



The Housing Authority of
Gloucester County
REGULAR BOARD MEETING

DECEMBER 19, 2018

An Annual Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkis, DECEMBER 19, 2018 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.
- ✓ Vice Chairman Daniel Reed
- ✓ Commissioner Scott Kintzing
- ✓ Commissioner John Giovannitti
- ✓ Commissioner Brenden Garozzo (VIA PHONE)

And the following was absent:

- ✓ Commissioner Frank Smith
- ✓ Commissioner Betty Jane Purnell

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
- ✓ Paul Letizia, AHO Director
- ✓ Grace Seeney, Financial Director
- ✓ Nelly Rojas, Administrative Aide
- ✓ 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 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:

Agenda only items.

Motion to open to the Public:

MOTION: Commissioner John Giovannitti

SECOND: Commissioner Dan Reed

All commissioners in favor

18-107	CONSIDER RESOLUTION AUTHORIZNG AND APPROVING CHANGING THE HAGC SECTION 8 HCV PREFERENCES AND AMENDING THE ADMINSTRATIVE PLAN
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Motion to Close:

MOTION: Commissioner John Giovannitti

SECOND: Commissioner Scott Kintzing

All Commissioners in favor

DIRECTOR'S REPORT –2018

- **SCATTERED SITE HOMES:** The Committee on the Scattered Site Homes (Commissioner Kintzing and Commissioner Garozzo) met with the Consultant (Rick Ginetti) and Staff on the disposal of the homes. The Consultant recommended to group the homes into two basic batches:
1. Homes that would be homeowner occupied
 2. Investor homes
- The two homes we have for sale are Investor homes and the ED recommends HAGC accept the offers for these homes. Commissioner Kintzing recommends a final negotiation with Spiegel and Crown Point Road as these properties are in dire need of repair and HAGC is not in a position to repair these properties. Commissioner Garozzo seconds Commissioner Kintzing recommendation. The Commissioners concur that the Consultant Rick Ginetti as well as HAGC Staff have done an excellent job researching the options.
- **RAD:** for Deptford and Carino we received what is called CHAPS from HUD (COMMITMENT TO ENTER INTO HOUSING ASSISTANT PAYMENTS). It is going to take about a year or two to move forward to RAD and HAGC will be required to do a series of steps before then. We are currently working on revising



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our Agency Plan and will present it to the Board at the February Meeting.

- **WAITLIST:** Opened in December for the Non Elderly Disabled who are homeless or at risk of being Homeless and HAGC received 365 applications.
- **CELL TOWERS AT NANCY J ELKIS BUILDING:** December 6 the gas had to be turned off at Nancy Elkis for the Cell Towers and that was uneventful
- **COLONIAL PARK ART WORK:** AHO staff is working with the Art Teacher and are hanging paintings at Colonial Park.
- We are still operating under a continuing resolution.
- **LEAD BASED PAINT GRANT:** First step is an RFP so HAGC can have someone come in and assess the situation.

✍CORRESPONDENCE AND REPORTS:

- A. Review and Action of Minutes –NOVEMBER 2018
- B. Consider Interim Bill List, 18-12 Sections A, B, C, D
- C. Consider Bill List 18-12 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:

18-108	CONSIDER RESOLUTION APPROVING AN INTERLOCAL AGREEMENT FOR THE HAGC TO PERFORM MANANGEMENT SERVICES FOR GHA
18-109	CONSIDER RESOLUTION HONORING RONALD BERNARDINI
18-110	CONSIDER RESOLUTION ADOPTING LANGUAGE ACCESS (LAP) PLAN
18-111	CONSIDER RESOLUTION ADOPTING BUDGET FY2019 ROLL CALL VOTE ✓ CHAIRMAN WILLIAM W BAIN ✓ VICE CHAIRMAN DAN REED ✓ COMMISSIONER SCOTT KINTZING ✓ COMMISSIONER JOHN GIOVANNETTI ✓ COMMISSIONER BRENDEN GAROZZO



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	MOTION: VICE CHAIRMAN REED SECOND: COMMISSIONER GIOVANNITTI ALL IN FAVOR
18-112	CONSIDER RESOLUTION AUTHORIZING ACCEPTANCE OF THE LEAD BASED PAINT CAPITAL FUND PROGRAM GRANT NJ39L204501-17
18-113	CONSIDER RESOLUTION DESIGNATING A PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.)
18-114	CONSIDER RESOLUTION AUTHORIZING THE INCREASE IN MONTHLY RENTS FOR EXPANDED HOUSING OPPORTUNITIES (EHO) PROGRAM
18-115	CONSIDER RESOLUTION AUTHORIZING INTERLOCAL SERVICES AGREEMENT WITH THE HOUSING AUTHORITY OF MILLVILLE
18-116	CONSIDER RESOLUTION AUTHORIZING THE EXECUTION OF CONTRACT FOR TESTING OF FIRE ALARM & SPRINKLER SYSTEMS AT CARINO PARK
18-117	CONSIDER RESOLUTION AUTHORIZING THE EXECUTION OF CONTRACT FOR TESTING OF FIRE ALARM & SPRINKLER SYSTEMS AT DEPTFORD PARK
18-118	CONSIDER RESOLUTION AUTHORIZING AN AMENDMENT TO REVISE THE THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP)
18-119	CONSIDER ENTERPRISE INCOME VERIFICATION (EIV) SYSTEM SECURITY AND PROCEDURES POLICY THE HOUSING AUTHORITY OF GLOUCESTER COUNTY (HAGC)
18-120	RESOLUTION AUTHORIZING EXECUTIVE SESSION
18-121	CONSIDER RESOLUTION APPROVING AN AMENDMENT TO THE COLLECTIVE BARGAINING AGREEMENT

Motion to approve the AGENDA:

MOTION: Vice President Dan Reed

SECOND: Commissioner John Giovannitti

ANY COMMENTS OR CONCERNS FROM THE COMMISSIONERS:

Commissioner Kintzing: How is Glassboro going? Has it caused any deterioration of our efforts here at HAGC?

Kim has restructured the agreement and now HAGC has a profit. We do not want to lose money.



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EXECUTIVE SESSION:

THE EXECUTIVE SESSION WILL CONTAIN THE FOLLOWING SUBJECT:

- APPROVING AN AMENDMENT TO THE COLLECTIVE BARGAINING AGREEMENT

MOTION: COMMISSIONER KINTZING
SECOND: COMMISSIONER REED
ALL IN FAVOR

COMMENTS FROM THE PUBLIC:

No comments
MOTION: COMMISSIONER JOHN GIOVANETTI
SECOND: VICE CHAIRMAN DAN REED

🌅 ADJOURNMENT:

A motion to ADJOURN:
MOTION: Commissioner Dan Reed
SECOND: Commissioner John Giovannitti
All commissioners in favor

Respectfully submitted,

Kimberly Gober, Secretary

Dated: January 15, 2019