



The Housing Authority of Gloucester County

ANNUAL BOARD MEETING

July 27, 2022

The Annual Meeting of the Housing Authority of Gloucester County was held at Riverwinds Restaurant, 1075 Riverwinds Dr., West Deptford, NJ on Wednesday, July 27, 2022 beginning at 12:00 P.M.

ROLL CALL:

The Secretary (Kimberly Gober) called the roll and the following answered "aye":

- ✓ Chairman William W. Bain, Jr.
- ✓ 1st Vice Chairman Daniel Reed
- ✓ 2nd Vice Chairman John Giovannitti
- ✓ Commissioner Scott Kintzing
- ✓ Commissioner Brenden Garozzo

And the following were absent:

- ✓ Commissioner Frank Smith

The Secretary notified the Solicitor that a quorum is present.

Also in attendance were:

- ✓ James Pierson, Esq., Solicitor
- ✓ Kimberly Gober, Executive Director
- ✓ Paul Letizia, AHO Director
- ✓ Nelly Rojas, Executive Assistant
- ✓ Grace Seeney, Finance Director
- ✓ Michael Jezierski, Accountant
- ✓ Elida Ortiz, HR Director

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."

ELECTION OF OFFICERS:

MOTION TO RE-APPOINT WILLIAM BAIN, JR AS CHAIRMAN:

MOTION: 1st Vice Chairman, Daniel Reed
SECOND: Commissioner, Scott Kintzing
ALL IN FAVOR

MOTION TO APPOINT JOHN GIOVANNITTI AS 1ST VICE-CHAIRMAN:

MOTION: 1st Vice Chairman, Daniel Reed
SECOND: Commissioner, Scott Kintzing
ALL IN FAVOR

MOTION TO APPOINT FRANK SMITH AS 2ND VICE-CHAIRMAN:

MOTION: Commissioner, Daniel Reed
SECOND: Commissioner, Scott Kintzing

ALL IN FAVOR

MOTION TO APPOINT SCOTT KINTZING AS TREASURER:

MOTION: Commissioner, Brenden Garozzo

SECOND: Commissioner, Daniel Reed

ALL IN FAVOR

 **EXECUTIVE DIRECTOR REPORT:**

- E. D. Gober informed the Board that there were substantial emergency repairs made at Carino Park due to water damage caused by a resident washing clothes in the bathtub. Most of the repairs were done in house which proved very cost effective. Residents were placed in hotel for a week while repairs were completed.
- E. D. Gober advises the Board that we are making an application to the Moving to Work (MTW) program offered by HUD. This program may be re-named "Local Innovative Solutions". The advantage to the housing authority is the designation of funds can be co-mingled, giving the authority more flexibility to address financial needs. Also, the authority can request waivers from HUD to better serve our populations. A Public hearing was held on July 8, 2022. The RAB was very supportive of this initiative. We also had enthusiastic approval of our participation in this program from Continuum of Care of Gloucester County. Resolution 22-71 provides authorization to submit the application.
- HUD has made several changes to the Family Self-Sufficiency program (FSS) guidelines. We need to formulate a new action plan to meet these guidelines and may require a special meeting to approve the plan and submit within the HUD deadline of September 30, 2022. E.D. Gober will work closely with Chairman Bain to meet this deadline. If we do not apply by Sept 30, we cannot apply for the FSS grant which last year was \$110,000.00.
- Harmony Gardens is the name of the new construction taking place in Glassboro. GHA and Pennrose are partnering on this project. They are hoping to open in October. All of the units have project-based vouchers. Applications opened on July 1. We have 134 applications. Units are for 55 and older with 17 units designated for special needs. Thirteen of the 17 special needs units do not have age restrictions.
- Some banks have been added to the annual agenda. When investment funds become available, we want the flexibility to purchase CDs or Money Market accounts with the most competitive rates. Operating accounts will remain with Hud affiliated banks.
- The Rowan College project is now called Residents at South College Drive. This is a Special needs project.
- We needed a new booster pump at Carino Park. Paul reported that is being installed today.
- Commissioner Scott Kintzing praised the integrity and strength of the listed banks in the new resolutions.

 **PUBLIC PORTION:**

Agenda items only.

MOTION TO OPEN PUBLIC PORTION:

MOTION: 1ST Vice-Chairman, John Giovannitti

SECOND: Commissioner, Daniel Reed

ALL IN FAVOR

Seeing no members of the Public,

MOTION TO CLOSE PUBLIC PORTION:

MOTION: Commissioner, Daniel Reed

SECOND: Treasurer, Scott Kintzing

ALL IN FAVOR

RESOLUTIONS

22-57	CONSIDER RESOLUTION DESIGNATING OFFICIAL NEWSPAPERS
22-58	CONSIDER RESOLUTION DESIGNATING ANNUAL SCHEDULE OF MEETINGS
22-59	CONSIDER RESOLUTION DESIGNATING OFFICIAL DEPOSITORY BANK FULTON BANK
22-60	CONSIDER RESOLUTION DESIGNATING OFFICIAL DEPOSITORY INVESTOR BANK
22-61	CONSIDER RESOLUTION DESIGNATING OFFICIAL DEPOSITORY PARKE BANK
22-62	CONSIDER RESOLUTION DESIGNATING OFFICIAL DEPOSITORY FIRST HARVEST CREDIT UNION
22-63	CONSIDER RESOLUTION DESIGNATING OFFICIAL DEPOSITORY WSFS BANK
22-64	CONSIDER RESOLUTION AUTHORIZING ELECTRONIC FUNDS TRANSFER (EFT)
22-65	CONSIDER RESOLUTION APPROVING ANNUAL REVIEW OF POLICY WITH RESPECT TO THE FILING OF NOTICES OF TORT CLAIMS IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY TORT CLAIMS ACT, N.J.S.A. 59:8-6.
22-66	CONSIDER RESOLUTION APPROVING ANNUAL REVIEW OF POLICY WITH RESPECT TO INDEMNIFICATION OF COMMISSIONERS AND EMPLOYEES CONSISTENT WITH N.J.S.A. 59: 10-4
22-67	CONSIDER RESOLUTION APPROVING ANNUAL REVIEW OF POLICY WITH RESPECT TO REIMBURSEMENT OF AUTHORITY COMMISSIONERS OR EMPLOYEES FOR COST OF DEFENDING AGAINST CRIMINAL CHARGES
22-68	CONSIDER RESOLUTION APPROVING ANNUAL REVIEW OF CODE OF CONDUCT POLICY
22-69	RESOLUTION AUTHORIZING THE APPOINTMENT OF HARRY W. ELTON TO THE BOARD OF TRUSTEES OF NEW SHARON HOUSING DEVELOPMENT CORPORATION
22-70	RESOLUTION AUTHORIZING EMERGENCY REPAIRS AND RELOCATION DUE TO FLOODING CARINO PARK APARTMENTS
22-71	RESOLUTION AUTHORIZING APPLICATION TO OBTAIN MTW DESIGNATION UNDER THE ASSET BUILDING COHORT OF THE MTW EXPANSION
22-72	RESOLUTION AUTHORIZING DISPOSITION AND WRITE OFF OF EXPENDED PROPERTY
22-73	RESOLUTION AUTHORIZING MEMBER PARTICIPATION IN A COOPERATIVE PRICING SYSTEM
22-74	RESOLUTION APPROVING THE REVISION OF THE CHECK SIGNING AUTHORIZATION POLICY
22-75	RESOLUTION AUTHORIZING THE EXPENDITURE OF NON-FEDERAL GENERAL OPERATING FUNDS FOR THE CELEBRATION OF THE HAGC 50TH ANNIVERSARY
22-76	RESOLUTION AUTHORIZING EXECUTIVE SESSION - TABLED

AGENDA:

- A. Review and Action of Minutes – June 2022
- B. Consider Interim Bill List, 22-07 Sections A, B, C, D
- C. Consider Bill List 22-07 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

COMMENTS OR GENERAL QUESTIONS FROM THE PUBLIC:

MOTION TO OPEN PUBLIC PORTION:

MOTION: 1ST Vice-Chairman, John Giovannitti

SECOND: Commissioner, Brenden Garozzo

ALL IN FAVOR

Seeing no members of the Public,

MOTION TO CLOSE PUBLIC PORTION:

MOTION: Commissioner, Daniel Reed

SECOND: Treasurer, Scott Kintzing

ALL IN FAVOR

No public present. The public was notified of the change in time and location of this meeting within the required timeframe.

MOTION TO ACCEPT AGENDA AS PRESENTED:

MOTION: 1ST Vice-Chairman, John Giovannitti

SECOND: Commissioner, Brenden Garozzo

ALL IN FAVOR

Note: Treasurer, Scott Kintzing abstained from the vote on Resolutions 22-59, 22-60, 22-61, 22-62, and 22-63.

COMMENTS OR CONCERNS FROM THE COMMISSIONERS

- Mention was made of the efficiency of the staff. Information is provided in a timely and accurate manner.
- The leadership of Commissioners and the amount of expertise that they bring to every meeting has saved time and money for our projects.
- The Executive Director keeps everything running smoothly. She is extremely diligent in her job and maintains a sharp eye on details.
- The fact that HAGC is celebrating 50th anniversary this year and has had only two chairmen in that time has provided stability of leadership making for a strong organization.

ADJOURNMENT:

MOTION TO ADJOURN:

MOTION: Commissioner Daniel Reed

SECOND: 1st Vice Chairman John Giovannitti

ALL IN FAVOR

Respectfully submitted,



Kimberly Gober, Secretary

Dated: July 27, 2022