



# **The Housing Authority of Gloucester County**

## **REGULAR BOARD MEETING**

*May 24, 2023*

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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. Elkis Building, on Wednesday, May 24, 2023 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
- ✓ Treasurer Scott Kintzing
- ✓ Commissioner Brenden Garozzo

**And the following were absent:**

- ✓ 2<sup>nd</sup> Vice Chairman Frank Smith
- ✓ Commissioner Daniel Reed

**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
- ✓ Dana Trasferini, Administrative Specialist
- ✓ Paul Letizia, AHO 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: 1<sup>st</sup> Vice Chairman John Giovannitti

SECOND: Commissioner Scott Kintzing

ALL IN FAVOR

Seeing no members of the Public.

**MOTION TO CLOSE PUBLIC PORTION:**

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

SECOND: Commissioner Scott Kintzing

ALL IN FAVOR

## **EXECUTIVE DIRECTOR REPORT:**

- E.D. Gober indicates the Board's packets include a resignation letter from Commissioner Frank B. Smith. Commissioner Smith expressed his appreciation for the Chairman and the Board and emphasized being a part of HAGC's mission has been one of the greatest honors of his lifetime. Chairman William Bain Jr indicates Commissioner Smith will be missed on the Board and makes a motion to thank Commissioner Smith for all his years of service, 1<sup>st</sup> Vice-Chairman, John Giovannitti makes a motion and Commissioner Brendan Garozzo seconds.
- E.D. Gober indicates the Village at Harmony Garden is having its ribbon cutting ceremony on June 7, 2023 at 10:00am. As of the date of the meeting there are 38 move-ins and 5 scheduled move-ins to take place before June 1, 2023.
- E.D. Gober updates the Board on the RCSJ Project, GCHDC rejected the contractor's bids twice as they were over the independent cost estimate now allowing GCHDC to negotiate with the contractors, they contractors have until June 2, 2023 to submit new bids and they must be lower than the lowest bid received previously. The project is moving from the State funding model to the federal funding model, which is a better fit for our project, we have resubmitted a new application, at this point the application is with the Department of Community Affairs review committee, and we are waiting to hear back. E.D. Gober indicates sitting in on a session by the DCA at the recent NAHRO conference regarding this pot of funding and they have until September 2023 to allocate the funding they have from the federal pot of money.
- AHO Director, Paul Letizia updates the Board on the Hot Water Heater at Shepherd's Farm, the 750-gallon water holding tank located in the boiler room sprung a leak, the hot water was shut off to the building. What was found was a pinhole in a six-inch section of pipe that leads to the tank where the heat bundle is installed. A plumber was called onsite and as thought the part is not readily available, a plan was made to weld a patch onto the ruptured area of the tank, a welder was contacted to perform the work and the water was turned back on. HAGC will proceed to get pricing to change the hot water system in the building.
- E.D. Gober advises the Board that HAGC is having a Public Hearing on July 12, 2023 at 1:00pm to amend the FY2023 Annual and Five Year PHA Plan to include the disposition of the 62 scattered site homes. In order for HAGC to fully reengage with the process we have to amend the plan to include the disposition and the public hearing gives the public an opportunity to give their opinion.
- E.D. Gober indicates HAGC was awarded additional mainstream vouchers and those households who meet the preference may apply, the household must contain a non-elderly individual with a disability, they must be transitioning out of institutional or other segregated setting, at serious risk of institutionalization, homeless or at risk of becoming homeless. HAGC is opening the Section 8 Housing Choice Voucher Program Waitlist for Mainstream Preference Only on June 1, 2023. Commissioner Kintzing asks how HAGC notifies the public of the waitlist opening, E.D. Gober indicates HAGC adds a notice on our website, publishes an ad in the local newspaper and communicate to social service organizations as we require a referral from the organizations that they meet the category.
- E.D. Gober indicates HAGC is expressing interest in additional VASH vouchers, we currently have twenty-four and Veteran Affairs has given HAGC a letter of support regarding need for additional vouchers in our area. E.D. Gober advises HUD decides the number of vouchers to award, once a determination is made it will be communicated to the Board.
- E.D. Gober indicates regarding financials, HAGC's year to date as of April 30, 2023 loss \$715K, year to date depreciation is about \$761K, other large noncash expenditures are OPEB in the amount of \$295K and GASB68 (unfunded pension liability) in the amount of \$316K. After considering all the non-cash expenses, HAGC is cash flow positive in the amount of \$658K. In respect to the debt ceiling matter if needed HAGC can carry gross payroll for 24 weeks, this is

concerning since some proposals are talking about increasing the debt ceiling if they cut the budget severely for 2024, which may be a 25% cut in our funding for 2024.

- E.D. Gober advises the Board that both HAGC and GHA have received their SEMAP (Section Eight Management Assessment Program) rating, both were rated as high performers.
- E. D. Gober discusses implementing HUDs regulations without receiving proper guidance from HUD, such as the NSPIRE inspection protocol.
- Chairman William W. Bain Jr. inquires about an article in the Board packets regarding Senator Booker introducing legislation to expand access to electric vehicles to public housing residents and how it would affect HAGC. D.E.D. Jeffrey Daniels advises the legislation is limited to Housing Authorities starting an EV rideshare program, where the Housing Authority would purchase the EV's and allow the residents to use them in a rideshare program.
- E.D. Gober indicated that Chairman Bain, Commissioner Kintzing, Solicitor Pierson and D.E.D. Daniels, Esq. visited the security control center and advises HAGC has been working on getting quotes for new camera systems. Chairman William W. Bain Jr. was pleased with the security control center and would like to investigate upgrading the camera and asks for a motion to do so for the safety of HAGC's residents and would like quotes and cost analysis for the next Board meeting. Commissioner Scott Kintzing makes a motion to investigate upgrading HAGC's security system cameras, Commissioner Brenden Garozzo seconds, all in favor.
- Commissioner Scott Kintzing discusses the cost of the emergency repair of the septic system at a NJ204-1 Scattered Site Home.

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

**AGENDA:**

- A. Review and Action of Minutes – APRIL 2023
- B. Consider Interim Bill List, 23-05 Sections A, B, C, D
- C. Consider Bill List 23-05 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**

|              |                                                                                                                                                            |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>23-44</b> | CONSIDER RESOLUTION AUTHORIZONG AN EMERGENCY REPAIR OF SEPTIC SYSTEM AT A NJ204-1 SCATTERED SITE UNIT PURSUANT TO N.J.S.A. 40a:11 EMERGENCY CONTRACTS      |
| <b>23-45</b> | CONSIDER RESOLUTION AUTHORIZING THE EXECUTION OF AN AMENDMENT TO AGREEMENT TO LEASE A PORTION OF CARINO PARK APARTMENTS ROOFTOP TO T-MOBILE NORTHEAST, LLC |
| <b>23-46</b> | CONSIDER RESOLUTION APPROVING CHSP GRANT AGREEMENT FOR CONGREGATE SERVICES                                                                                 |
| <b>23-47</b> | CONSIDER RESOLUTION AUTHORIZING CONTRACT WITH CERTAIN APPROVED STATE CONTRACT VENDORS FOR CONTRACTING UNITS                                                |
| <b>23-48</b> | CONSIDER RESOLUTION AUTHORIZING HAGC TO CONTINUE TO PARTICIPATE IN OMNIA PARTNERS GOVERNMENT PURCHANSING ALLIANCE                                          |
| <b>23-49</b> | CONSIDER RESOLUTION AUTHORIZING HAGC TO EXTEND PARTICIPATION IN CCE COOPERATING PRICING SYSTEM                                                             |
| <b>23-50</b> | CONSIDER RESOLUTION AUTHORIZING HAGC TO PARTICIPATE IN ESCM COOPERATING SYSTEM                                                                             |

**23-51** CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION  
**MOTION TO OPEN EXECUTIVE SESSION:**  
**MOTION:** Commissioner Scott Kintzing  
**SECOND:** 1<sup>st</sup> Vice Chairman John Giovannitti  
**ALL IN FAVOR**

**(MATTER OF CONTRACT NEGOTIATIONS)**

**MOTION TO CLOSE EXECUTIVE SESSION:**  
**MOTION:** 1st Vice Chairman John Giovannitti  
**SECOND:** Commissioner Brenden Garozzo  
**ALL IN FAVOR**

**23-52** CONSIDER RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO  
IMPLEMENT A COMPRESSED WORK WEEK PILOT PROGRAM

**MOTION TO CLOSE EXECUTIVE SESSION:**  
**MOTION:** Commissioner Scott Kintzing  
**SECOND:** Commissioner Brenden Garozzo  
**ALL IN FAVOR**

**MOTION TO APPROVE THE AGENDA ITEMS**

**MOTION:** Commissioner Scott Kintzing  
**SECOND:** 1<sup>st</sup> Vice Chairman John Giovannitti  
**ALL IN FAVOR**

** PUBLIC PORTION:**

Any comments from the public.

**MOTION TO OPEN PUBLIC PORTION:**

**MOTION:** 1<sup>st</sup> Vice Chairman John Giovannitti  
**SECOND:** Commissioner Brenden Garozzo  
**ALL IN FAVOR**

Seeing no members of the Public.

**MOTION TO CLOSE PUBLIC PORTION:**

**MOTION:** 1<sup>st</sup> Vice Chairman John Giovannitti  
**SECOND:** Commissioner Brenden Garozzo  
**ALL IN FAVOR**

** ADJOURNMENT:**

**MOTION TO ADJOURN:**

**MOTION:** Commissioner Scott Kintzing  
**SECOND:** 1<sup>st</sup> Vice Chairman John Giovannitti  
**ALL IN FAVOR**

**Respectfully submitted,**



**Kimberly Gober, Secretary**

**Dated: May 24, 2023**