



The Housing Authority of Gloucester County

REGULAR BOARD MEETING

APRIL 28th, 2021

A Regular Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkis Building, on April 28, 2021 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.
- ✓ 2nd Vice Chairman John Giovannitti (virtually)
- ✓ Commissioner Scott Kintzing (virtually)
- ✓ Commissioner Brenden Garozzo (virtually)
- ✓ Commissioner Frank Smith (virtually)

And the following were absent:

- ✓ 1st Vice Chairman Daniel Reed

The Secretary notified the Solicitor that a quorum is present.

Also in attendance were:

- ✓ Jeff Daniels, Esq., Solicitor
- ✓ Kimberly Gober, Executive Director
- ✓ Paul Letizia, AHO Director
- ✓ Jessica Laine, Esq., Assistant Executive Director (virtually)
- ✓ Nelly Rojas, Administrative Assistant
- ✓ Dana Dunfee, Administrative Aide (virtually)
- ✓ Grace Seeney, Finance Director (virtually)
- ✓ Michael Jezierski, Accountant (virtually)

SOLICITOR:

The Solicitor stated, "In accordance with the Open Public Meetings Act of 1975, this meeting is called to order pursuant to both, adequate notice and electronic notice of a 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, a copy of which has been posted publicly and a copy of which has been posted online in the Authority's website in accordance with the law. Members of the public may make public comments remotely during a remote public meeting when permitted in accordance with the meeting agenda. Members of the public may submit public comments in writing forty-eight hours in advance of a remote public meeting to be read aloud during public comment. All public comments, whether made remotely or in writing in advance of a remote public meeting, shall be limited to five (5) minutes per person. Members of the public attending the meeting shall be muted until public comments are permitted, at which time they may ask to be recognized. In the event that a member of the public becomes disruptive during a remote public meeting, including during public comment, the Board Chair, or his/her designee, shall mute or continue muting such disruptive member

of the public. After receiving a warning, continued disruptive acts may result in such disruptive individual being muted, kept on mute for the remainder of the meeting, or removed from the meeting at the discretion of the Board Chair. During the course of the meeting, a portion of the meeting may be closed to the public to discuss matters falling under exceptions to the Open Public Meetings Act”.

PUBLIC PORTION:

Agenda items only.

Motion to open Public Portion:

MOTION: 2nd Vice Chairman John Giovannitti

SECOND: Commissioner Brenden Garozzo

ALL IN FAVOR

Seeing no members of the Public, (virtually)

Motion to Close Public Portion:

MOTION: 2nd Vice Chairman John Giovannitti

SECOND: Commissioner Brenden Garozzo

ALL IN FAVOR

EXECUTIVE DIRECTOR REPORT:

- E.D. Gober indicates the development team for the RCSJ project met, Deptford Townships' Redevelopment Plan will be introduced May 3rd and adopted June 14th. The funding source identified is the NJDCA affordable housing trust fund who have opened to accept applications which are due June 30th.
- E.D. Gober indicates the NJHMFA visited Colonial Park on February 26, 2021 to perform a Management Review and we received a rating of Superior. E.D. Gober thanks AHO Director, Paul Letizia and his staff for a job well done.
- E.D. Gober indicates that HUD is resuming inspections on June 1st, they are not going to score they are just looking for health and safety hazards.
- The Financial report indicates a net loss of \$597,000, after depreciation. OPEB and GASB adjustments are positive \$153,000. It also shows an approximately \$77,000 increase to salaries based to the average of Jan. and Feb., from the retro issued March 31st.
- E.D. Gober indicates in the agenda is resolution #21-26, a resolution of appreciation for the County of Gloucester for all they did for our staff and residents, coming out to administer the vaccines. The COVID numbers included in the packet show a downward trend. We will reach out to the County to see if they will come out one last time to administer the single dose J&J vaccine for those that can not get to the mega site. Our buildings are about 80% vaccinated.
- E.D. Gober indicates that last Board Meeting a resolution for Excess Liability insurance was rejected, resolution #21-22 is on the agenda this meeting for Excess Liability insurance after being rebid.
- Chairman William W. Bain Jr. adds the bid was reissued for Excess Liability insurance and the only company to respond was the same company as before with no bid changes. Also included in the agenda are two resolutions ratifying approval for emergency repairs.
- Chairman William W. Bain Jr. thanks the Commissioners for their time, effort, and participation in the Board Meetings.
- Commissioner Brenden Garozzo thanks Chairman William W. Bain Jr. and E.D. Gober for running the board meetings so efficiently.
- E.D. Gober indicates that financial disclosures from the Commissioners are due June 30th.

NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS

AGENDA:

- A. Review and Action of Minutes – MARCH 2021
- B. Consider Interim Bill List, 21-04 Sections A, B, C, D
- C. Consider Bill List 21-04 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

21-22	CONSIDER RESOLUTION AUTHORIZING CONTRACT FOR COMPREHENSIVE EXCESS LIABILITY UMBRELLA INSURANCE MOTION: 2 nd Vice Chairman John Giovannitti SECOND: Commissioner Scott Kintzing ALL IN FAVOR
21-23	CONSIDER RESOLUTION RATIFYING AWARD OF CONTRACT FOR TRASH COMPACTOR REPLACEMENT AT DEPTFORD PARK
21-24	CONSIDER RESOLUTION APPROVING TEMPORARY TRANSFER OF FUNDS FROM HAGC’S GO TO SFSH DUE TO DELAY IN FUNDING
21-25	CONSIDER RESOLUTION RATIFYING APPROVAL OF CONTRACT FOR EMERGENCY WORK AT DEPTFORD PARK MOTION: 2 nd Vice Chairman John Giovannitti SECOND: Commissioner Brenden Garozzo ALL IN FAVOR
21-26	CONSIDER RESOLUTION OF RECOGNITION AND APPRECIATION TO THE COUNTY OF GLOUCESTER
21-27	CONSIDER RESOLUTION AUTHORIZING ANNUAL REVISION AND UPDATE TO THE ALL-HAZARDS EMERGENCY PREPAREDNESS PLAN
21-28	CONSIDER RESOLUTION RATIFYING APPROVAL OF CHANGE ORDER FOR REPLACEMENT OF PLYWOOD FOR ROOF REPLACEMENT
21-29	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION - TABLED

MOTION TO APPROVE THE AGENDA ITEMS

MOTION: 2nd Vice Chairman John Giovannitti
SECOND: Commissioner Brenden Garozzo
ALL IN FAVOR

COMMENTS OR GENERAL QUESTIONS FROM THE PUBLIC:

MOTION: 2nd Vice Chairman John Giovannitti
SECOND: Commissioner Brenden Garozzo
ALL IN FAVOR

Seeing no members of the Public, motion to close, (virtually)

MOTION: 2nd Vice Chairman John Giovannitti
SECOND: Commissioner Frank Smith
ALL IN FAVOR

ADJOURNMENT:

MOTION: 2nd Vice Chairman John Giovannitti
SECOND: Commissioner Brenden Garozzo
ALL IN FAVOR

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Kimberly Gober".

Kimberly Gober, Secretary
Dated: APRIL 28, 2021