



# **The Housing Authority of Gloucester County**

## REGULAR BOARD MEETING

*January 26, 2022*

**A Regular Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkis Building, on Wednesday, January 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.
- ✓ 2<sup>nd</sup> Vice Chairman John Giovannitti
- ✓ Commissioner Scott Kintzing
- ✓ Commissioner Brenden Garozzo (Virtually)
- ✓ Commissioner Frank Smith (Virtually)

**And the following were absent:**

- ✓ 1<sup>st</sup> 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
- ✓ Jessica Laine, Assistant Executive Director (Virtually)
- ✓ Paul Letizia, AHO Director
- ✓ Nelly Rojas, Administrative Assistant
- ✓ Dana Trasferini, Administrative Aide (Virtually)
- ✓ Grace Seeney, Finance Director
- ✓ 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 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: 2<sup>nd</sup> Vice Chairman John Giovannitti  
SECOND: Commissioner Frank Smith  
ALL IN FAVOR

Seeing no members of the Public,

#### **Motion to Close Public Portion:**

MOTION: 2<sup>nd</sup> Vice Chairman John Giovannitti  
SECOND: Commissioner Frank Smith  
ALL IN FAVOR

## **EXECUTIVE DIRECTOR REPORT:**

- E.D. Gober indicates HAGC has been awarded funding for the FSS (Family Self -Sufficiency) and ROSS (Resident Opportunities for Self Sufficiency) Grants. The FSS Program helps our clients to figure out what obstacles are impeding them from being self-sufficient and connects the clients to services, such as schooling for a career path. The ROSS grant is a 3yr grant for a Public Housing program developed to help residents age in place and connect them to needed services.
- E.D. Gober indicates that Resolution 22-05 asks the Board to authorize any changes needed to operate in compliance with the Fair Chance in Housing Act. The States first opportunity for training is 2/8/22, which E.D. Gober, counsel, and staff are participating in.
- E.D. Gober indicates resolution 22-03 recommends the rejection of bids for Fire and Extended Coverage Insurance.
- E.D. Gober indicates resolution 22-09 will authorize the cancellation of contracts for elevator maintenance services discussion was led by counsel Daniels.
- E.D. Gober indicates the Board has discussed in prior months the difficulties that new participants are having in locating units because of the huge increase of rents in our county and landlords that are now selling instead of renting their properties. HUD is recognizing this nationwide problem and has allowed for a waiver, where if approved, would allow Payment Standards could be raised to 120% of the SAFMR.
- E.D. Gober indicates the Glassboro Housing Authority's Pennrose Project was awarded \$1M in Federal Home Loan Bank Affordable Housing Program Funds and construction is progressing.
- E. D. Gober indicates Rowan College of South Jersey Project has recently received County Planning Board approval and is awaiting notice of funding, all requirements for DCA have been satisfied.
- E.D. Gober indicates there are no financials due to year-end closeout.
- E.D. Gober indicates this month's packets includes an article regarding a recent house fire. AHO Director, Paul Letizia indicates that we take the risk of fire at any of our properties seriously, the fire marshals were recently onsite to our buildings for an annual inspection, if any deficiencies are found they let us know, from time to time there are minor deficiencies which are quickly corrected. In addition, HAGC has an independent fire company come once a year to test the suppression system, fire panels and smoke detectors to make sure everything is operational. In our scattered site homes, HAGC performs an annual inhouse inspection at the time of annual recertifications where we check for smoke detectors that are pulled down or nonoperational and when we get reports of smoke alarms beeping those calls take priority for us to go out and replace. On occasion we do have tenants who remove smoke detectors, when this is found the lease is enforced, a cease-and-desist letter is sent, and the smoke detector is immediately replaced. HAGC is in the beginning stage of a program to replace hardwire smoke detectors with 10yr battery detector that has recently become available.

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

### **Motion to Approve the Reports:**

MOTION: 2<sup>nd</sup> Vice Chairman John Giovannitti  
SECOND: Commissioner Scott Kintzing  
ALL IN FAVOR

## **AGENDA:**

- A. Review and Action of Minutes – DECEMBER 2021
- B. Consider Interim Bill List, 22-01 Sections A, B, C, D
- C. Consider Bill List 22-01 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

22-01	CONSIDER RESOLUTION AUTHORIZING THE HAGC TO COMPILE AND PREPARE INFORMATION IN ACCORDANCE WITH SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) FY 2021 FOR HAGC HCV PROGRAM
22-02	CONSIDER RESOLUTION AUTHORIZING THE HAGC TO COMPILE AND PREPARE INFORMATION IN ACCORDANCE WITH SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) FY 2021 FOR GHA HCV PROGRAM
22-03	CONSIDER RESOLUTION AUTHORIZING REJECTION OF BIDS FOR FIRE AND EXTENDED COVERAGE INSURANCE FOR HAGC <b>Motion to Reject Bids:</b> MOTION: Commissioner Scott Kintzing SECOND: 2 <sup>nd</sup> Vice Chairman John Giovannitti ALL IN FAVOR
22-04	CONSIDER RESOLUTION APPROVING AN INCREASE IN PAYMENT STANDARDS FY 2022
22-05	CONSIDER RESOLUTION APPROVING THE IMPLEMENTATION OF NEW JERSEY FAIR CHANCE IN HOUSING ACT
22-06	CONSIDER RESOLUTION APPROVING REVISIONS TO THE EXPOSURE CONTROL PLAN
22-07	CONSIDER RESOLUTION APPROVING CONTRACT FOR THE INSTALLATION OF WALL TILE AT DEPTFORD PARK APARTMENTS
22-08	CONSIDER RESOLUTION APPROVING THE DISPOSITION OF EXPENDED PROPERTY
22-09	CONSIDER RESOLUTION AUTHORIZING THE CANCELLATION OF CONTRACT FOR ELEVATOR MAINTENANCE SERVICES SOUTH JERSEY ELEVATOR, LLC
22-10	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION - <b>TABLED</b>

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

MOTION: Commissioner Scott Kintzing  
SECOND: 2<sup>nd</sup> Vice Chairman John Giovannitti  
ALL IN FAVOR

### **COMMENTS OR GENERAL QUESTIONS FROM THE PUBLIC:**

MOTION: 2<sup>nd</sup> Vice Chairman John Giovannitti  
SECOND: Commissioner Brenden Garozzo  
ALL IN FAVOR

Seeing no members of the Public,

MOTION: 2<sup>nd</sup> Vice Chairman John Giovannitti  
SECOND: Commissioner Brenden Garozzo  
ALL IN FAVOR

### **ADJOURNMENT:**

MOTION: 2<sup>nd</sup> Vice Chairman John Giovannitti  
SECOND: Commissioner Scott Kintzing  
ALL IN FAVOR

**Respectfully submitted,**



**Kimberly Gober, Secretary**

**Dated: JANUARY 26, 2022**