



The Housing Authority of Gloucester County

REGULAR BOARD MEETING

MARCH 27, 2024

A Regular Meeting of the Housing Authority of Gloucester County was held at 120 pop Moylan Blvd. Deptford, NJ 08096, on Wednesday, March 27, 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
- ✓ Paul Letizia, AHO Director
- ✓ Grace Turchi, Finance 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."



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 Daniel Reed

SECOND: Commissioner Scott Kintzing

ALL IN FAVOR

EXECUTIVE DIRECTOR REPORT:

- E.D. Gober summarizes this month's agenda. RES# 24-20 asks the Board to approve the purchase of SmartBurners using Capital funds for Deptford Park and Carino Park Apartments. HAGC sees numerous cooking incidents that cause the smoke alarms to activate. The SmartBurners will aid in preventing such incidents by cutting the heat to the stove once it becomes too hot. AHO Director Paul Letizia has been researching such products and believes the SmartBurners will best benefit HAGC. Smartburners will also be purchased for Colonial Park Apartments and may be purchased for the remaining sites if proven beneficial. RES# 24-21 asks the Board to approve the purchase of a new Boom Lift with capital funds needed for regular maintenance, the current lift is about 20 years old, and the circuit board is faulty and is unable to be repaired. RES# 24-22 asks the Board to extend the self-insured group health care benefit plan for eligible HAGC employees, their eligible dependents & other eligible persons Hardenburgh insurance. HAGC is amending the plan documents to include the requirement for specialty drugs to be purchased overseas when available with assistance from IAA to HAGC employees. RES# 24-23 and 24-24 are annual reviews of plans with no significant changes. RES#24-26 asks the Board to approve the purchase of a vehicle for HAGC operations using Public Housing Operating funds. The agenda also contains three emergency resolutions, RES# 24-27 and 24-28 regarding domestic hot water issues at Carino Park, HAGC had the need to use two different vendors for these repairs who performed different services and RES# 24-29 regarding boiler repairs at Deptford Park.
- AHO Director Paul Letizia provides the Board with a brief summary of the status of the Residences at South College Drive Project. In the last two weeks two stair towers and elevator shafts have been completed. The temporary electric pole has been installed, underground conduit for electric service will be started and over the next two weeks Gardner will be erecting steel and completing slab plumbing along with burying the electrical conduit at the site. Also the finalizing of lighting fixtures and door hardware for interior doors is in process, there is about a twenty-three-week timeframe to receive the items on site. There has been only one missed day due to weather on 3/21/24.
- E.D. Gober indicates the GCHDC met and approved two change orders for the contract regarding the Residences at South College Drive Project, one being value engineering insulation providing a \$54K savings and two regarding the windows which was a \$4,300 increase. The GCHDC also approved draw four in the amount of \$381,519.99.
- E.D. Gober indicates HUD Secretary Marsha Fudge has resigned from her position.
- E.D. Gober indicates the 2024 budget has been passed, HAGC has not received notification for our particular funding but anticipates we will in the next two months.
- E.D. Gober indicates the President's 2025 budget is included in the Board packets.
- E.D. Gober indicates NJNAHRO included an article in their latest newsletter regarding the Residences at South College Drive.
- E.D. Gober indicates Governor Murphy has recently signed legislation regarding affordable housing and how the requirements of COAH units will be increased for many municipalities.
- E.D. Gober indicates that lead-based paint inspections on HAGC's Scattered Site Houses have recently been completed and all have passed, the inspections were needed to comply with the State's lead-based paint safety requirement.
- E.D. Gober indicates that GHA has accumulated about thirteen vacancies, particularly at Williams and Grillo Street which are mostly original to their construction in the late sixties' early seventies. The AHO Department has been updating the units as able to. The Leasing staff conducted an open house that took place on February 23, 2024 which was a success, all units have been leased up. E.D. Gober indicates when GHA converted the 104 units to the RAD Program the rents were not sufficient to carry the operations, when compared to current fair market rents, GHA rent are about 60% of the fair market rents. E.D. Gober indicates she participated in a call with HUD and is trying to revisit ideas on how to increase these rents.
- E.D. Gober indicates HAGC's 2022 audit has been accepted by REAC and the 2023 audits are underway. The 2023 financial statements have been submitted in advance of the deadline, the total for HAGC and all operations reported on HAGC's financial statements showed an excess of \$1.1M in revenue and when adjusted with depreciation, GASB 68 and OPEB shows a positive of about \$5M. HAGC operating expenses have increased significantly along with the new collective bargaining agreement.

NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS

AGENDA:

- A. Review and Action of Minutes – FEBRUARY 2024
- B. Consider Interim Bill List, 24-03 Sections A, B, C, D
- C. Consider Bill List 24-03 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
- E. Consider Acknowledgment of Pop Moylan, Colonial Park LP Sections G, H, I, J

RESOLUTIONS

<u>24-16</u>	RESOLUTION APPROVING EXTENSION OF CONTRACT FOR COIN OPERATED LAUNDRY EQUIPMENT – DEPTFORD PARK APARTMENTS
<u>24-17</u>	RESOLUTION APPROVING EXTENSION OF CONTRACT FOR COIN OPERATED LAUNDRY EQUIPMENT – CARINO PARK APARTMENTS
<u>24-18</u>	RESOLUTION APPROVING EXTENSION OF CONTRACT FOR TRASH REMOVAL SERVICES - DEPTFORD PARK APARTMENTS
<u>24-19</u>	RESOLUTION APPROVING EXTENSION OF CONTRACT FOR TRASH REMOVAL SERVICES - CARINO PARK APARTMENTS
<u>24-20</u>	RESOLUTION AUTHORIZING PURCHASE FROM APPROVED VENDOR PARTICIPATING IN A NATIONAL COOPERATIVE PURCHASING AGREEMENT SYSTEM - HD SUPPLY - SMARTBURNERS
<u>24-21</u>	RESOLUTION AUTHORIZING PURCHASE FROM APPROVED VENDOR PARTICIPATING IN A NATIONAL COOPERATIVE PURCHASING AGREEMENT SYSTEM – EASTERN LIFT TRUCK – GENIE TZ-50 BOOM LIFT
<u>24-22</u>	RESOLUTION EXTENDING THE SELF-INSURED GROUP HEALTH CARE BENEFIT PLAN FOR ELIGIBLE HAGC EMPLOYEES, THEIR ELIGIBLE DEPENDENTS & OTHER ELIGIBLE PERSONS HARDENBERGH INSURANCE
<u>24-23</u>	RESOLUTION APPROVING ANNUAL UPDATE TO HAGC’S ALL HAZARD EMERGENCY PREPAREDNESS AND RESPONSE PLAN
<u>24-24</u>	RESOLUTION APPROVING ANNUAL REVIEW OF HAGC’S WATER MANAGEMENT PLAN
<u>24-25</u>	RESOLUTION AUTHORIZING AN AGREEMENT FOR PROFESSIONAL FINANCIAL CONSULTING SERVICES
<u>24-26</u>	PURCHASE FROM APPROVED VENDOR PARTICIPATING IN A STATE COOPERATIVE PURCHASING AGREEMENT SYSTEM – MALL CHEVROLET – 1 VEHICLE
<u>24-27</u>	RESOLUTION RATIFYING EMERGENCY CONTRACT FOR BOILER REPAIRS PURSUANT TO N.J.S.A. 40A:11-6– CARINO PARK – BRADLEY-SCIOCCHETTI INC.
<u>24-28</u>	RESOLUTION RATIFYING EMERGENCY CONTRACT FOR BOILER REPAIRS PURSUANT TO N.J.S.A. 40A:11-6– CARINO PARK - GE MECHANICAL, LLC
<u>24-29</u>	RESOLUTION RATIFYING EMERGENCY CONTRACT FOR BOILER REPAIRS PURSUANT TO N.J.S.A. 40A:11-6– DEPTFORD PARK - GE MECHANICAL, LLC
<u>24-30</u>	RESOLUTION AUTHORIZING EXECUTIVE SESSION - TABLED

MOTION TO APPROVE THE AGENDA ITEMS

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



PUBLIC PORTION:

Any comments from the public.

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 Daniel Reed

SECOND: Commissioner Scott Kintzing

ALL IN FAVOR



ADJOURNMENT:

MOTION TO ADJOURN:

MOTION: Commissioner Daniel Reed

SECOND: Commissioner Scott Kintzing

ALL IN FAVOR

Respectfully submitted,

Kimberly Gober, Secretary

Dated: March 27, 2024