

**THE HOUSING AUTHORITY OF
GLOUCESTER COUNTY
2025**



DECEMBER 17, 2025

**4:30 PM
100 Pop Moylan Blvd.
Deptford, NJ 08096**

Meeting called by William W Bain Jr., Chairman	Regular 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	CHAIRMAN	PUBLIC PORTION – AGENDA ITEMS ONLY
5	CHAIRMAN	<p>A. Review and Action of Minutes – NOVEMBER 2025</p> <p>B. Review and Action of Closed Session Minutes – OCTOBER 2025</p> <p>C. Review and Action of Closed Session Minutes – NOVEMBER 2025</p> <p>D. Consider Approval of HAGC Interim Bill List, 25-12 Sections A, B, C, D</p> <p>E. Consider Ratification of Interim Bill List, 25-12 Sections A, B, C and Acknowledgment of Sections D, E</p> <p>F. Consider Approval of HAGC Bill List, 25-12 Sections E, F, G, H, I</p> <p>G. Consider Ratification of Bill List, 25-12 Sections A, B, C, D, E, F, and Acknowledgment of Sections G, H, I, J</p>
6	FINANCIALS	➤ FINANCIALS
7	CORRESPONDENCE	<p>PRE-PACKET:</p> <ul style="list-style-type: none"> ❖ HAGC RESIDENT NEWSLETTER ❖ PHADA – INDUSTRY GROUP LETTERS REGARDING CASH MANAGEMENT ❖ HUD – LETTER ON CRIMINAL SCREENING RESPONSIBILITIES OF PHAS AND OWNERS ❖ WHYY - PHILADELPHIA HOUSING AUTHORITY WILL SHRINK STAFF IN 2026 TO CUT OPERATING EXPENSES ❖ NYC - ALL 70 NYCHA ROGUES FOUND GUILTY AS NYC HOUSING SCAMMERS ARE CAUGHT IN \$2.1M BRIBE PLOT ❖ CLPHA - HUD PUBLISHES NOTICE REDEFINING PROGRAMS SUBJECT TO COMPLIANCE WITH PRWORA ❖ PHADA NEWS ALERT: DECEMBER HCV SHORTFALL PAYMENTS ARE DELAYED BUT ON THE WAY ❖ NJ.COM - JURY AWARDS 1.7M TO N.J. HOUSING WORKERS FIRED AFTER REPORTING FRAUD ❖ HUD – NJ204 SHORTFALL APPLICATION ELIGIBILITY RESULTS ❖ CAPITOL EXPRESS - HOUSE SIGNALS BIPARTISAN ACTION ON HOUSING SUPPLY

		BOARD DAY ❖ HUD - HCV (OR MAINSTREAM) HAP SET-ASIDE FUNDING																												
8	REPORTS	<ul style="list-style-type: none"> • DIRECTORS REPORT: NOVEMBER 2025 • MODERNIZATION REPORT • RESIDENT RELATIONS REPORT 																												
9	NEW BUSINESS	<table border="1"> <tr> <td><u>25-108</u></td> <td>CONSIDER RESOLUTION ADOPTING BUDGET FY2026 ROLL CALL VOTE</td> </tr> <tr> <td><u>25-109</u></td> <td>CONSIDER RESOLUTION DESIGNATING A PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.)</td> </tr> <tr> <td><u>25-110</u></td> <td>CONSIDER RESOLUTION APPOINTING A FUND COMMISSIONER FOR THE JIF INSURANCE FUND</td> </tr> <tr> <td><u>25-111</u></td> <td>CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR CAPITAL NEEDS ASSESSMENT – RFP #25-002</td> </tr> <tr> <td><u>25-112</u></td> <td>CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING CONTRACTS FOR PRIMARY AND SECONDARY LEGAL SERVICES FY26 – RFP #25-004</td> </tr> <tr> <td><u>25-113</u></td> <td>CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR AUDIT SERVICES FYE 2025 – RFP #25-005</td> </tr> <tr> <td><u>25-114</u></td> <td>CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR HOUSING DEVELOPMENT CONSULTANT SERVICES FY26 - RFP #25-006</td> </tr> <tr> <td><u>25-115</u></td> <td>CONSIDER RESOLUTION AUTHORIZING CONTINUED PARTICIPATION VARIOUS SERVICES COMMISSION COOPERATIVE PRICING SYSTEMS FY2026</td> </tr> <tr> <td><u>25-116</u></td> <td>CONSIDER RESOLUTION AUTHORIZING CONTRACT FOR REMOVAL AND INSTALLATION OF PIPE FEEDING BOILER ROOM – CARINO PARK</td> </tr> <tr> <td><u>25-117</u></td> <td>CONSIDER RESOLUTION AUTHORIZING CONTRACT FOR DEMOLITION AND INSTALLATION OF NEW CONCRETE WALKWAY AND SMOKING AREA PAD – DEPTFORD PARK</td> </tr> <tr> <td><u>25-118</u></td> <td>CONSIDER RESOLUTION AUTHORIZING CONTRACT FOR BOOSTER PUMP SYSTEM AND CONNECTIONS – DEPTFORD PARK</td> </tr> <tr> <td><u>25-119</u></td> <td>CONSIDER RESOLUTION AUTHORIZING THE EXECUTION OF THE AMENDED SHARED SERVICES AGREEMENT BETWEEN HAGC & THE COUNTY OF GLOUCESTER REGARDING THE MANAGEMENT & ADMINISTRATION OF THE TENANT BASED RENTAL ASSISTANCE (TBRA) PROGRAM</td> </tr> <tr> <td><u>25-120</u></td> <td>CONSIDER RESOLUTION AUTHORIZING UPDATE TO INFORMATION TECHNOLOGY MANUAL</td> </tr> <tr> <td><u>25-121</u></td> <td>CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION</td> </tr> </table>	<u>25-108</u>	CONSIDER RESOLUTION ADOPTING BUDGET FY2026 ROLL CALL VOTE	<u>25-109</u>	CONSIDER RESOLUTION DESIGNATING A PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.)	<u>25-110</u>	CONSIDER RESOLUTION APPOINTING A FUND COMMISSIONER FOR THE JIF INSURANCE FUND	<u>25-111</u>	CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR CAPITAL NEEDS ASSESSMENT – RFP #25-002	<u>25-112</u>	CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING CONTRACTS FOR PRIMARY AND SECONDARY LEGAL SERVICES FY26 – RFP #25-004	<u>25-113</u>	CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR AUDIT SERVICES FYE 2025 – RFP #25-005	<u>25-114</u>	CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR HOUSING DEVELOPMENT CONSULTANT SERVICES FY26 - RFP #25-006	<u>25-115</u>	CONSIDER RESOLUTION AUTHORIZING CONTINUED PARTICIPATION VARIOUS SERVICES COMMISSION COOPERATIVE PRICING SYSTEMS FY2026	<u>25-116</u>	CONSIDER RESOLUTION AUTHORIZING CONTRACT FOR REMOVAL AND INSTALLATION OF PIPE FEEDING BOILER ROOM – CARINO PARK	<u>25-117</u>	CONSIDER RESOLUTION AUTHORIZING CONTRACT FOR DEMOLITION AND INSTALLATION OF NEW CONCRETE WALKWAY AND SMOKING AREA PAD – DEPTFORD PARK	<u>25-118</u>	CONSIDER RESOLUTION AUTHORIZING CONTRACT FOR BOOSTER PUMP SYSTEM AND CONNECTIONS – DEPTFORD PARK	<u>25-119</u>	CONSIDER RESOLUTION AUTHORIZING THE EXECUTION OF THE AMENDED SHARED SERVICES AGREEMENT BETWEEN HAGC & THE COUNTY OF GLOUCESTER REGARDING THE MANAGEMENT & ADMINISTRATION OF THE TENANT BASED RENTAL ASSISTANCE (TBRA) PROGRAM	<u>25-120</u>	CONSIDER RESOLUTION AUTHORIZING UPDATE TO INFORMATION TECHNOLOGY MANUAL	<u>25-121</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION
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