


**THE HOUSING AUTHORITY OF
GLOUCESTER COUNTY
2023**



NOVEMBER 15, 2023

4:30 PM

**Joseph A. Reed Board Room 100
Pop Moylan Deptford NJ 08096**

Meeting called by William W Bain Jr., Chairman		Regular Commissioners Meeting
Secretary: Kimberly Gober, Executive Director		Solicitor: James Pierson, Esq.
		<p style="text-align: center;"><u>CONFERENCE CALL NUMBER FOR MEETING:</u></p> <p style="text-align: center;">856-930-7416</p> <p style="text-align: center;">ID 202 249 937#</p>
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	CHAIRMAN	PUBLIC PORTION – AGENDA ITEMS ONLY
5	CHAIRMAN	<p>A. Review and Action of Minutes – OCTOBER 2023</p> <p>B. Consider Interim Bill List, 23-11 Sections A, B, C, D</p> <p>C. Consider Bill List 23-11 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	NO FINANCIAL REPORTS DUE TO TIMING OF THE MEETING, FINANCIALS WILL BE MADE AVAILABLE TO THE COMMISSIONERS AS SOON AS POSSIBLE
7	CORRESPONDENCE	<p>PRE-PACKET:</p> <ul style="list-style-type: none"> ❖ HAGC’S RESIDENT NEWSLETTER ❖ NJ SPOTLIGHT NEWS - NJ SPOTLIGHT NEWS - NEW HOUSING OPTION SOON IN SOUTH JERSEY FOR ADULTS WITH DISABILITIES ❖ NJ INSIDER.COM - UNIQUE PARTNERSHIPS LAUNCH ACADEMY FOR NEURODIVERSITY AT ROWAN COLLEGE OF SOUTH JERSEY ❖ PRESS OF ATLANTIC CITY - ROWAN COLLEGE ANNOUNCES ACADEMY FOR NEURODIVERSITY ❖ ROWAN – ACADEMY OF NEURODIVERSITY EVENT ❖ MANTIS INNOVATION – NATURAL GAS GRAPHS ❖ CAPITOL EXPRESS NEWSLETTER - NOVEMBER 6, 2023 ❖ SJ TIMES – APARTMENT BUILDING FOR DEVELOPMENTAL-DISABLED ADULTS BEING BUILT BY NJ COLLEGE AND COUNTY
8	REPORTS	<ul style="list-style-type: none"> • DIRECTORS REPORT: OCTOBER 2023 • HAGC SUMMARY REPORT: OCTOBER 2023 • MODERNIZATION REPORT

9	NEW BUSINESS	<table border="1"> <tr> <td data-bbox="472 217 607 338"><u>23-113</u></td> <td data-bbox="607 217 1523 338">CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR PRIMARY AND SECONDARY LEGAL SERVICES FY24 – RFP #23-006</td> </tr> <tr> <td data-bbox="472 338 607 432"><u>23-114</u></td> <td data-bbox="607 338 1523 432">CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR AUDIT SERVICES FYE 2023 – RFP #23-007</td> </tr> <tr> <td data-bbox="472 432 607 553"><u>23-115</u></td> <td data-bbox="607 432 1523 553">CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR HOUSING DEVELOPMENT CONSULTANT SERVICES FY24 - RFP #23-008</td> </tr> <tr> <td data-bbox="472 553 607 674"><u>23-116</u></td> <td data-bbox="607 553 1523 674">CONSIDER RESOLUTION AUTHORIZING THE ADOPTION OF THE CALCULATION OF OPERATING SUBSIDY FOR FISCAL YEAR ENDING 12/31/2024</td> </tr> <tr> <td data-bbox="472 674 607 795"><u>23-117</u></td> <td data-bbox="607 674 1523 795">CONSIDER RESOLUTION AUTHORIZING A CONTRACT FOR CARPET REPLACEMENT SERVICES AT VARIOUS MANAGED PROPERTIES – IFB #23-005</td> </tr> <tr> <td data-bbox="472 795 607 916"><u>23-118</u></td> <td data-bbox="607 795 1523 916">CONSIDER RESOLUTION AUTHORIZING A CONTRACT FOR FLOOR COVERING SERVICES AT VARIOUS MANAGED PROPERTIES – RFP #23-004</td> </tr> <tr> <td data-bbox="472 916 607 1037"><u>23-119</u></td> <td data-bbox="607 916 1523 1037">CONSIDER RESOLUTION DESIGNATING STATUS OF UNCOLLECTIBLE RENTS</td> </tr> <tr> <td data-bbox="472 1037 607 1158"><u>23-120</u></td> <td data-bbox="607 1037 1523 1158">CONSIDER RESOLUTION VOIDING OUTSTANDING CHECKS WRITTEN ON VARIOUS ACCOUNTS DATED PRIOR TO 5/15/2023</td> </tr> <tr> <td data-bbox="472 1158 607 1279"><u>23-121</u></td> <td data-bbox="607 1158 1523 1279">CONSIDER RESOLUTION AUTHORIZING THE PURCHASE OF ELECTRICITY SUPPLY SERVICES FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE</td> </tr> <tr> <td data-bbox="472 1279 607 1360"><u>23-122</u></td> <td data-bbox="607 1279 1523 1360">CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION</td> </tr> </table>	<u>23-113</u>	CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR PRIMARY AND SECONDARY LEGAL SERVICES FY24 – RFP #23-006	<u>23-114</u>	CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR AUDIT SERVICES FYE 2023 – RFP #23-007	<u>23-115</u>	CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR HOUSING DEVELOPMENT CONSULTANT SERVICES FY24 - RFP #23-008	<u>23-116</u>	CONSIDER RESOLUTION AUTHORIZING THE ADOPTION OF THE CALCULATION OF OPERATING SUBSIDY FOR FISCAL YEAR ENDING 12/31/2024	<u>23-117</u>	CONSIDER RESOLUTION AUTHORIZING A CONTRACT FOR CARPET REPLACEMENT SERVICES AT VARIOUS MANAGED PROPERTIES – IFB #23-005	<u>23-118</u>	CONSIDER RESOLUTION AUTHORIZING A CONTRACT FOR FLOOR COVERING SERVICES AT VARIOUS MANAGED PROPERTIES – RFP #23-004	<u>23-119</u>	CONSIDER RESOLUTION DESIGNATING STATUS OF UNCOLLECTIBLE RENTS	<u>23-120</u>	CONSIDER RESOLUTION VOIDING OUTSTANDING CHECKS WRITTEN ON VARIOUS ACCOUNTS DATED PRIOR TO 5/15/2023	<u>23-121</u>	CONSIDER RESOLUTION AUTHORIZING THE PURCHASE OF ELECTRICITY SUPPLY SERVICES FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE	<u>23-122</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION
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