

**THE HOUSING AUTHORITY OF  
GLOUCESTER COUNTY  
2023**




**FEBRUARY 22, 2023**

**4:30 PM**

**Joseph A. Reed Board Room 100**

**Pop Moylan Deptford NJ 08096**

**Regular Commissioner Meeting**

<b>Meeting called by:</b>	<b>William W Bain Jr., <u>Chairman</u></b>	
<b>Secretary:</b>	<b>Kimberly Gober, Executive Director</b>	<b>Solicitor: James Pierson, Esq.</b>
		<p><b><u>CONFERENCE CALL NUMBER FOR MEETING:</u></b></p> <p><b>856-930-7416</b></p> <p><b>ID 202 249 937#</b></p>

<b>1</b>	<b>CHAIRMAN</b>	<b>CALL THE MEETING TO ORDER</b>
<b>2</b>	<b>SECRETARY</b>	<b>ROLL CALL</b>
<b>3</b>	<b>SOLICITOR</b>	<p><b>SOLICITOR ANNOUNCEMENT:</b></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>
<b>4</b>	<b>CHAIRMAN</b>	<b>PUBLIC PORTION – AGENDA ITEMS ONLY</b>
	<b>PRESENTATION</b>	<b>IAA PRESENTATION ON SELF-FUNDED HEALTH INSURANCE PLAN PERFORMANCE</b>
<b>5</b>	<b>CHAIRMAN</b>	<p>A. Review and Action of Minutes – JANUARY 2023</p> <p>B. Consider Interim Bill List, 23-02 Sections A, B, C, D</p> <p>C. Consider Bill List 23-02 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>
<b>6</b>	<b>FINANCIALS</b>	<b>NO FINANCIALS DUE TO YEAR END CLOSEOUT</b>
<b>7</b>	<b>CORRESPONDENCE</b>	<p><b><u>PRE-PACKET:</u></b></p> <ul style="list-style-type: none"> <li>❖ <b>MEMO 24-04 CAPITAL FUNDS OBLIGATION</b></li> <li>❖ <b>HAGC’S RESIDENT NEWSLETTER</b></li> <li>❖ <b>VILLAGE AT HARMONY GARDEN PROGRESS PICTURES</b></li> <li>❖ <b>PHADA – ADVOCATE 2/8/2023</b></li> <li>❖ <b>PHADA - HUD BRIEFING ON AFFH PROPOSED RULE FEBRUARY 9</b></li> <li>❖ <b>HUD OFFICE OF PIH - PREVIEW VERSION OF HOTMA FINAL RULE</b></li> <li>❖ <b>CME ASSOCIATES - REVIEW FOR COMPLIANCE 1/31/23 GCHDC</b></li> <li>❖ <b>FOX 2 DETROIT- 3 HEADED TO PRISON FOR STEALING FROM SECTION 8 PROGRAMS IN MICHIGAN</b></li> <li>❖ <b>NEW YORK TIMES - AS THOUSANDS FALL BEHIND ON RENT, PUBLIC HOUSING FACES DISASTER</b></li> <li>❖ <b>CAPITOL EXPRESS - BIMONTHLY POLICY UPDATE</b></li> <li>❖ <b>HUD OFFICE OF PIH – HOTMA FINAL RULE PUBLISHED IN FEDERAL REGISTER</b></li> <li>❖ <b>US DEPT. OF HEALTH &amp; HUMAN SERVICES - FACT SHEET: COVID-19 PUBLIC HEALTH EMERGENCY TRANSITION ROADMAP</b></li> <li>❖ <b>PHADA – ADVOCATE 2/22/2023</b></li> </ul>

		<p><b>BOARD-DAY:</b></p> <ul style="list-style-type: none"> <li>❖ NJ.COM - DOZENS OF N.J. TOWNS, SCHOOLS DUMP STATE PUBLIC WORKER HEALTH PLAN AFTER BIG RATE HIKE, RECORDS SHOW</li> <li>❖ NEWSBREAK - SHOCKING RENT INCREASES REPORTED IN MANY NJ COMMUNITIES</li> <li>❖ URBAN NEWS - HOUSING ADVOCATES DEMAND ACTION ON 'UNCONSCIONABLE' RENT INCREASES</li> </ul>																																								
8	REPORTS	<ul style="list-style-type: none"> <li>• DIRECTORS REPORT: JANUARY 2023</li> <li>• HAGC SUMMARY REPORT: JANUARY 2023</li> <li>• RESIDENT RELATIONS REPORT</li> <li>• MODERNIZATION REPORT</li> </ul>																																								
9	NEW BUSINESS	<table border="1"> <tr> <td><u>23-09</u></td> <td>CONSIDER RESOLUTION AUTHORIZING THE ADOPTION OF THE CALCULATION OF OPERATING SUBSIDY FOR FY ENDING 12/31/2023</td> </tr> <tr> <td><u>23-10</u></td> <td>CONSIDER RESOLUTION APPROVING THE DISPOSITION AND WRITE OFF OF AN UNSERVICEABLE VEHICLE</td> </tr> <tr> <td><u>23-11</u></td> <td>CONSIDER RESOLUTION AUTHORIZING AN AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES - BDO PHA FINANCE</td> </tr> <tr> <td><u>23-12</u></td> <td>CONSIDER RESOLUTION AUTHORIZING EXTENSION OF THE CONTRACT FOR LAWN MAINTENANCE - DEPTFORD PARK</td> </tr> <tr> <td><u>23-13</u></td> <td>CONSIDER RESOLUTION AUTHORIZING EXTENSION OF THE CONTRACT FOR LAWN MAINTENANCE - CARINO PARK</td> </tr> <tr> <td><u>23-14</u></td> <td>CONSIDER RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) MOTOR VEHICLE FOR THE USE OF THE HAGC</td> </tr> <tr> <td><u>23-15</u></td> <td>CONSIDER RESOLUTION AUTHORIZING PARTICIPATION IN SOURCEWELL A NATIONAL COOPERATIVE PURCHASING SYSTEM</td> </tr> <tr> <td><u>23-16</u></td> <td>CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR BRICK SEALING - CARINO PARK</td> </tr> <tr> <td><u>23-17</u></td> <td>CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR CAULKING - CARINO PARK</td> </tr> <tr> <td><u>23-18</u></td> <td>CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR LVT FLOORING IN COMMON AREAS -DEPTFORD PARK</td> </tr> <tr> <td><u>23-19</u></td> <td>CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR MECHANICAL ROOM VALVES REPLACEMENT - DEPTFORD PARK</td> </tr> <tr> <td><u>23-20</u></td> <td>CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR DEMOLITION OF A DETACHED GARAGE 204-1 SCATTERED SITE HOME</td> </tr> <tr> <td><u>23-21</u></td> <td>CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR INSTALLATION OF WATER SYSTEMS FOR (3) 204-1 HOMES</td> </tr> <tr> <td><u>23-22</u></td> <td>CONSIDER RESOLUTION AUTHORIZING REVISION OF FY 2021 CAPITAL FUNDS PROGRAM BUDGET</td> </tr> <tr> <td><u>23-23</u></td> <td>CONSIDER RESOLUTION ESTABLISHING REVISED PERSONNEL POSITIONS THE HAGC FY 2022-2023</td> </tr> <tr> <td><u>23-24</u></td> <td>CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR REPLACEMENT OF REAR DOOR OPERATOR – DEPTFORD PARK</td> </tr> <tr> <td><u>23-25</u></td> <td>CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR ELEVATOR REPAIRS - CARINO PARK</td> </tr> <tr> <td><u>23-26</u></td> <td>CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR FENCE INSTALLATION – DEPTFORD PARK</td> </tr> <tr> <td><u>23-27</u></td> <td>CONSIDER RESOLUTION AUTHORIZING PURCHASE OF CEILING TILES– DEPTFORD PARK</td> </tr> <tr> <td><u>23-28</u></td> <td>EXECUTIVE SESSION</td> </tr> </table>	<u>23-09</u>	CONSIDER RESOLUTION AUTHORIZING THE ADOPTION OF THE CALCULATION OF OPERATING SUBSIDY FOR FY ENDING 12/31/2023	<u>23-10</u>	CONSIDER RESOLUTION APPROVING THE DISPOSITION AND WRITE OFF OF AN UNSERVICEABLE VEHICLE	<u>23-11</u>	CONSIDER RESOLUTION AUTHORIZING AN AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES - BDO PHA FINANCE	<u>23-12</u>	CONSIDER RESOLUTION AUTHORIZING EXTENSION OF THE CONTRACT FOR LAWN MAINTENANCE - DEPTFORD PARK	<u>23-13</u>	CONSIDER RESOLUTION AUTHORIZING EXTENSION OF THE CONTRACT FOR LAWN MAINTENANCE - CARINO PARK	<u>23-14</u>	CONSIDER RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) MOTOR VEHICLE FOR THE USE OF THE HAGC	<u>23-15</u>	CONSIDER RESOLUTION AUTHORIZING PARTICIPATION IN SOURCEWELL A NATIONAL COOPERATIVE PURCHASING SYSTEM	<u>23-16</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR BRICK SEALING - CARINO PARK	<u>23-17</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR CAULKING - CARINO PARK	<u>23-18</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR LVT FLOORING IN COMMON AREAS -DEPTFORD PARK	<u>23-19</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR MECHANICAL ROOM VALVES REPLACEMENT - DEPTFORD PARK	<u>23-20</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR DEMOLITION OF A DETACHED GARAGE 204-1 SCATTERED SITE HOME	<u>23-21</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR INSTALLATION OF WATER SYSTEMS FOR (3) 204-1 HOMES	<u>23-22</u>	CONSIDER RESOLUTION AUTHORIZING REVISION OF FY 2021 CAPITAL FUNDS PROGRAM BUDGET	<u>23-23</u>	CONSIDER RESOLUTION ESTABLISHING REVISED PERSONNEL POSITIONS THE HAGC FY 2022-2023	<u>23-24</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR REPLACEMENT OF REAR DOOR OPERATOR – DEPTFORD PARK	<u>23-25</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR ELEVATOR REPAIRS - CARINO PARK	<u>23-26</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR FENCE INSTALLATION – DEPTFORD PARK	<u>23-27</u>	CONSIDER RESOLUTION AUTHORIZING PURCHASE OF CEILING TILES– DEPTFORD PARK	<u>23-28</u>	EXECUTIVE SESSION
<u>23-09</u>	CONSIDER RESOLUTION AUTHORIZING THE ADOPTION OF THE CALCULATION OF OPERATING SUBSIDY FOR FY ENDING 12/31/2023																																									
<u>23-10</u>	CONSIDER RESOLUTION APPROVING THE DISPOSITION AND WRITE OFF OF AN UNSERVICEABLE VEHICLE																																									
<u>23-11</u>	CONSIDER RESOLUTION AUTHORIZING AN AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES - BDO PHA FINANCE																																									
<u>23-12</u>	CONSIDER RESOLUTION AUTHORIZING EXTENSION OF THE CONTRACT FOR LAWN MAINTENANCE - DEPTFORD PARK																																									
<u>23-13</u>	CONSIDER RESOLUTION AUTHORIZING EXTENSION OF THE CONTRACT FOR LAWN MAINTENANCE - CARINO PARK																																									
<u>23-14</u>	CONSIDER RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) MOTOR VEHICLE FOR THE USE OF THE HAGC																																									
<u>23-15</u>	CONSIDER RESOLUTION AUTHORIZING PARTICIPATION IN SOURCEWELL A NATIONAL COOPERATIVE PURCHASING SYSTEM																																									
<u>23-16</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR BRICK SEALING - CARINO PARK																																									
<u>23-17</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR CAULKING - CARINO PARK																																									
<u>23-18</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR LVT FLOORING IN COMMON AREAS -DEPTFORD PARK																																									
<u>23-19</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR MECHANICAL ROOM VALVES REPLACEMENT - DEPTFORD PARK																																									
<u>23-20</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR DEMOLITION OF A DETACHED GARAGE 204-1 SCATTERED SITE HOME																																									
<u>23-21</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR INSTALLATION OF WATER SYSTEMS FOR (3) 204-1 HOMES																																									
<u>23-22</u>	CONSIDER RESOLUTION AUTHORIZING REVISION OF FY 2021 CAPITAL FUNDS PROGRAM BUDGET																																									
<u>23-23</u>	CONSIDER RESOLUTION ESTABLISHING REVISED PERSONNEL POSITIONS THE HAGC FY 2022-2023																																									
<u>23-24</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR REPLACEMENT OF REAR DOOR OPERATOR – DEPTFORD PARK																																									
<u>23-25</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR ELEVATOR REPAIRS - CARINO PARK																																									
<u>23-26</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR FENCE INSTALLATION – DEPTFORD PARK																																									
<u>23-27</u>	CONSIDER RESOLUTION AUTHORIZING PURCHASE OF CEILING TILES– DEPTFORD PARK																																									
<u>23-28</u>	EXECUTIVE SESSION																																									
10	CHAIRMAN	ANY GENERAL COMMENTS FROM THE PUBLIC																																								
11	ADJOURNMENT																																									