



# **The Housing Authority of Gloucester County**

## **REGULAR BOARD MEETING**

*DECEMBER 14, 2022*

**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, December 14, 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.
- ✓ Treasurer Scott Kintzing
- ✓ Commissioner Daniel Reed
- ✓ Commissioner Brenden Garozzo

**And the following were absent:**

- ✓ 1st Vice Chairman John Giovannitti
- ✓ 2nd Vice Chairman Frank Smith

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

**Also in attendance were:**

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

### **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 Brenden Garozzo

SECOND: Treasurer Scott Kintzing

ALL IN FAVOR

Seeing no members of the Public.

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

MOTION: Commissioner Brenden Garozzo

SECOND: Treasurer Scott Kintzing

ALL IN FAVOR

## **EXECUTIVE DIRECTOR REPORT:**

- E.D. Gober introduces Jeffrey Daniels, Esq. to the Board as HAGC's new Deputy Executive Director/In-house Counsel.
- E.D. Gober reports to the Commissioners that SHDC met prior to HAGC's Board Meeting and reviewed the expenditure of monies for HAGC's 50<sup>th</sup> Anniversary that went over budget. HAGC needed to furnish an appropriately sized tent that could be fixed on concrete/blacktop to adequately serve our residents, this cost went over budget and SHDC approved the additional monies towards the 50<sup>th</sup> Anniversary celebration. Chairman William W. Bain, Jr. expresses his appreciation for HAGC's employees and all the preparation for the event.
- E.D. Gober indicates that HAGC has been in communication with the YMCA, who operate a Silver Sneaker Program that has Certified Trainers to teach elderly individuals exercises. They have been onsite in November and December as a pilot with Silver Sneakers Yoga, after speaking with our residents the consensus is that they are happy with the program. HAGC plans to continue with this program in 2023 so long as we continue to have resident participation.
- E.D. Gober indicates the Construction Contract Bid has been published for the RCSJ Project on December 6<sup>th</sup> and the pre-bid conference will be held on December 16<sup>th</sup>. Also, administrative work is in process, we will be entering into an agreement with DCA's administrative agent, this agent will certify that prospective residents meet DCA's criteria for the projects funding. GCHDC will meet moving forward regarding the agreement with DCA's administrative agent and in February we hope to award the Construction Contract.
- E.D. Gober indicates with respect to the Federal Budget, Housing Authorities have been operating under a continuing resolution which expires December 16, 2022, it is understood that lawmakers will push forth a one-week extension but have struck the framework for a bipartisan agreement for a full year of funding for 2023.
- E.D. Gober participated in a call with PHADA regarding GASB68, GASB75 and other factors regarding inadequate funding. The focus of the call was the Public Housing Program. The operating subsidy calculation, which is how PH gets its subsidy to maintain the daily operations, the calculation lags with respect to the consideration of the increases in utilities we are experiencing and general inflation of goods and services to maintain operations.
- E.D. Gober explains REAC inspections have resumed, and an inspector has been onsite to inspect our 204-1 Scattered Site Houses, we received a score of 72C, some items the REAC inspectors look for are beyond the Authority's control, an example would be a resident removing the batteries from a smoke detector. AHO Director, Paul Letizia gives a synopsis on the conducted REAC inspection, on December 1<sup>st</sup> the inspector was out and performed a random sampling of HAGC's 62 scattered site homes, 19 homes were selected. Once reviewed the inspection showed seven health and safety violations, all of which were inside the properties. Two of the properties had fire extinguishers that had been used by the tenants and HAGC was not notified of the use. Two properties had smoke detectors that were not operational, AHO Director Paul Letizia indicates within the last 7 to 8 months new 20-year lithium battery smoke detectors were installed in the houses, one tenant had covered the smoke detector and the other tenant had taken the smoke detector off the ceiling. The violations also included fire exits blocked, one violation was an air conditioner in a bedroom window with only one window. HUD's REAC inspector will be onsite December 20<sup>th</sup> to perform inspections at Deptford Park Apartments and Carino Park Apartments on January 9, 2023. With the score of 72C, HUD will be back onsite to inspect our homes within the next year. The last time the properties were inspected was in 2018 we received a score of 85 and in 2017 we received a score of 70. There is a short discussion regarding the disposition and maintenance of the 62 Scattered Site homes.

- E.D. Gober indicates moving forward with the new Security Plan, Life Station has been out to the buildings to install equipment. HAGC is in the process of having agreements signed by the residents regarding whether or not they want a pendant, the majority are accepting the new Security Plan. The Security vehicle has been marked and fitted with overhead lights for presence at our sites. We have the guards up until February 1, 2023.
- E.D. Gober indicates the agenda includes Resolution 22-114 that is a roll call vote adopting FY2023 Budget and Resolution 22-117 Approving the Management Services Agreement between the HAGC and GHA.

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

**AGENDA:**

- Review and Action of Minutes – NOVEMBER 2022
- Consider Interim Bill List, 22-12 Sections A, B, C, D
- Consider Bill List 22-12 Sections E, F, G, H
- Consider Ratification of GCHDC, Seniors, Shepherd’s Farm, eMurphyg, Inc., PMURC, Inc. Sections A, B, C, D, E, F
- Consider Acknowledgment of Pop Moylan, Colonial Park LP Sections G, H, I, J

**RESOLUTIONS**

<b>22-114</b>	<p>CONSIDER RESOLUTION ADOPTING BUDGET FY2023  <b>ROLL CALL VOTE</b>  <b>MOTION:</b> Treasurer Scott Kintzing  <b>SECOND:</b> Commissioner Brenden Garozzo  <b>ALL IN FAVOR</b></p>
<b>22-115</b>	<p>CONSIDER RESOLUTION DESIGNATION A PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.)</p>
<b>22-116</b>	<p>CONSIDER RESOLUTION APPOINTING A FUND COMMISSIONER FOR THE JIF INSURANCE FUND</p>
<b>22-117</b>	<p>CONSIDER RESOLUTION APPROVING AND AUTHORIZING EXTENSION OF MANAGEMENT SERVICES AGREEMENT BETWEEN GHA, AHCG AND HAGC</p>
<b>22-118</b>	<p>CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION  <b>MOTION TO GO INTO EXECUTIVE SESSION:</b>  <b>MOTION:</b> Treasurer Scott Kintzing  <b>SECOND:</b> Commissioner Brenden Garozzo  <b>ALL IN FAVOR</b></p> <ul style="list-style-type: none"> <li>• PERSONNEL MATTERS DISCUSSION</li> </ul> <p><b>MOTION TO GO OUT OF EXECUTIVE SESSION:</b>  <b>MOTION:</b> Commissioner Daniel Reed  <b>SECOND:</b> Treasurer Scott Kintzing  <b>ALL IN FAVOR</b></p>
<b>22-119</b>	<p>RESOLUTION APPROVING CONTRACT RENEWAL OF THE EXECUTIVE DIRECTOR  <b>MOTION:</b> Treasurer Scott Kintzing  <b>SECOND:</b> Commissioner Brenden Garozzo  <b>ALL IN FAVOR</b></p>

**MOTION TO APPROVE THE AGENDA ITEMS**

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

**☀ PUBLIC PORTION:**

Any comments from the public.

**MOTION TO OPEN PUBLIC PORTION:**

MOTION: Treasurer 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: Commissioner Scott Kintzing

ALL IN FAVOR

**☀ ADJOURNMENT:**

**MOTION TO ADJOURN:**

MOTION: Commissioner Daniel Reed

SECOND: Commissioner Scott Kintzing

ALL IN FAVOR

**Respectfully submitted,**



**Kimberly Gober, Secretary**

**Dated: December 14, 2022**