



# **The Housing Authority of Gloucester County**

## REGULAR BOARD MEETING

*June 22, 2022*

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**A Regular Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkins Building, on Wednesday, June 22, 2022 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.
- ✓ 1<sup>st</sup> Vice Chairman Daniel Reed (Virtually)
- ✓ 2<sup>nd</sup> Vice Chairman John Giovannitti (Virtually)
- ✓ Commissioner Scott Kintzing
- ✓ Commissioner Brenden Garozzo

**And the following were absent:**

- ✓ Commissioner Frank Smith

**The Secretary notified the Solicitor that a quorum is present.**

**Also in attendance were:**

- ✓ Jeff Daniels, Esq., Solicitor
- ✓ Kimberly Gober, Executive Director
- ✓ John Rasmus, Modernization Coordinator
- ✓ Nelly Rojas, Administrative Assistant

### **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."

### **PUBLIC PORTION:**

Agenda items only.

#### **MOTION TO OPEN PUBLIC PORTION:**

MOTION: Commissioner Scott Kintzing  
SECOND: 2<sup>nd</sup> Vice Chairman John Giovannitti  
ALL IN FAVOR

Seeing no members of the Public,

#### **MOTION TO CLOSE PUBLIC PORTION:**

MOTION: Commissioner Scott Kintzing  
SECOND: 2<sup>nd</sup> Vice Chairman John Giovannitti  
ALL IN FAVOR

## **EXECUTIVE DIRECTOR REPORT:**

- E. D. Gober informs the Board that the Annual meeting will take place on July 27, 2022 at Riverwinds restaurant. HAGC will meet at noon and Non-Profit organizations at 12:30pm.
- E. D. Gober advises the Board that Glassboro had a gas leak last week due to old pipes. The affordable housing staff mitigated the problem promptly. The cost of repairs was \$3400. Carino Park also had a leak from resident washing clothes in bathtub and fell asleep. There were \$20,000 in damages. Most of the repairs were done in-house. There was an elevator down in Carino Park which has been repaired. Colonial has a down elevator which is waiting on parts.
- The board agreed that supply chain issues are a problem for all businesses. Everyone is waiting months for parts for many repairs.
- E.D. Gober announced that Housing Choice Assistance funding was received from HUD in May.
- E.D. Gober indicates the Appropriations Act has opened a few new opportunities for grants.
- E.D. Gober updates the Board on the status of the WinnDevelopment Company in West Deptford, the project will consist of 84 units. This project changed some of the funding requirement which required review by HAGC. They remain within the acceptable parameters. Twenty-one vouchers have been previously awarded to this project.
- E.D. Gober explained that HUDs Moving To Work (MTW) Program may be renamed Local Innovative Solutions. There are 11 slots available for organizations of our size. Under this program, we would have to show how we were helping clients move toward self-sufficiency. Some examples are placing money in a savings account monthly, building credit by paying rent on time or designing our own program. We may offer incentives to landlords to report prompt rent payments to credit bureaus on the client's behalf. In return the program allows the Housing Authority to request waivers for some of the statutory and regulatory requirements. This program also allows all four pots of money to be combined for Section 8, Section 9, HCV and Public Housing Programs. It allows the Housing Authority to use the funds how they best suit their operations as long as the Housing Authority assists the same number of families. HAGC is proceeding with the application for this program. The application for the MTW Program is due July 28, 2022. The program is being implemented over 20 years, so it is recommended that we proceed slowly and implement one aspect at a time.
- There are no Financial reports available at this time, but they will be forwarded to the board when they become available.

### **NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS**

#### **MOTION TO APPROVE THE REPORTS:**

MOTION: Commissioner Brenden Garozzo

SECOND: 2<sup>nd</sup> Vice Chairman John Giovannitti

ALL IN FAVOR

## **AGENDA:**

- A. Review and Action of Minutes – May 2022
- B. Consider Interim Bill List, 22-06 Sections A, B, C, D
- C. Consider Bill List 22-06 Sections E, F, G, H
- D. Consider Ratification of GCHDC, Seniors, Shepherd's Farm, eMurphyg, 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

22-46	CONSIDER RESOLUTION AUTHORIZING AN EXTENSION OF THE CONTRACT FOR EXTERMINATION SERVICES - DEPTFORD
22-47	CONSIDER RESOLUTION AUTHORIZING AN EXTENSION OF THE CONTRACT FOR EXTERMINATION SERVICES - CARINO
22-48	CONSIDER RESOLUTION AUTHORIZING AN EXTENSION OF THE CONTRACT FOR CARPET INSTALLATION- VARIOUS SITES
22-49	CONSIDER RESOLUTION APPROVING A CONTRACT FOR COIN-OPERATED LAUNDRY SERVICES - DEPTFORD
22-50	CONSIDER RESOLUTION APPROVING A CONTRACT FOR COIN-OPERATED LAUNDRY SERVICES - CARINO
22-51	CONSIDER RESOLUTION VOIDING OUTSTANDING CHECKS WRITTEN ON VARIOUS ACCOUNTS ISSUED PRIOR TO 12/22/2021
22-52	CONSIDER RESOLUTION AUTHORIZING THE PURCHASE OF ELECTRICITY SUPPLY SERVICES FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE
22-53	CONSIDER RESOLUTION AUTHORIZING THE PURCHASE OF GAS SUPPLY SERVICES FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE
22-54	CONSIDER RESOLUTION AWARDDING ACTUARY CONTRACT
22-55	CONSIDER RESOLUTION AUTHORIZING PAYMENT FOR THE NJPHA JOINT INSURANCE FUND (JIF) FY2022
22-56	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION- TABLED

### **MOTION TO APPROVE THE AGENDA ITEMS**

MOTION: 1<sup>st</sup> Vice Chairman Daniel Reed

SECOND: 2<sup>nd</sup> Vice Chairman John Giovannitti

ALL IN FAVOR

## **COMMENTS OR GENERAL QUESTIONS FROM THE PUBLIC:**

### **MOTION TO OPEN PUBLIC PORTION:**

MOTION: 1<sup>st</sup> Vice Chairman Daniel Reed

SECOND: 2<sup>nd</sup> Vice Chairman John Giovannitti

ALL IN FAVOR

Seeing no members of the Public,

### **MOTION TO CLOSE PUBLIC PORTION:**

MOTION: 1<sup>st</sup> Vice Chairman Daniel Reed

SECOND: 2<sup>nd</sup> Vice Chairman John Giovannitti

ALL IN FAVOR

## **ADJOURNMENT:**

### **MOTION TO ADJOURN:**

MOTION: Commissioner Scott Kintzing

SECOND: 2<sup>nd</sup> Vice Chairman John Giovannitti

ALL IN FAVOR

**Respectfully submitted,**

A handwritten signature in blue ink, appearing to read "Kimberly Gober".

**Kimberly Gober, Secretary**

**Dated: June 22, 2022**