

**THE HOUSING AUTHORITY OF
GLOUCESTER COUNTY
2023**



JULY 26, 2023

**12:00 PM
Riverwinds Dr.
West Deptford, NJ 08086**

Meeting called by William W Bain Jr., Chairman	Annual Commissioner Meeting
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Secretary: Kimberly Gober, Executive Director	Solicitor: James Pierson, Esq.
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	<p><u>CONFERENCE CALL NUMBER FOR MEETING:</u></p> <p>856-930-7416</p> <p>ID 202 249 937#</p>
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1	CHAIRMAN	CALL THE MEETING TO ORDER																				
2	SECRETARY	ROLL CALL																				
3	SOLICITOR	<p>SOLICITOR ANNOUNCEMENT:</p> <p>“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.”</p>																				
4	SOLICITOR	<p>CONDUCT ELECTIONS OF OFFICERS:</p> <ul style="list-style-type: none"> • CHAIRPERSON • 1ST VICE CHAIRPERSON • 2ND VICE CHAIRPERSON • TREASURER <p>Note: Election of Secretary not required. The Executive Director is Secretary by State Statute</p>																				
5	CHAIRMAN	<p>CONSIDER ANNUAL RESOLUTIONS</p> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><u>23-59</u></td> <td>CONSIDER RESOLUTION DESIGNATING OFFICIAL NEWSPAPERS</td> </tr> <tr> <td style="text-align: center;"><u>23-60</u></td> <td>CONSIDER RESOLUTION DESIGNATING ANNUAL SCHEDULE OF MEETINGS</td> </tr> <tr> <td style="text-align: center;"><u>23-61</u></td> <td>CONSIDER RESOLUTION DESIGNATING OFFICIAL DEPOSITORY BANK FULTON BANK</td> </tr> <tr> <td style="text-align: center;"><u>23-62</u></td> <td>CONSIDER RESOLUTION DESIGNATING OFFICIAL DEPOSITORY INVESTOR BANK</td> </tr> <tr> <td style="text-align: center;"><u>23-63</u></td> <td>CONSIDER RESOLUTION DESIGNATING OFFICIAL DEPOSITORY PARKE BANK</td> </tr> <tr> <td style="text-align: center;"><u>23-64</u></td> <td>CONSIDER RESOLUTION DESIGNATING OFFICIAL DEPOSITORY FIRST HARVEST CREDIT UNION</td> </tr> <tr> <td style="text-align: center;"><u>23-65</u></td> <td>CONSIDER RESOLUTION DESIGNATING OFFICIAL DEPOSITORY WSFS BANK</td> </tr> <tr> <td style="text-align: center;"><u>23-66</u></td> <td>CONSIDER RESOLUTION AUTHORIZING ELECTRONIC FUNDS TRANSFER (EFT)</td> </tr> <tr> <td style="text-align: center;"><u>23-67</u></td> <td>CONSIDER RESOLUTION APPROVING ANNUAL REVIEW OF POLICY WITH RESPECT TO THE FILING OF NOTICES OF TORT CLAIMS IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY TORT CLAIMS ACT, N.J.S.A. 59:8-6.</td> </tr> <tr> <td style="text-align: center;"><u>23-68</u></td> <td>CONSIDER RESOLUTION APPROVING ANNUAL REVIEW OF POLICY WITH RESPECT TO INDEMNIFICATION OF COMMISSIONERS AND EMPLOYEES CONSISTENT WITH N.J.S.A. 59: 10-4</td> </tr> </table>	<u>23-59</u>	CONSIDER RESOLUTION DESIGNATING OFFICIAL NEWSPAPERS	<u>23-60</u>	CONSIDER RESOLUTION DESIGNATING ANNUAL SCHEDULE OF MEETINGS	<u>23-61</u>	CONSIDER RESOLUTION DESIGNATING OFFICIAL DEPOSITORY BANK FULTON BANK	<u>23-62</u>	CONSIDER RESOLUTION DESIGNATING OFFICIAL DEPOSITORY INVESTOR BANK	<u>23-63</u>	CONSIDER RESOLUTION DESIGNATING OFFICIAL DEPOSITORY PARKE BANK	<u>23-64</u>	CONSIDER RESOLUTION DESIGNATING OFFICIAL DEPOSITORY FIRST HARVEST CREDIT UNION	<u>23-65</u>	CONSIDER RESOLUTION DESIGNATING OFFICIAL DEPOSITORY WSFS BANK	<u>23-66</u>	CONSIDER RESOLUTION AUTHORIZING ELECTRONIC FUNDS TRANSFER (EFT)	<u>23-67</u>	CONSIDER RESOLUTION APPROVING ANNUAL REVIEW OF POLICY WITH RESPECT TO THE FILING OF NOTICES OF TORT CLAIMS IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY TORT CLAIMS ACT, N.J.S.A. 59:8-6.	<u>23-68</u>	CONSIDER RESOLUTION APPROVING ANNUAL REVIEW OF POLICY WITH RESPECT TO INDEMNIFICATION OF COMMISSIONERS AND EMPLOYEES CONSISTENT WITH N.J.S.A. 59: 10-4
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4	CHAIRMAN	PUBLIC PORTION – AGENDA ITEMS ONLY
5	CHAIRMAN	<p>A. Review and Action of Minutes – JUNE 2023</p> <p>B. Consider Interim Bill List, 23-07 Sections A, B, C, D</p> <p>C. Consider Bill List 23-07 Sections, E, F, G, H</p> <p>D. Consider Ratification of GCHDC, Seniors, Shepherd’s Farm, eMurphyg, Inc., PMURC, Inc. and Sections A, B, C, D, E, F</p> <p>E. Consider Acknowledgment of Pop Moylan, Colonial Park LP Sections G, H, I, J</p>
6	FINANCIALS	FINANCIALS
7	CORRESPONDENCE	<p><u>PRE-PACKET:</u></p> <ul style="list-style-type: none"> ❖ HAGC’S RESIDENT NEWSLETTER ❖ NJDCA - AGENCY AWARD - GCHDC NATIONAL HOUSING TRUST FUNDS ❖ OFFICE OF ATTORNEY GENERAL - EX CAMDEN HOUSING AUTHORITY SUPERVISOR PLEADS GUILTY ❖ PHADA - HOUSE RELEASES FY24 T-HUD APPROPRIATIONS BILL ❖ NJHMFA - 2022 MANAGING AGENT EVALUATION COLONIAL PARK ❖ NJHMFA - 2022 MANAGING AGENT EVALUATION DEPTFORD PARK ❖ THRIVEN DESIGN – REDEFINING SUPPORTIVE HOUSING ❖ PIH - UPDATE ON HOTMA IMPLEMENTATION <p><u>BOARD DAY:</u></p> <ul style="list-style-type: none"> ❖ NJ DEPT. OF TREASURY DIV. OF REVENUE AND ENTERPRISE SERVICES - GCHDC NJ SALES AND USE TAX EXEMPTION ❖ US SENATE COMMITTEE ON APPROPRIATIONS - FY2024 APPROPRIATIONS BILL SUMMARY ❖ NJ204 - APPLICATION FOR SHORTFALL CY2023 ❖ PHADA – FIRST NSPIRE INSPECTIONS OF RECORD SCHEDULED FOR AUGUST 10 ❖ PHADA ADVOCATE ❖ OFFICE OF PIH – PHA NEWSLETTER JULY 2023 ❖ OFFICE OF PIH – DEADLINE FOR NEW VETERANS BENEFITS ❖ MRI – HUD CHANGES AND YOUR SOFTWARE ❖ NJDCA - RECENT LEGISLATIVE ACTIONS IMPACT MULTIPLE DWELLING OWNERS & OPERATORS ❖ NJ204 PHA INTERIM RULE APPEAL
8	REPORTS	<ul style="list-style-type: none"> • DIRECTORS REPORT: JUNE 2023 • HAGC SUMMARY REPORT: JUNE 2023 • MODERNIZATION REPORT • RESIDENT RELATIONS REPORT

9	NEW BUSINESS	<table border="1"> <tr> <td data-bbox="456 217 597 298"><u>23-73</u></td> <td data-bbox="597 217 1536 298">CONSIDER RESOLUTION AUTHORIZING AND APPROVING A CHANGE TO THE BY-LAWS OF SHDCGC</td> </tr> <tr> <td data-bbox="456 298 597 379"><u>23-74</u></td> <td data-bbox="597 298 1536 379">CONSIDER RESOLUTION AUTHORIZING AND APPROVING A CHANGE TO THE BY-LAWS OF AHA</td> </tr> <tr> <td data-bbox="456 379 597 459"><u>23-75</u></td> <td data-bbox="597 379 1536 459">CONSIDER RESOLUTION AUTHORIZING AND APPROVING A CHANGE TO THE BY-LAWS OF NEW SHARON</td> </tr> <tr> <td data-bbox="456 459 597 540"><u>23-76</u></td> <td data-bbox="597 459 1536 540">CONSIDER RESOLUTION ACKNOWLEDGING EMERGENCY CONTRACT FOR ELEVATOR REPAIRS AT CARINO PARK</td> </tr> <tr> <td data-bbox="456 540 597 620"><u>23-77</u></td> <td data-bbox="597 540 1536 620">CONSIDER RESOLUTION APPROVING THE REVISION OF CHECK SIGNING AUTHORIZATION POLICY</td> </tr> <tr> <td data-bbox="456 620 597 701"><u>23-78</u></td> <td data-bbox="597 620 1536 701">CONSIDER RESOLUTION AMENDING AND APPROVING A SIGNIFICANT AMENDMENT TO THE AGENCY PLAN FY 23</td> </tr> <tr> <td data-bbox="456 701 597 782"><u>23-79</u></td> <td data-bbox="597 701 1536 782">CONSIDER RESOLUTION AUTHORIZING UTILIZATION OF COMPETITIVE CONTRACTING PURSUANT TO N.J.S.A. 40A:11-4.1</td> </tr> <tr> <td data-bbox="456 782 597 916"><u>23-80</u></td> <td data-bbox="597 782 1536 916">CONSIDER RESOLUTION AUTHORIZING A GENERAL DELEGATION OF POWER TO NEGOTIATE AND AWARD CONTRACTS PURSUANT TO N.J.S.A. 40A:11-3</td> </tr> <tr> <td data-bbox="456 916 597 1118"><u>23-81</u></td> <td data-bbox="597 916 1536 1118">CONSIDER RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS THAT ARE IN THE AGGREGATE LESS THAN 15 PERCENT OF THE BID THRESHOLD WITHOUT SOLICITING COMPETITIVE QUOTATIONS PURSUANT TO N.J.S.A. 40A:11-6.1(c)</td> </tr> <tr> <td data-bbox="456 1118 597 1198"><u>23-82</u></td> <td data-bbox="597 1118 1536 1198">CONSIDER RESOLUTION RATIFYING EMERGENCY CONTRACT REPAIRS DUE TO DAMAGES CAUSED BY WATER INFILTRATION</td> </tr> <tr> <td data-bbox="456 1198 597 1279"><u>23-83</u></td> <td data-bbox="597 1198 1536 1279">CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION</td> </tr> </table>	<u>23-73</u>	CONSIDER RESOLUTION AUTHORIZING AND APPROVING A CHANGE TO THE BY-LAWS OF SHDCGC	<u>23-74</u>	CONSIDER RESOLUTION AUTHORIZING AND APPROVING A CHANGE TO THE BY-LAWS OF AHA	<u>23-75</u>	CONSIDER RESOLUTION AUTHORIZING AND APPROVING A CHANGE TO THE BY-LAWS OF NEW SHARON	<u>23-76</u>	CONSIDER RESOLUTION ACKNOWLEDGING EMERGENCY CONTRACT FOR ELEVATOR REPAIRS AT CARINO PARK	<u>23-77</u>	CONSIDER RESOLUTION APPROVING THE REVISION OF CHECK SIGNING AUTHORIZATION POLICY	<u>23-78</u>	CONSIDER RESOLUTION AMENDING AND APPROVING A SIGNIFICANT AMENDMENT TO THE AGENCY PLAN FY 23	<u>23-79</u>	CONSIDER RESOLUTION AUTHORIZING UTILIZATION OF COMPETITIVE CONTRACTING PURSUANT TO N.J.S.A. 40A:11-4.1	<u>23-80</u>	CONSIDER RESOLUTION AUTHORIZING A GENERAL DELEGATION OF POWER TO NEGOTIATE AND AWARD CONTRACTS PURSUANT TO N.J.S.A. 40A:11-3	<u>23-81</u>	CONSIDER RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS THAT ARE IN THE AGGREGATE LESS THAN 15 PERCENT OF THE BID THRESHOLD WITHOUT SOLICITING COMPETITIVE QUOTATIONS PURSUANT TO N.J.S.A. 40A:11-6.1(c)	<u>23-82</u>	CONSIDER RESOLUTION RATIFYING EMERGENCY CONTRACT REPAIRS DUE TO DAMAGES CAUSED BY WATER INFILTRATION	<u>23-83</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION
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