



# **The Housing Authority of Gloucester County**

## REGULAR BOARD MEETING

*October 26, 2022*

**A Regular Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkins Building, on Wednesday, October 26, 2022 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
- ✓ Commissioner Dan Reed
- ✓ Treasurer Scott Kintzing

**And the following were absent:**

- ✓ 2nd Vice Chairman Frank Smith
- ✓ Commissioner Brenden Garozzo

**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 Jeziarski, 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: 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

## EXECUTIVE DIRECTOR REPORT:

- E. D. Gober mentions resolution 22-102 regarding the Budget FY2023, was prepared in accordance with NJDCA guidelines and requires a roll call vote. Finance Director Grace Seeney indicates the budget's revenue is consistent with expected funding. Operating expenses are up, due to the opening of new positions, fringe expenses are also up based on OPEB increases. Maintenance and supplies cost continue to increase.
- Treasurer Kintzing asks how reliable the numbers from revenue are, since the largest amount we expect to receive is from HUD. E.D. Gober indicates that the country is operating under a continuance resolution, so we are hoping the funding remains consistent with what we expect, however, there is no certainty until an actual spending bill is passed.
- E.D. Gober indicates that as reflected in the budget, the financial statements in this month packets include a GAAP loss of \$1.7M due to OPEB numbers increasing, with a YTD of \$551K, Depreciation is \$1.36M and \$325K for GASB68, which is the pension expense. These entries amount to about \$2.2M in non-cash entries we must recognize as expenses under GAAP.
- Treasurer Kintzing asks if cash flow was adequate. E.D. Gober responds that as a whole (including all programs) the cash flow is adequate; however, the Section 8 HCV program is still under-leased, and the administrative fees received are currently funded at 89% of what HUD thinks it takes to operate the program. HUD does not consider OPEB, Depreciation or pension expenses when making their calculations.
- E.D. Gober mentions the State has announced a proposal to increase the insurance premium for state funded health insurance by 24%. HAGC's self-funded health plan is modeled after the state's plan, we will review if the proposal is approved and how it may affect our plan next February.
- Social Security is providing a 8.7% increase on their Cost of Living Adjustment (COLA), helping increase the income for some of our residents.
- E. D. Gober indicates there will be an increase in the rent amount for NESH by \$20 (2.6%). Rent amount are not sufficient to cover operating costs and we have not been allowed by the NJHMFA to request an increase in the last 2 years. HAGC could have requested a higher amount but did not want to overextend the residents.
- E.D. Gober adds there is an article in the packet regarding current algorithms used to set rent amounts, these companies are advising landlords to sit on vacant units, instead of lowering the asking price. This trend is pushing the rental market up and our participants are having a tough time finding affordable rents.
- E.D. Gober gives an update on the status of the security plan. Colonial Park is being outfitting the Security Operation Center, monitors are installed to receive the camera's feed. A security vehicle has been purchased and will be delivered Friday; a contract has been signed with LifeStation; the Supervisory position will be posted soon. HAGC has advised the residents of the changes at resident's meetings. E.D. Gober and AHO Director Paul Letizia had a conference call with HUD earlier today to discuss the changes as well.
- E.D. Gober thanks all commissioners for attending the 50<sup>th</sup> Anniversary celebration and in the packets, there are letters of appreciation from 2<sup>nd</sup> Vice-Chairman Frank Smith and former E.D. Frank Cossaboon. Chairman Bain Jr. adds that he was very proud of the preparation and performance from every staff member of the HAGC that helped put together the event, it was a job well done. HAGC will carry the torch for those who started our organization back in the day.

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

## **AGENDA:**

- A. Review and Action of Minutes – SEPTEMBER 22 and SEPTEMBER 28, 2022
- B. Consider Interim Bill List, 22-10 Sections A, B, C, D
- C. Consider Bill List 22-10 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
- E. Consider Acknowledgment of Pop Moylan, Colonial Park LP Sections G, H, I, J

## **RESOLUTIONS**

22-102	CONSIDER RESOLUTION APPROVING BUDGET FY2023 ROLL CALL ALL IN FAVOR
22-103	CONSIDER RESOLUTION APPROVING EXTENSION OF CONTRACT FOR SNOW REMOVAL – DEPTFORD PARK
22-104	CONSIDER RESOLUTION APPROVING EXTENSION OF CONTRACT FOR SNOW REMOVAL – CARINO PARK
22-105	CONSIDER RESOLUTION RATIFYING AUTHORIZATION TO PROCEED WITH SECURITY PLAN
22-106	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION MOTION TO GO INTO EXECUTIVE SESSION: 1st Vice Chairman John Giovannitti SECOND: Commissioner Dan Reed <ul style="list-style-type: none"><li>• PERSONNEL MATTERS DISCUSSION</li></ul> MOTION TO GO OUT OF EXECUTIVE SESSION: 1st Vice Chairman John Giovannitti SECOND: Commissioner Dan Reed

### **MOTION TO APPROVE THE AGENDA ITEMS**

MOTION: 1st Vice Chairman John Giovannitti  
SECOND: Commissioner Dan Reed  
ALL IN FAVOR

## **PUBLIC PORTION:**

Any comments from the public.

### **MOTION TO OPEN PUBLIC PORTION:**

MOTION: Treasurer, Scott Kintzing  
SECOND: 1st Vice Chairman John Giovannitti  
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: 1st Vice Chairman John Giovannitti

SECOND: Commissioner, Dan Reed

ALL IN FAVOR

**Respectfully submitted,**



**Kimberly Gober, Secretary**

**Dated: October 26, 2022**