



The Housing Authority of Gloucester County

REGULAR BOARD MEETING

NOVEMBER 19, 2025

A Regular Meeting of the Housing Authority of Gloucester County was held at the Joseph A. Reed Board Room located at 100 Pop Moylan Blvd., Deptford, NJ 08096, on Wednesday, November 19, 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:

- ✓ None.

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
- ✓ Christine Moore, Public

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: 2nd Vice Chairman Brenden Garozzo

ALL IN FAVOR

Public present, no comments.

MOTION TO CLOSE PUBLIC PORTION:

MOTION: Commissioner Scott Kintzing

SECOND: 2nd Vice Chairman Brenden Garozzo
ALL IN FAVOR

EXECUTIVE DIRECTOR REPORT:

- E.D. Gober discusses HAGC's Housing Choice Voucher Programs shortfall designation, HAGC has made shortfall application to HUD that is under review but HUD has not issued notification regarding the amount of shortfall funding. HAGC anticipates receiving the shortfall funding sometime in December 2025, HAGC has to make Housing Assistance Payments on December 1. The Board has a policy on how HAGC will handle a shortfall in funding, E.D. Gober and D.E.D. Daniels review the policy with the Board and discuss HAGC's HCV shortfall. If the shortfall funding (\$624,000) is not approved, the result would be the termination of 544 HAP contracts.
- E.D. Gober discusses new Public Housing Cash Management requirements that are to be effective 1/1/2026, this change is regarding how HUD will manage the Public Housing Operating Subsidy. HUD has yet to provide additional guidance or technical assistance. PHADA is advocating that this requirement be delayed as Housing Authorities are not understanding how to implement.
- E.D. Gober indicates that she had the pleasure of meeting Jason Loughran, HUD Regional Administrator (Region II), at the NJNAHRO conference.
- AHO Director, Paul Letizia discusses maintenance issues at Carino Park Apartments, regarding air in the boiler lines that provide heat to the tenants and the failure of a generator transfer switch, all is operational.
- E. D. Gober has been elected President of NJNAHRO.

COMMENTS OR CONCERNS FROM THE COMMISSIONERS

AGENDA:

- A. Review and Action of Minutes – OCTOBER 2025
- B. Consider Approval of HAGC Interim Bill List, 25-11 Sections A, B, C, D, E
- C. Consider Ratification of Interim Bill List, 25-11 Sections A, B and Acknowledgment of Sections C, D
- D. Consider Approval of HAGC Bill List, 25-11 Sections F, G, H, I
Consider Ratification of Bill List, 25-11 Sections A, B, C, D, E, F, G, H, I and Acknowledgment of Sections J, K, L, M

RESOLUTIONS

25-104	CONSIDER RESOLUTION AUTHORIZING REVISION OF THE PETTY CASH IMPREST FUNDS
25-105	CONSIDER RESOLUTION VOIDING OUTSTANDING CHECKS WRITTEN ON VARIOUS ACCOUNTS
25-106	CONSIDER RESOLUTION RATIFYING EMERGENCY CONTRACT FOR REPLACEMENT OF AN AIR HANDLER CONTROL BOARD PURSUANT TO N.J.S.A. 40A:11-6 – DEPTFORD PARK APARTMENTS

MOTION TO APPROVE AGENDA ITEMS 25-104 through 25-106

MOTION: Commissioner Scott Kintzing
SECOND: 2nd Vice Chairman Brenden Garozzo
ALL IN FAVOR

25-107	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION MOTION TO OPEN EXECUTIVE SESSION MOTION: Commissioner Scott Kintzing
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SECOND: 2nd Vice Chairman Brenden Garozzo
ALL IN FAVOR

- Contract Negotiation
- Personnel

MOTION TO CLOSE EXECUTIVE SESSION

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

**MOTION TO CONTINUE TBRA CONTRACT PAYMENTS FOR THE MONTH OF DECEMBER 2025
AND REQUEST THE COUNTY TO COMMIT TO REIMBURSEMENT OF SAID PAYMENTS**

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

**MOTION TO ADOPT THE EMPLOYEE PERSONAL USE OF AUTOMOBILE ACCIDENT PROPERTY
DAMAGE REIMBURSEMENT POLICY**

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



PUBLIC PORTION:

MOTION TO OPEN PUBLIC PORTION:

MOTION: Commissioner Scott Kintzing
SECOND: 2nd Vice Chairman Brenden Garozzo
ALL IN FAVOR

Public present, no comments.

MOTION TO CLOSE PUBLIC PORTION:

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



ADJOURNMENT:

MOTION TO ADJOURN:

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

Respectfully submitted,

Kimberly Gober, Secretary

Dated: November 19, 2025