



The Housing Authority of Gloucester County

REGULAR BOARD MEETING

MARCH 24th, 2021

A Regular Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkins Building, on March 24, 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.
- ✓ 1st Vice Chairman Daniel Reed (virtually)
- ✓ Commissioner Scott Kintzing (virtually) Joined at 4:37pm
- ✓ Commissioner Brenden Garozzo (virtually)
- ✓ Commissioner Frank Smith (virtually)

And the following were absent:

- ✓ 2nd Vice Chairman John Giovannitti

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: Commissioner Frank Smith
SECOND: Commissioner Brenden Garozzo
ALL IN FAVOR

Seeing no members of the Public, (virtually)

Motion to Close Public Portion:

MOTION: 1st Vice Chairman Daniel Reed
SECOND: Commissioner Brenden Garozzo
ALL IN FAVOR

EXECUTIVE DIRECTOR REPORT:

- Chairman William W. Bain Jr. acknowledges E.D. Gober and staff on the composition of the agenda and reports.
- E.D. Gober indicates HAGC has made significant progress with the RCSJ project, Deptford Township's housing plan has been approved. The project intends to apply for funding through NJ Department of Community Affairs Affordable Housing Trust Fund's subgroup for municipal compliance, our goal would be to submit application to and obtain preliminary and final approval from the planning board sometime this summer. E.D. Gober indicates herself; counsel Jeff Daniels, Esq. and Admin. Assistant Nelly Rojas continue to meet with the County monthly. Jeff Daniels, Esq., highlights the deadlines are aggressive but we would like to be before the Deptford Township Planning Board for preliminary and final site plan approval in early July, we reviewed the redevelopment plan with the township's planner and the township planner is revising the plan so we would have a By-right application for the planning board, we would then look to make funding applications in August. Commissioner Scott Kintzing inquires who will be handling the applications, Jeff Daniels, Esq. will be handling the site plan and planning board applications and Consultant, Rick Ginnetti will be handling funding applications.
- E.D. Gober indicates the Gloucester County Mega Site out of the six Mega Sites in the state have performed about 845,000 vaccinations, the Gloucester County Mega Site projects 250,000 vaccines will have been performed by Easter. The County has been to each of HAGC's sites twice to vaccinate our residents and have offered to come back onsite one last time with the one dose Johnson & Johnson vaccine for those who wish to receive it. Thus far approximately 70% of residents and staff have been vaccinated. E.D. Gober indicates we very much appreciate the partnership with the County, all their efforts and sharing their personnel and resources with us to perform this task.
- E.D. Gober indicates that NAHRO's Executive Director Adrienne Todman has been nominated by President Biden to serve as Deputy HUD Secretary. She has prior experience at HUD, was former Executive Director at DC Housing Authority and has been with NAHRO since 2017. She will be a great resource for Housing Authorities because she sees what we go through on the ground and has been a great resource at NAHRO advocating for Housing Authorities.
- E.D. Gober indicates in the Board Packets is information on the American Rescue Plan, there is \$21.55 Billion for emergency rental assistance that will be administered by HUD and there will be additional vouchers funded through Treasury. We have not received any information on how this will be allocated, HUD has had a webinar to inform us it is forthcoming.

- E.D. Gober indicates the senate has confirmed Marcia Fudge as Secretary on March 10, 2021.
- E.D. Gober indicates the audits for CPLP, and Pop Moylan have been completed, copies will be provided to the Board next month for informational purposes. Grace Seeney, Finance Director, and team have submitted the REAC submissions FYE 12/31/2020, also included in packets are February financials. Grace Seeney, Finance Director indicates with everything included in REAC, we have a \$2.5 Million loss, after depreciation. This number includes \$1.98 Million OPEB and \$2.2 Million GASB combined, totaling \$4.1 Million, when combined we are in the positive. Adjustments will be made for GASB68 once the state releases their actuary report.
- Chairman William W. Bain Jr. thanks Commissioner Scott Kintzing, 1st Vice Chairman Daniel Reed and all involved for their input and help to finalize the contract that the Personnel Committee and Union agreed to. Resolution 21-14 is ratifying the contract.
- E.D. Gober indicates the BID for Excess liability insurance came back 53% higher to last year, reason given was COVID and wildfires. Chairman William W. Bain Jr. indicates he would like to try again for a better deal. Commissioner Frank Smith made comments regarding the validity for cause of rejecting the insurance bid Resolution#21-17.

NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS

AGENDA:

- Review and Action of Minutes – FEBRUARY 2021
- Consider Interim Bill List, 21-03 Sections A, B, C, D
- Consider Bill List 21-03 E, F, G, H
- Consider Ratification of GCHDC, Seniors, Shepherd’s Farm, eMurphyg, Inc., PMURC, Inc. Sections A, B, C, D, E, F
- Consider Acknowledgment of Pop Moylan, Colonial Park LP Sections G, H, I, J

RESOLUTIONS

21-14	RESOLUTION MEMORIALIZING APPROVAL OF AGREEMENT BETWEEN HAGC AND THE AMERICAN FEDERATION OF STATE, COUNTY, AND MUNICIPAL EMPLOYEES (AFSCME, AFL-CIO DISTRICT COUNCIL 63, LOCAL 1847 FOR PERIOD JANUARY 1, 2021 THROUGH DECEMBER 31, 2023 ROLL CALL VOTE MOTION: 1 st Vice Chairman Daniel Reed SECOND: Commissioner Brenden Garozzo ALL IN FAVOR
21-15	CONSIDER RESOLUTION EXTENDING THE SELF-INSURED GROUP HEALTH CARE BENEFIT PLAN FOR ELIGIBLE HAGC EMPLOYEES, THEIR ELIGIBLE DEPENDENTS AND OTHER ELIGIBLE PERSONS - HARDENBERGH INSURANCE
21-16	CONSIDER RESOLUTION AUTHORIZING CONTRACT FOR COMPREHENSIVE GENERAL LIABILITY INSURANCE
21-17	CONSIDER RESOLUTION REJECTING BID FOR COMPREHENSIVE EXCESS LIABILITY (UMBRELLA) INSURANCE MOTION: Commissioner Brenden Garozzo SECOND: 1 st Vice Chairman Daniel Reed ALL IN FAVOR
21-18	CONSIDER RESOLUTION AMENDING THE S8 ADMIN PLAN AND THE ACOP TO INCLUDE REVISED LANGUAGE FROM EO13988 REGARDING FAIR HOUSING ACT
21-19	CONSIDER RESOLUTION AUTHORIZING ACC AMENDMENT FOR CFP FY2021

21-20	CONSIDER RESOLUTION ESTABLISHING REVISED PERSONNEL POSITIONS FY2021
21-21	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION - TABLED

MOTION TO APPROVE THE AGENDA ITEMS

MOTION: Commissioner Brenden Garozzo
SECOND: Commissioner Frank Smith
ALL IN FAVOR

COMMENTS OR GENERAL QUESTIONS FROM THE PUBLIC:

MOTION: Commissioner Frank Smith
SECOND: Commissioner Brenden Garozzo
ALL IN FAVOR

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

MOTION: Commissioner Frank Smith
SECOND: Commissioner Brenden Garozzo
ALL IN FAVOR

ADJOURNMENT:

MOTION: 1st Vice Chairman Daniel Reed
SECOND: Commissioner Scott Kintzing
ALL IN FAVOR

Respectfully submitted,



Kimberly Gober, Secretary

Dated: MARCH 24, 2021