



# **The Housing Authority of Gloucester County**

REGULAR BOARD MEETING

*OCTOBER 16, 2024*

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**A Regular Meeting of the Housing Authority of Gloucester County was held at 120 Pop Moylan Blvd. Deptford, NJ 08096, on Wednesday, October 16, 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.
- ✓ 1<sup>st</sup> Vice Chairman John Giovannitti
- ✓ 2<sup>nd</sup> Vice Chairman Brenden Garozzo
- ✓ Treasurer Scott Kintzing
- ✓ 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, Esq., Deputy Executive Director
- ✓ Nelly Rojas, Executive Assistant
- ✓ 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: 1<sup>st</sup> Vice Chairman John Giovannitti

SECOND: Treasurer Scott Kintzing

ALL IN FAVOR

Seeing no members of the Public.

### **MOTION TO CLOSE PUBLIC PORTION:**

MOTION:

SECOND:

ALL IN FAVOR

## **EXECUTIVE DIRECTOR REPORT:**

- E.D. Gober reminds the Board that she and some staff will be attending the MRI User Conference October 19, 2024, through October 23, 2024. As a result of rescheduling the meeting to earlier in the month, there are no financial reports.
- E.D. Gober indicates that HAGC was selected for a VMS (Voucher Management System) review. All documents requested by HUD were submitted on October 11, 2024.
- E.D. Gober informs NJ NAHRO is having a Fall Conference on November 19-20, 2024 in Atlantic City which she will be attending. It falls on the day of the next HAGC Board meeting, however she will be present at the meeting. GHA will be having their Board Meeting November 19, 2024, and Deputy Executive Director Jeff Daniels, will be covering that meeting.
- E.D. Gober informs that PHADA will be having a Conference from January 5<sup>th</sup>-8<sup>th</sup>, 2025 in Florida. She will be attending.
- E.D. Gober indicates the Housing Choice Voucher Program will be opening the wait list for families that qualify for a Lease in Place Preference. If someone is struggling to pay rent and meet all the eligibility requirements, they can be serviced sooner. This preference will help some additional families quickly and increase the utilization of the voucher. A notice will be published in the very near future. The HCV waitlist for Veterans and the Mainstream Preferences remain open.
- E.D. Gober indicates HAGC continues to work on the 204-1 disposition. HUD made changes to the program which may be beneficial to us.
- E.D. Gober states that the Federal Government is operating under a Continuing Resolution until December 20, 2024, we should continue to advocate for Congress to adopt a budget before year end. We must submit our budget to the state, but we don't know what our funding will be.
- E.D. Gober states that HOTMA has been discussed before and there have been changes. HUD has issued guidance; it will change the way the participants rent is calculated.
- E.D. Gober indicates the Agency Plan that the Commissioners approved last month has been submitted to HUD.
- E.D. Gober states that we are in conversation with Dr. Keating on how the supportive services will be designed for the Rowan College Project.
- E.D. Gober discusses from an informational perspective, Colonial Park was refinanced in 2014, there was a new RTU put on the roof. It never functioned as designed, and we can't find anyone to service them, so we are recommending that they be replaced and seeking approval from the NJHMFA.
- E.D. Gober states that HAGC administers a Family Self-Sufficiency Program, and we are applying for renewal funding for the program coordinator from HUD, with Board approval.
- E.D. Gober states that HAGC timely submitted the ROSS application last month.

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

## **AGENDA:**

- A. Review and Action of Minutes – SEPTEMBER 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

<b>24-97</b>	<b>RESOLUTION APPROVING BUDGET FY2025</b> <b>ROLL CALL VOTE</b> <b>MOTION:</b> 1 <sup>st</sup> Vice Chairman John Giovannitti <b>SECOND:</b> Treasurer Scott Kintzing
<b>24-98</b>	<b>RESOLUTION APPROVING REVISED PERSONNEL POLICY</b> <b>MOTION:</b> 1 <sup>st</sup> Vice Chairman John Giovannitti <b>SECOND:</b> Treasurer Scott Kintzing
<b>24-99</b>	<b>RESOLUTION AUTHORIZING DISPOSITION AND WRITE OFF OF EXPENDED PROPERTY</b> <b>MOTION:</b> 1 <sup>st</sup> Vice Chairman John Giovannitti <b>SECOND:</b> Treasurer Scott Kintzing
<b>24-100</b>	<b>RESOLUTION APPROVING REVISIONS TO PH FLAT RENTS</b> <b>MOTION:</b> 1 <sup>st</sup> Vice Chairman John Giovannitti <b>SECOND:</b> Treasurer Scott Kintzing
<b>24-101</b>	<b>RESOLUTION AUTHORIZING APPLICATION FOR FUNDS ADVERTISED IN HUD NOFA – FSS PROGRAM</b> <b>MOTION:</b> 1 <sup>st</sup> Vice Chairman John Giovannitti <b>SECOND:</b> Treasurer Scott Kintzing
<b>24-102</b>	<b>RESOLUTION AUTHORIZING EXECUTIVE SESSION - TABLED</b>

### **MOTION TO APPROVE ALL AGENDA ITEMS**

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

**SECOND:** Treasurer Scott Kintzing

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:** Treasurer 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:** Treasurer Scott Kintzing

ALL IN FAVOR

## **ADJOURNMENT:**

### **MOTION TO ADJOURN:**

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

**SECOND:** Chairman William W. Bain, Jr.

ALL IN FAVOR

Respectfully submitted,



**Kimberly Gober,**

**Dated: October 16, 2024**