



# **The Housing Authority of Gloucester County**

REGULAR BOARD MEETING

*FEBRUARY 26, 2025*

**A Regular Meeting of the Housing Authority of Gloucester County was held at 100 Pop Moylan Blvd. Deptford, NJ 08096, on Tuesday, February 26, 2025, 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 John Giovannitti
- ✓ 2<sup>nd</sup> 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
- ✓ 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: Treasurer Scott Kintzing

SECOND: 1<sup>st</sup> Vice Chairman John Giovannitti

ALL IN FAVOR

Seeing no members of the Public.

**MOTION TO CLOSE PUBLIC PORTION:**

MOTION: Treasurer Scott Kintzing

SECOND: 1<sup>st</sup> Vice Chairman John Giovannitti

ALL IN FAVOR

## **EXECUTIVE DIRECTOR REPORT:**

- E.D. Gober indicates the Personnel Committee met with representatives from Hardenburgh and IAA to review the performance of HAGC's self-funded insurance plan. Hardenburgh and IAA will attend the March Board meeting to provide a Plan performance presentation to the Board. In comparison with the State Health Plan, it is advantageous for HAGC to remain in the self-funded insurance plan. Commissioner Scott Kintzing and Commissioner Daniel Reed, who are on the Personnel Committee, recommend remaining with the self-funded insurance plan. There is a discussion regarding prescription costs.
- E.D. Gober indicates the Residences at South College Drive project has a substantial completion date of May 2025. RCSJ now has an active link for referrals for individuals applying, they must first go through an assessment conducted by the college and the link is where they will make application for the assessment. Included in the Board packet is a flyer regarding a parent information session on parenting a child with special needs with Keynote speaker Former Senate President Steven M. Sweeney, focus areas are education, workforce training, medical needs, housing and recreation, E.D. Kimberly Gober will represent the HAGC at this event.
- E.D. Gober indicates that effective March 1, 2025, HAGC will open the Housing Choice Voucher (HCV) waitlist for individuals with a homeless preference, individuals will obtain a referral from the Board of Social Services indicating they are homeless and residents of Gloucester County. The HCV waitlist has been open for a Lease-in Place preference, for individuals who are currently leasing units and struggling to pay rent, a certification is required for this waitlist from the landlord which indicates they are willing to enter into a new 12-month lease.
- E.D. Gober indicates HAGC currently has 34 Veterans Affairs Supportive Housing (VASH) units allocated, where homeless veterans go through Veterans Affairs and are then referred to HAGC, HAGC was recently awarded an additional 40 VASH units, effective June 1, 2025
- E.D. Gober indicates that in 2019 HAGC committed 21 Project Based Vouchers for veterans to the Winn Development Corporation Project in West Deptford. HAGC is currently negotiating a fee structure with Winn Development Corporation and after successful negotiation HAGC will submit to HUD for a subsidy layering review.
- E.D. Gober indicates HAGC was awarded a Family Self Sufficiency (FSS) grant for coordinator funding, the \$126K grant is used towards salaries and benefits of personnel managing the program, HAGC had been notified in 2024 the grant had been awarded, but has not yet received the grant agreement, E.D. Gober followed up on this and was advised it is HUD's intention to award the grant to HAGC. HAGC also applied for a renewal of the three-year Resident Opportunities and Self Sufficiency (ROSS) grant, HAGC has not received any notification regarding this grant.
- E.D. Gober reviews the agenda items.

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

## **AGENDA:**

- A. Review and Action of Minutes – JANUARY 2025
- B. Consider Interim Bill List, 25-02 Sections A, B, C, D
- C. Consider Bill List 25-02 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

## **RESOLUTIONS**

<b>25-16</b>	<b>RESOLUTION APPROVING CONTRACT FOR LOGO DESIGN</b>
<b>25-17</b>	<b>RESOLUTION APPROVING CONTRACT FOR LANDSCAPING SERVICES – CARINO PARK</b>
<b>25-18</b>	<b>RESOLUTION APPROVING CONTRACT FOR LANDSCAPING SERVICES – DEPTFORD PARK</b>
<b>25-19</b>	<b>EXECUTIVE SESSION - TABLED</b>

**MOTION TO APPROVE ALL AGENDA ITEMS**

MOTION: 1st Vice Chairman John Giovannitti

SECOND: Treasurer Scott Kintzing

ALL IN FAVOR



**PUBLIC PORTION:**

Any comments from the public.

**MOTION TO OPEN PUBLIC PORTION:**

MOTION: Treasurer Scott Kintzing

SECOND: 1<sup>st</sup> Vice Chairman John Giovannitti

ALL IN FAVOR

Seeing no members of the Public.

**MOTION TO CLOSE PUBLIC PORTION:**

MOTION: Treasurer Scott Kintzing

SECOND: 1<sup>st</sup> Vice Chairman John Giovannitti

ALL IN FAVOR



**ADJOURNMENT:**

**MOTION TO ADJOURN:**

MOTION: Treasurer Scott Kintzing

SECOND: 1<sup>st</sup> Vice Chairman John Giovannitti

ALL IN FAVOR

**Respectfully submitted,**

**Kimberly Gober,**

**Dated: February 26, 2025**