



The Housing Authority of Gloucester County

REGULAR BOARD MEETING

NOVEMBER 20, 2024

A Regular Meeting of the Housing Authority of Gloucester County was held at 120 Pop Moylan Blvd. Deptford, NJ 08096, on Wednesday, November 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
- ✓ Maria Acevedo
- ✓ Paul Letizia, AHO Director
- ✓ John Rasmus, Modernization Coordinator
- ✓ 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: 2nd Vice Chairman Brenden Garozzo

SECOND: Treasurer Scott Kintzing

ALL IN FAVOR

Seeing no members of the Public.

MOTION TO CLOSE PUBLIC PORTION:

MOTION: Commissioner Daniel Reed

SECOND: 2nd Vice Chairman Brenden Garozzo

ALL IN FAVOR

EXECUTIVE DIRECTOR REPORT:

- E.D. Gober reminds the board that a resolution was previously approved for a negotiation for the Inspira Life Program to come in and provide services to help our residents age in place. This is a good way for our Congregate Program to grow. The agreement is 99% complete and will be presented to the council for review. When the program first started, it was a center-based program where all of the services were at the Inspira Life Center in Vineland and Williamstown. Now the model is changed to a community-based model at the resident's apartment. The program will start one building at a time and Carino Park is scheduled for December.
- E.D. Gober informs the board that she anticipates the administrative offices will be completed in December.
- Graces Turchi, Finance Director, gives a summary of the rejection of audited financials from HUD. There were five minor items listed which were fixed and resubmitted.
- E.D. Gober states that the contracts and recommendations for professional services include legal, primary and secondary, audit and development consultants. Snow removal contracts are being extended.
- E.D. Gober discusses the resolution requesting permission to revise the schedule of personnel positions, adding a full time Administrative Specialist position due to Inspira Life added administrative tasks and the increase in processing Reasonable Accommodation requests.
- E.D. Gober informs while she was at the conference, the person giving the OIG presentation showed interest in visiting all the Housing Authorities in his jurisdiction. She feels the HAGC should invite them to speak to management, board and counsel.

NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS

AGENDA:

- A. Review and Action of Minutes – OCTOBER 2024
- B. Consider Interim Bill List, 24-10 Sections A, B, C, D
- C. Consider Bill List 24-10 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

24-103	CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR PRIMARY AND SECONDARY LEGAL SERVICES FY25 – RFP #24-004 MOTION: Treasurer Scott Kintzing SECOND: 2nd Vice Chairman Brenden Garozzo
24-104	CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR AUDIT SERVICES FYE 2024 – RFP #24-005 MOTION: Treasurer Scott Kintzing SECOND: 2nd Vice Chairman Brenden Garozzo
24-105	CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR HOUSING DEVELOPMENT CONSULTANT SERVICES FY25 - RFP #24-006 MOTION: Treasurer Scott Kintzing SECOND: 2nd Vice Chairman Brenden Garozzo
24-106	CONSIDER RESOLUTION AUTHORIZING EXTENSION OF THE CONTRACT FOR SNOW REMOVAL - DEPTFORD PARK MOTION: Treasurer Scott Kintzing SECOND: 2nd Vice Chairman Brenden Garozzo

24-107	CONSIDER RESOLUTION AUTHORIZING EXTENSION OF THE CONTRACT FOR SNOW REMOVAL - CARINO PARK MOTION: Treasurer Scott Kintzing SECOND: 2nd Vice Chairman Brenden Garozzo
24-108	CONSIDER RESOLUTION AWARDDING CONTRACT FOR ACTUARY REPORT - GASB75 FOR OTHER POST-EMPLOYMENT BENEFITS MOTION: Treasurer Scott Kintzing SECOND: 2nd Vice Chairman Brenden Garozzo
24-109	CONSIDER RESOLUTION VOIDING OUTSTANDING CHECKS WRITTEN ON VARIOUS ACCOUNTS MOTION: Treasurer Scott Kintzing SECOND: 2nd Vice Chairman Brenden Garozzo
24-110	CONSIDER RESOLUTION ESTABLISHING REVISED PERSONNEL POSITIONS MOTION: Treasurer Scott Kintzing SECOND: 2nd Vice Chairman Brenden Garozzo
24-111	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION - TABLED

MOTION TO APPROVE ALL AGENDA ITEMS
MOTION: Treasurer Scott Kintzing
SECOND: 2nd Vice Chairman Brenden Garozzo
 ALL IN FAVOR



PUBLIC PORTION:

Any comments from the public.

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: Treasurer Scott Kintzing
SECOND: 1st Vice Chairman John Giovannitti
 ALL IN FAVOR



ADJOURNMENT:

MOTION TO ADJOURN:

MOTION: Commissioner Daniel Reed
SECOND: 2nd Vice Chairman Brenden Garozzo
 ALL IN FAVOR

Respectfully submitted,

Kimberly Gober,

Dated: November 20, 2024