



The Housing Authority of Gloucester County

REGULAR BOARD MEETING

JANUARY 28, 2025

A Regular Meeting of the Housing Authority of Gloucester County was held at 100 Pop Moylan Blvd. Deptford, NJ 08096, on Tuesday, January 28, 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.
- ✓ 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
- ✓ Paul Letizia, AHO Director
- ✓ 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: 1st Vice Chairman John Giovannitti

SECOND: Treasurer Scott Kintzing

ALL IN FAVOR

Seeing no members of the Public.

MOTION TO CLOSE PUBLIC PORTION:

MOTION: 1st Vice Chairman John Giovannitti

SECOND: Treasurer Scott Kintzing

ALL IN FAVOR

EXECUTIVE DIRECTOR REPORT:

- E.D. Gober indicates and discusses with the Board that the Office of Management and Budget (OMB) issued a directive to put a pause on all Federal Financial Assistance. The Housing Authority of Gloucester County has been informally advised this pause in funding will not affect the Housing Choice Voucher Program, but it will affect the Public Housing Operating Fund and Capital Fund Programs. The OMB Funding Freeze memorandum and Frequently Asked Questions will be provided to the Board. E.D. Gober recommends with the Boards approval that the Memorandum, FAQ and an announcement be added to HAGC's website regarding issuing payments to HCV contracts in good standing and with counsel's review.
- E.D. Gober indicates that HAGC is operating on a continuing resolution set to expire on March 14, 2025.
- E.D. Gober indicates that HAGC utilizes all monies provided for the HCV Program, in 2024 HAGC had 18,594 units under lease but is authorized for 23,712 vouchers.
- E.D. Gober indicates that herself, Executive Assistant Nelly Rojas and 2nd Vice-Chairman Brenden Garozzo attended the January 2024 PHADA conference. A subject discussed during the conference was that the four main organizations PHADA, NAHRO, CLAPHA and the MTW Collaboration are trying to work with the incoming administration to work on a local flexibility option to tailor housing programs to meet a specific areas needs. In the 1990's, thirty-nine Housing Authorities were granted congressional freedom to develop the programs for their areas and they are thriving. The main housing groups are petitioning to have those same flexibilities expanded, including fungibility of Housing Authority funds to serve and fulfill their missions in a more efficient manner and possibly grow.
- E.D. Gober indicates a notification for the 3rd Quarter administrative fee proration has been received HUD for the for the HCV program, this fee is how HAGC pays the salaries for the staff that work on the HCV program, it was 91.769%.
- E.D. Gober indicates HUD recognizes that RAD rents are insufficient, and HUD indicated in September 2024 that a notice would be issued regarding a one-time rent augmentation for units such as the 104 GHA RAD units, the notice has been issued and HUD presented a webinar indicating that a waiver would need to be requested and that additional guidance is to be forthcoming from HUD regarding what is to be included with the waiver. E.D. Gober discusses GHA's RAD unit rent structure deficiencies and rent increase potential.
- E.D. Gober updates the Board on the operation of the compressed workweek for HAGC/GHA employees that started in 2024. The promise to the Board is that the same level of service would be maintained while converting to the compressed work week. Comparing statistics for summer of 2023 to summer of 2024, HAGC had 2,505 families housed in 2023 and 2,573 families housed in 2024. Work Orders completed in 2023 were 4,357 and 4,448 in 2024, Certifications completed in 2023 were 4,471 and 4,719 in 2024, Congregate and Home Service Units totaled 17,817 in 2023 and 18,112 in 2024, Purchase Orders totaled 1,250 in 2023 and 2,018 in 2024, and Paychecks totaled 3,454 in 2023 and 1,950 in 2024 from changing to biweekly pay.
- E.D. Gober indicates that during HAGC/GHA's Christmas party that our employees' years of service are acknowledged and would like to do the same for the Board. E.D. Gober indicates that Chairman William W. Bain and Treasurer Scott Kintzing have served the Board for 27 years. Commissioner Daniel Reed has served for 24 years, 2nd Vice-Chairman Brenden Garozzo has served for 17 years, and 1st Vice-Chairman John Giovannitti has served a second term of 9 years on the HAGC Board of Commissioners.
- E.D. Gober, IT Director Alma Asllanaj and AHO Director Paul Letizia update the Board on the upgrade of security systems.

NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS

AGENDA:

- A. Review and Action of Minutes – DECEMBER 2024
- B. Consider Interim Bill List, 25-01 Sections A, B, C, D
- C. Consider Bill List 25-01 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

<u>25-01</u>	RESOLUTION AUTHORIZING HAGC TO COMPILE, PREPARE, AND SUBMIT INFORMATION IN ACCORDANCE WITH SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) FOR HAGC HCV PROGRAM FYE 2024
<u>25-02</u>	RESOLUTION AUTHORIZING HAGC TO COMPILE, PREPARE, AND SUBMIT INFORMATION IN ACCORDANCE WITH SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) FOR GH A HCV PROGRAM FYE 2024
<u>25-03</u>	RESOLUTION AUTHORIZING PAYMENT FOR THE NJPHA JOINT INSURANCE FUND (JIF) FY 2025
<u>25-04</u>	RESOLUTION AUTHORIZING CONTRACT FOR SECURITY CAMERA EQUIPMENT AND CLOUD BASED SOLUTION – CARINO PARK
<u>25-05</u>	RESOLUTION AUTHORIZING CONTRACT FOR SECURITY CAMERA EQUIPMENT AND CLOUD BASED SOLUTION – DEPTFORD PARK
<u>25-06</u>	RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR REPLACEMENT OF EMERGENCY EXIT DOOR AT DEPTFORD PARK APARTMENTS
<u>25-07</u>	RESOLUTION RATIFYING EMERGENCY CONTRACT FOR PLUMBING REPAIRS PURSUANT TO N.J.S.A. 40A:11-6 – CARINO PARK APARTMENTS
<u>25-08</u>	RESOLUTION AUTHORIZING PURCHASE FROM APPROVED VENDOR PARTICIPATING IN A COOPERATIVE PURCHASING AGREEMENT SYSTEM- PARKING LOT LIGHTING UPGRADE - CARINO PARK APARTMENTS
<u>25-09</u>	RESOLUTION AUTHORIZING PURCHASE FROM APPROVED VENDOR PARTICIPATING IN A COOPERATIVE PURCHASING AGREEMENT SYSTEM- PARKING LOT LIGHTING UPGRADE - DEPTFORD PARK APARTMENTS
<u>25-10</u>	RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR BATHROOM REPLACEMENT DUE TO WATER DAMAGE - NJ204-1 SCATTERED SITE HOME
<u>25-11</u>	RESOLUTION AUTHORIZING TERMINATION OF CONTRACT FOR FIRE PROTECTIVE SERVICES WITH VECTOR SECURITY – CARINO PARK AND DEPTFORD PARK
<u>25-12</u>	RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FIRE PROTECTIVE SERVICES WITH WAYMAN FIRE PROTECTION – CARINO PARK
<u>25-13</u>	RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FIRE PROTECTIVE SERVICES WITH WAYMAN FIRE PROTECTION – DEPTFORD PARK
<u>25-14</u>	RESOLUTION AUTHORIZING PURCHASE FROM APPROVED VENDOR PARTICIPATING IN A COOPERATIVE PURCHASING AGREEMENT SYSTEM- UPGRADED FIRE PANEL -CARINO PARK APARTMENTS
<u>25-15</u>	RESOLUTION AUTHORIZING EXECUTIVE SESSION MOTION TO OPEN EXECUTIVE SESSION: MOTION: Treasurer Scott Kintzing SECOND: 2 nd Vice Chairman Brenden Garozzo

ALL IN FAVOR

- Kimberly Daniels v. Housing Authority of Gloucester County
DCR Docket Number H2024-000533

MOTION TO CLOSE EXECUTIVE SESSION:

MOTION: 2nd Vice Chairman Brenden Garozzo

SECOND: Commissioner Daniel Reed

ALL IN FAVOR

MOTION TO APPROVE ALL AGENDA ITEMS

MOTION: 1st Vice Chairman John Giovannitti

SECOND: 2nd Vice Chairman Brenden Garozzo

ALL IN FAVOR

 **PUBLIC PORTION:**

Any comments from the public.

MOTION TO OPEN PUBLIC PORTION:

MOTION: Treasurer Scott Kintzing

SECOND: 1st Vice Chairman John Giovannitti

ALL IN FAVOR

Seeing no members of the Public.

MOTION TO CLOSE PUBLIC PORTION:

MOTION: 2nd Vice Chairman Brenden Garozzo

SECOND: 1st Vice Chairman John Giovannitti

ALL IN FAVOR

 **ADJOURNMENT:**

MOTION TO ADJOURN:

MOTION: 2nd Vice Chairman Brenden Garozzo

SECOND: 1st Vice Chairman John Giovannitti

ALL IN FAVOR

Respectfully submitted,



Kimberly Gober,

Dated: January 28, 2025