



The Housing Authority of Gloucester County

REGULAR BOARD MEETING

APRIL 24, 2024

A Regular Meeting of the Housing Authority of Gloucester County was held at 120 Pop Moylan Blvd. Deptford, NJ 08096, on Wednesday, April 24, 2024 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.
- ✓ 1st Vice Chairman John Giovannitti
- ✓ 2nd Vice Chairman Brenden Garozzo
- ✓ Treasurer Scott Kintzing
- ✓ Commissioner Daniel Reed

And the following were absent:

The Secretary notified the Solicitor that a quorum is present.

Also in attendance were:

- ✓ James Pierson, Esq., Solicitor
- ✓ Kimberly Gober, Executive Director
- ✓ Jeffrey Daniels, Esq., Deputy Executive Director
- ✓ Nelly Rojas, Executive Assistant
- ✓ Dana Trasferini, Administrative Specialist
- ✓ Paul Letizia, AHO Director
- ✓ Grace Turchi, Finance Director

SOLICITOR:

The Solicitor stated, "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."

SOLICITOR:

Solicitor, James Pierson, Esq. swears in Chairman William W. Bain, Jr. and Commissioner Brenden Garozzo for new terms.

PUBLIC PORTION:

Agenda items only.

MOTION TO OPEN PUBLIC PORTION:

MOTION: Commissioner Scott Kintzing

SECOND: Commissioner Daniel Reed

ALL IN FAVOR

Seeing no members of the Public.

MOTION TO CLOSE PUBLIC PORTION:

MOTION: Commissioner Daniel Reed

EXECUTIVE DIRECTOR REPORT:

- E.D. Gober reviews the financials circulated for the Board's review, yielding through March 31, 2024 indicating a loss of \$649K, \$589K being attributed to depreciation, about \$263K is attributed to other post employment benefits that HAGC expenses for future expenses such as GASB68, which is the pension fund, this future obligation is potentially \$236,973. When the non-cash items are adjusted, financials show a positive of almost \$440K. The income HAGC has received thus far is based on 2023 income levels, HUD has not issued funding notifications as of yet. Once the Appropriations Budget is passed, HUD then has 60 days to inform Housing Authorities of their actual funding.
- E.D. Gober provides a summary of HAGC's 2023 Security costs indicating that there is one month of contract guards included and also that the summary does not reflect the 2024 wage increase, overall HAGC has seen a savings. Prior to 2023 HAGC contracted with a third party for security services and had contract guards at each building but Colonial Park, the cost was approximately \$125K at Carino Park, Deptford Park, Nancy Elkis Senior Housing and Shepherds Farm. Colonial Park has always been staffed with HAGC employees who also provide administrative functions such as the Housing Authority's work orders and incident reports, these employees contact our maintenance staff if there is an emergency work order that needed to be addressed. Effective February 1, 2023 HAGC changed the security plan and outfitted Colonial Park with security equipment monitored by HAGC staff 24/7, no longer using the contract guards and also outfitted the residents with the LifeStation pendants. E.D. Gober indicates there are a few Colonial Park residents not happy with the current security system and discusses with the Board. HAGC believes there is a good system in place and that system along with LifeStation is more beneficial to our residents than the contract security had ever been.
- E.D. Gober indicates HAGC continues to work on the security camera upgrade and will present the results to the Board when completed.
- E.D. Gober indicates that HAGC has what is called a Congregate Services Program that helps our residents to age in place. The Congregate Program is funded in part by grant from the state of New Jersey, the residents pay for the services they choose to have based on a sliding scale utilizing their disposable income and then HAGC contributes as well. Congregate does not provide any services that involve medication or personal care. Congregate provides laundry, housekeeping and meal services for eligible residents. HAGC does believe more is needed to help our residents age in place. Currently, HAGC has a program in place with DPSP Healthcare who have been providing services to our residents since 2008. DPSP Healthcare provides an assisted living program in the buildings, but HAGC believes that it is worthwhile to enter into an agreement with InspiraLife. InspiraLife is able to provide the medical services that HAGC is unable to as a housing provider. InspiraLife provides community-based services and can aid residents who may need a higher level of care, InspiraLife will transport residents to a needed facility and work directly with those residents and come up with a care plan for them. HAGC has met a few times with InspiraLife, which is autonomous entity affiliated with Inspira Hospital. InspiraLife would essentially function like an insurance company, they would be able fill the gap and provide the services that HAGC does not provide to help our residents age in place. E.D. Gober indicates that InspiraLife currently has agreements with Vineland and Millville Housing Authorities and discusses the proposed agreement with InspiraLife and how it is believed to be beneficial to HAGC residents.
- E.D. Gober indicates the agenda includes the renewal of an MOU between HAGC and the Gloucester County Workforce Development Board (GC WDB). HAGC has had a long-standing relationship with the GC WDB, E.D. Gober is also a member on the Executive Committee of the Board.

NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS

AGENDA:

- A. Review and Action of Minutes – MARCH 2024

- B. Consider Interim Bill List, 24-04 Sections A, B, C, D
- C. Consider Bill List 24-04 Sections E, F, G, H
- D. Consider Ratification of GCHDC, Seniors, Shepherd’s Farm, eMurphy, 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

<u>24-31</u>	RESOLUTION APPROVING THE DISPOSITION AND WRITE OFF OF UNSERVICEABLE EQUIPMENT – 2003 GENIE BOOM LIFT TMZ-50/30
<u>24-32</u>	RESOLUTION AUTHORIZING CONTRACT FOR EXTERIOR BUILDING MAINTENANCE – BRICK REPOINTING – CARINO PARK – IFB#24-002 – TRI-STATE MASONRY RESTORATIONS, INC.
<u>24-33</u>	RESOLUTION AUTHORIZING CONTRACT FOR DOOR REPLACEMENT AT CARINO PARK
<u>24-34</u>	RESOLUTION AUTHORIZING THE EXECUTION OF A MOU BETWEEN HAGC AND GC WORKFORCE DEVELOPMENT BOARD
<u>24-35</u>	<p>RESOLUTION AUTHORIZING EXECUTIVE SESSION MOTION TO ENTER EXECUTIVE SESSION MOTION: Commissioner Scott Kintzing SECOND: Commissioner Daniel Reed ALL IN FAVOR</p> <ul style="list-style-type: none"> • CONTRACT MATTER <p>MOTION TO EXIT EXECUTIVE SESSION MOTION: Commissioner Scott Kintzing SECOND: Commissioner Daniel Reed ALL IN FAVOR</p>
<u>24-36</u>	RESOLUTION AUTHORIZING THE AMENDMENT OF CONTRACT

MOTION TO APPROVE THE AGENDA ITEMS

MOTION: Commissioner Scott Kintzing
SECOND: Commissioner Daniel Reed
ALL IN FAVOR

PUBLIC PORTION:

Any comments from the public.

MOTION TO OPEN PUBLIC PORTION:

MOTION: Commissioner Scott Kintzing
SECOND: Commissioner Daniel Reed
ALL IN FAVOR

Seeing no members of the Public.

MOTION TO CLOSE PUBLIC PORTION:

MOTION: Commissioner Daniel Reed
SECOND: 1st Vice Chairman John Giovannitti
ALL IN FAVOR

 **ADJOURNMENT:**

MOTION TO ADJOURN:

MOTION: Commissioner Scott Kintzing

SECOND: Commissioner Daniel Reed

ALL IN FAVOR

Respectfully submitted,



Kimberly Gober, Secretary

Dated: April 24, 2024