge 90 min fire-rated hollow metal door. Door to be prepped for narrow vision lite. Door to be prepped and reinforced for all associated hardware. Prime paint finish
- 1 - Airlouvers VSL0828 fire-rated metal narrow vision kit
- 1 - Pyran Platinum F - 90 min fire-rated glass
- 1 - Set NGP 1/16" thick 90 min fire-rated glazing tape
- 1 - Dorma ED900 low energy automatic operator x 689 finish (RHR door only)
- 2 - Dorma 2" x 2" wall actuators
- 1 - Dorma RFR wireless receiver
- 1 - Set Stanley (3) 4.5" x 4.5" commercial ball bearing hinges x 26D finish
- 1 - 110V outlet installed @ drop ceiling to power auto operator
- 1 - Best 9k Cylindrical Lever passage lock set - fire-rated x 26D finish (doors and frame are fire-rated and must be self closing & self latching) Existing keyed knob lock must be removed when automatic operator is added.
- H.E.S innovations 8000 series ASA electric strike x 630 finish. Electric strike integrated with new automatic operator.
- Removal of all trash & debris
- Finish paint new door and existing hollow metal frame
- ** Doors will become push pull - no exterior locking cylinder**

* Total Price Item #2 = \$9,140.00

COMMERCIAL - INDUSTRIAL - BONDED

RESOLUTION #20-102

**RESOLUTION AUTHORIZING
ASSIGNMENT AND ASSUMPTION AGREEMENT
FROM HAGC TO GCHDC
PURSUANT TO PREDEVELOPMENT LOAN AGREEMENT**

WHEREAS, the Housing Authority of Gloucester County ("HAGC") per RES#20-45, entered into a predevelopment Loan Agreement with the County of Gloucester for services to further develop a Special Needs Housing Project; and

WHEREAS, HAGC believes is in the best interest of the project to reassign the responsibilities outlined in the Predevelopment Loan Agreement to one of its instrumentalities; and

WHEREAS, the Housing Authority of Gloucester County (HAGC) is the managing agent for GCHDC, a New Jersey nonprofit corporation and instrumentality of the Housing Authority of Gloucester County; and

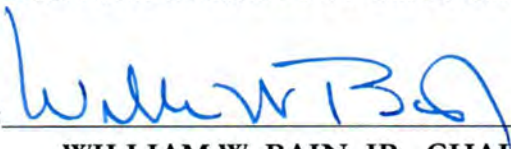
WHEREAS, HAGC agrees to transfer and assign to GCHDC, and GCHDC agrees to assume, all of HAGC's rights, interests, and obligations pursuant to the Predevelopment Loan Agreement by and between the County and HAGC dated May 2020 ("Predevelopment Loan Agreement"), a copy of which is attached hereto as Exhibit A and incorporated herein by reference.; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Gloucester County authorizes the execution of the attached Assignment and Assumption Agreement; and

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to execute the Assignment and Assumption Agreement and related documents, subject to solicitor review.

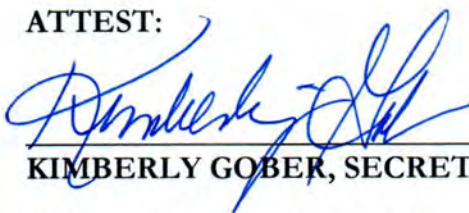
ADOPTED at a regular meeting of the Housing Authority of Gloucester County, held on the 28th day of October 2020.

THE HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: 

WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:


KIMBERLY GOBER, SECRETARY

DATE: OCTOBER 28, 2020

RESOLUTION #20-103

**RESOLUTION AUTHORIZING EXECUTION OF
SHARED SERVICES AGREEMENT**

**ROWAN COLLEGE OF SOUTH JERSEY
AND
GLOUCESTER COUNTY HOUSING DEVELOPMENT CORPORATION**

WHEREAS, RCSJ is a County College established pursuant to *N.J.S.A.* 18A:64A-1, *et seq.*; and

WHEREAS, the GCHDC is a nonprofit corporation formed pursuant to the laws of the State of New Jersey and is an instrumentality of the Housing Authority of Gloucester County, and also qualifies as a contracting unit in accordance with New Jersey law; and

WHEREAS, RCSJ has entered into a professional services contract with Federici and Akin, P.A., whose offices are located at 307 Greentree Road, Sewell, New Jersey 08080 (“Engineer”), for the provision of professional engineering and related services for the design of various projects and associated site improvements within the Redevelopment Area located on RCSJ’s campus; and

WHEREAS, GCHDC has entered into an Agreement to Enter into Ground Lease with RCNJ to develop twenty-four (24) special needs housing units and associated site improvements on a portion of the Redevelopment Area located on RCNJ’s campus (“Project”); and

WHEREAS, RCSJ and GCHDC each desire to utilize the services of Engineer related to the overall development of the Redevelopment Area located on RCNJ’s campus; and

WHEREAS, the Uniform Shared Services and Consolidation Act, *N.J.S.A.* 40A:65-1, *et seq.* (hereinafter the “Act”), specifically authorizes qualified local units to enter into agreements for the provision of shared services; and

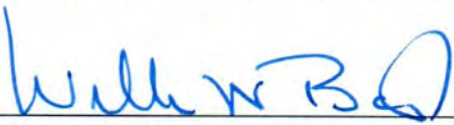
WHEREAS, it is in the best interest of RCSJ, GCHDC, and the populations they serve to enter into this Agreement whereby Engineer shall provide the services sought by GCHDC; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Gloucester County authorizes the execution of the attached Shared Service Agreement; and

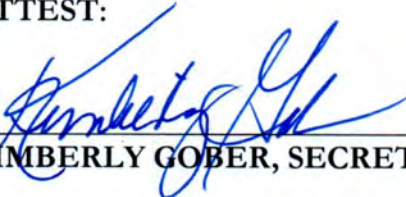
BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to execute the Shared Service Agreement and related documents, subject to solicitor review.

ADOPTED at a regular meeting of the Housing Authority of Gloucester County, held on the 28th day of October 2020.

THE HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: 
WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:


KIMBERLY GOBER, SECRETARY

DATE: OCTOBER 28, 2020

TABLED

RESOLUTION #20-104

RESOLUTION AUTHORIZING EXECUTIVE SESSION IN ORDER
TO DISCUSS MATTERS FALLING UNDER EXEPTIONS
TO THE OPEN PUBLIC MEETINGS ACT

WHEREAS, While the Sen. Byron M. Baer Open Public Meetings Act (OPRA, NJSA 10:4-6et seq.) requires all meetings of the Housing Authority of Gloucester County to be held in public, NJSA 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in “Executive Session”, i.e. without the public being permitted to attend and:

WHEREAS, the Housing Authority of Gloucester County has determined that _____issues are permitted by NJSA 10:4-12 (b) to be discussed without the public in attendance shall be discussed during an Executive Session to be held on October 28th, 2020 at 4:30 P.M. and;

WHEREAS, the nine (9) exceptions to public meetings set forth in NJSA 10:4-12(b) are listed below with the number of issues and any additional information shall be written:

- 1) **“Any matter which, by express provision of Federal law, State stature of rule of court shall be rendered confidential or excluded from public discussion”** the legal citation to the provision at issue is _____ and the nature of the matter described as specifically as possible without undermining the need for confidentiality is _____

- 2) **“Any matter in which the release of information would impair a right to receive funds from the federal government.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

- 3) **“Any material the disclosure of which constitutes an unwarranted invasion of privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, healthy, custodial, child protections, rehabilitation, legal defenses, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual’s personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

- 4) **“Any collective bargaining agreement, or the terms and conditions of which are proposed for inclusion in any collective bargaining agreement, including the negotiation of terms and conditions with employees or representatives of employees**

of the public body.” The collective bargaining contract(s) discussed are between the Board and _____

- 5) **“Any matter involving the purchase lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality

is _____

- 6) **“Any tactics and techniques utilized in protecting the safety and property of the public provide that their disclosure could impair such protection. Any investigations of violations or possible violations of the law.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality

is _____

- 7) **“Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matter falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.”** The parties to and docket number of each item of litigation and/or the parties to each contract discussed are _____

and the nature of the discussion, described as specifically as possible without undermining the need for confidentiality is _____

- 8) **“Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance, promotion or disciplining in of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.”**

Subject to the balancing of the public’s interest and the employee’s privacy rights under South Jersey Publishing Co. vs New Jersey Expressway Authority, 124 NJ 478, the employee(s) and nature of the discussion, described as specifically as possible without undermining the need for confidentiality are _____

9) **“Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act of omission for which the responding party bears responsibility.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

WHEREAS, the length of the Executive Session is estimated to be _____ minutes after which the public meeting of the Housing Authority of Gloucester County shall **(circle one)** reconvene and immediately adjourn or reconvene and proceed with business.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Gloucester County will go into Executive Session for only the above stated reasons;

BE IT FURTHER RESOLVED, that the Secretary at the present public meeting, shall read aloud enough of this resolution so that members of the public in attendance can understand, as precisely as possible, the nature of the matters that will privately discussed.

BE IT FURTHER RESOLVED that the Secretary, on the next business day following this meeting, shall furnish a copy of this resolution to any member of the public who requests one at the fees allowed by NJSA 47:1A-1 et seq.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION APPROVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF GLOUCESTER COUNTY AT ITS PUBLIC MEETING HELD ON NOVEMBER 28, 2020.

ADOPTED at a regular meeting of the Housing Authority of Gloucester County, held on the 28th day of October 2020.

THE HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: _____
WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:

KIMBERLY GOBER, SECRETARY

DATE: OCTOBER 28, 2020