



The Housing Authority of Gloucester County

REGULAR BOARD MEETING

FEBRUARY 28, 2024

A Regular Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkis Building, on Wednesday, February 28, 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
- ✓ Grace Turchi, Finance Director
- ✓ Linda Maxwell, IAA Representative
- ✓ Dave Weiss, Hardenbergh Representative

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: Commissioner Daniel Reed

ALL IN FAVOR

Seeing no members of the Public.

MOTION TO CLOSE PUBLIC PORTION:

MOTION: Commissioner Scott Kintzing

SECOND: Commissioner Daniel Reed

ALL IN FAVOR

OVERVIEW OF HAGC SELF FUNDED HEALTH INSURANCE PLAN

PERFORMANCE:

LINDA MAXWELL, IAA AND DAVE WEISS, HARDENBERGH INSURANCE

- E.D. Gober indicates Deputy Executive Director, Jeffrey Daniels, Esq., Human Resource Director, Elida Ortiz, and herself participated in a meeting with Hardenbergh Insurance and IAA, to review HAGC's Self-Funded Health Insurance plan performance.
- Linda Maxwell reviews the plan analysis in comparison to last year.

EXECUTIVE DIRECTOR REPORT:

- E.D. Gober indicates that on Monday, February 26, 2024 at approximately 6:00AM and found a water leak due to a failed valve to the supply line to the domestic hot water to the residential units above the administrative office in the Section 8 department. HAGC staff has been relocated temporarily. There are two insurance claims, one to the owner of NESH which is Pop Moylan and one to HAGC's carrier for contents.
- E.D. Gober indicates that HAGC continues to operate under a continuing resolution, this third continuing resolution is set to expire on March 1, 2024. HUD is currently funding at 2023 levels as funding for FY2024 is not yet known.
- E.D. Gober indicates that HAGC was awarded \$127,887 for Family Self Sufficiency Coordinator (FSS) funding, this is a renewal grant that has been in place for some time. The FSS program is where a baseline rent is established based on earned income and as the households' earnings increase the difference in rent attributed to the increased income goes into an escrow account, the escrows are funded from the Housing Assistance Payments. HAGC helps the household identify what is impeding the household from being self-sufficient and helps them overcome it.
- E.D. Gober E.D. Gober discusses the challenges that GHA has been experiencing leasing units, particularly at the Williams and Grillo sites, staff has been reassigned, AHO had been working hard to turn over the units. The idea of having an open house for all the vacant units was employed by inviting the first fifty applicants from GHA's waitlist. The open house held on February 23, 2024 was a great success and all twelve units were leased that day.
- E.D. Gober indicates the Rowan College at South Jersey Project is progressing, some pavement has been completed for one of the parking lots and we have had soil brought in.
- E.D. Gober indicates that the agenda includes the following: RES#24-10 and 24-11 ask the Board to authorize elevator contracts with The Elevator Company (TEC), we have gotten positive feedback from other public entities regarding their performance. RES# 24-12 asks the Board to authorize HAGC's continued participation in Sourcewell, a national cooperative purchasing system. RES# 24-13 asks the Board to approve the Cost Allocation Policy. The plan is in accordance with 2 CFR Part 200, referred to commonly as uniform guidance, the policy discusses how HAGC allocates salaries, benefits and overhead administrative costs. RES# 24-14 revised personnel positions to align with the contract negotiations that commenced last year.
- E.D. Gober indicates that HAGC accepted registrations by mail and online for the Section 8 Housing Choice Voucher Program from Feb 21st through Feb 24th, 2024. Public notice was published in the newspaper containing income limits and instruction for the public on how to apply for the tenant-based voucher programs. HAGC received 3,245 applications.
- E.D. Gober indicates that Carino Park Apartments is experiencing some intermittent hot water problems, HAGC is working with a contractor from North Jersey who is responsive and has the required software program needed for the software driven boilers at Carino Park Apartments. HAGC continues to work with the contractor who is scheduled next to replace parts.

NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS

AGENDA:

- A. Review and Action of Minutes – JANUARY 2024
- B. Consider Interim Bill List, 24-01 Sections A, B, C, D
- C. Consider Bill List 24-01 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>24-10</u>	RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR ELEVATOR REPAIRS - CARINO PARK
<u>24-11</u>	RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR ELEVATOR REPAIRS - DEPTFORD PARK
<u>24-12</u>	RESOLUTION AUTHORIZING PARTICIPATION IN SOURCEWELL A NATIONAL COOPERATIVE PURCHASING SYSYTEM
<u>24-13</u>	RESOLUTION APPROVING REVISIONS TO COST ALLOCATION POLICY
<u>24-14</u>	RESOLUTION ESTABLISHING REVISED PERSONNEL POSITIONS HAGC FY 2024
<u>24-15</u>	RESOLUTION AUTHORIZING EXECUTIVE SESSION - TABLED

MOTION TO APPROVE THE AGENDA ITEMS

MOTION: Commissioner Scott Kintzing
 SECOND: Commissioner Brenden Garozzo
 ALL IN FAVOR

PUBLIC PORTION:

Any comments from the public.

MOTION TO OPEN PUBLIC PORTION:

MOTION: Commissioner Scott Kintzing
 SECOND: Commissioner Brenden Garozzo
 ALL IN FAVOR

Seeing no members of the Public.

MOTION TO CLOSE PUBLIC PORTION:

MOTION: Commissioner Brenden Garozzo
 SECOND: Commissioner Scott Kintzing
 ALL IN FAVOR

ADJOURNMENT:

MOTION TO ADJOURN:

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

Respectfully submitted,



Kimberly Gober, Secretary
Dated: February 28, 2024