



The Housing Authority of Gloucester County

REGULAR BOARD MEETING

October 27, 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 Wednesday, October 27, 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)
- ✓ 2nd Vice Chairman John Giovannitti (Virtually)
- ✓ Commissioner Scott Kintzing
- ✓ Commissioner Brenden Garozzo (Virtually)
- ✓ Commissioner Frank Smith (Virtually)

And the following were absent:

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
- ✓ Nelly Rojas, Administrative Assistant
- ✓ Dana Dunfee, 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: Commissioner Frank Smith

SECOND: Commissioner Brenden Garozzo

ALL IN FAVOR

Seeing no members of the Public,

Motion to Close Public Portion:

MOTION: Commissioner Brenden Garozzo

SECOND: Commissioner Scott Kintzing

ALL IN FAVOR

EXECUTIVE DIRECTOR REPORT:

- E.D. Gober indicates the roof work being performed at Shepherds Farm is complete and pending a final inspection with the roofing consultant. Inspections of the roof have been conducted periodically throughout the process.
- E.D. Gober indicates the progress on the RCSJ Special Needs Project, an application has been submitted to NJDCA, there has been dialog between NJDCA and the Authority, all seems to be progressing properly and we are awaiting an answer regarding the funding. Simultaneously, HAGC has been working on the site plan and building design, which was submitted October 1st to Deptford Townships Planning Board, we are scheduled to appear before Deptford Township's Planning Board on November 3rd for the project.
- E.D. Gober indicates that GHA is in the process of planning a groundbreaking ceremony for the GHA redevelopment project with Pennrose Properties, we are also working with the County on logistics of the ceremony. The ceremony is scheduled for the afternoon of Friday, November 19th, 2021, invitations will be forthcoming and if Commissioners wish to attend, we will publish a public notice as to not violate the sunshine law. Chairman William W. Bain Jr. appreciates any Commissioners able to attend.
- E.D. Gober indicates HAGC and the Gloucester County Health Department have scheduled on site COVID Booster shot clinics at each of our buildings for our residents as well as our employees and members of their households. Commissioner Kintzing expresses his appreciation for this service. E.D. Gober appreciates the County's help as some residents do not have transportation and appreciates the service the County offers as well as the flu shot clinics offered to our residents
- E.E. Gober reminds the Board of the November Board meeting taking place on Monday, November 22nd due to the holiday.
- E.D. Gober indicates contained in the board packets is an analysis of the Federal Appropriations Budget 2022, which compares the 2021 budget with the President's, House and Senate budget. The Senate bill is about \$5.7B allocated to HUD along with a in depth analysis that goes through our various funding sources comparing Public Housing and Vouchers. E.D. Gober encourages all to continue advocating for our programs. The House and Senate budgets are similar, some items are better on the House budget.
- E.D. Gober indicates that proposed RES# 21-111 is for HAGC's FY 2022 budget, HAGC by law has to submit to the state a budget before we have a clue what are federal funding will be, Finance Director Grace Seeney and her department have worked hard to gather this budget. Grace Seeney, Finance Director indicates that overall HAGC's FY 2022 budget is similar to last years, the revenue is increasing as well as expenses, the expense increase is mostly due to security contracts that increased due to the minimum wage increase. With the expense increase in that area HAGC has decreased expenses in other areas as well as travel and training, the accounting consultant expense has decreased by 78% of what is estimated to spend. Commissioner Kintzing mentions the hourly wage increase of some HAGC employees and E.D. Gober confirms that the CBA calls for an increase of 1% for the employees for 2022. Commissioner Garozzo expresses his appreciation for completing the budget and indicates that it is important to look at salary changes for the future especially with wage compression and the related nuances.
- E.D. Gober indicates in addition to the concern Federal Appropriations budget, an article regarding the debt limit is included in the board packets, which can be problematic, if the debt limit is exceeded then the treasury cannot release funds which will affect HAGC's reserves.
- E.D. Gober indicates the financials shows a loss in accordance with GAF, this loss includes post-employment benefits, GASB68 unfunded pension liability and depreciation.

- Charmain William W. Bain Jr. expresses his appreciation for the Commissioners and HAGC team for all they do for the Housing Authority and their input of different expertise's. Commissioner Smith commends E.D. Gober and staff for all their efforts.
- E.D. Gober indicates that the Housing Authority of Gloucester County was formed on March 17, 1972, which would make next year our 50th Anniversary. Chairman William W. Bain Jr. expresses his pleasure that Commissioner Frank Smith as an original part of the creation of HAGC is to this day a part of the Housing Authority and commends the remarkable leadership and work he started many years ago. Chairman William W. Bain Jr. commends the extraordinary impact the Housing Authority has had on Gloucester County and all the help and compassion our team has been able to provide to the public throughout the years. It is suggested the anniversary celebration be held in June 2022.

NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS

Motion to Approve the Reports:

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

AGENDA:

- Review and Action of Minutes – SEPTEMBER 2021
- Consider Interim Bill List, 21-10 Sections A, B, C, D
- Consider Bill List 21-10 Sections 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

21-111	CONSIDER RESOLUTION APPROVING BUDGET FY2022 - ROLL CALL VOTE MOTION: 1 st Vice Chairman Daniel Reed SECOND: 2 nd Vice Chairman John Giovannitti ALL IN FAVOR
21-112	CONSIDER RESOLUTION APPROVING REVISIONS TO THE PH FLAT RENTS
21-113	CONSIDER RESOLUTION AUTHORIZING PURCHASE OF TRUCK FROM GHA
21-114	CONSIDER RESOLUTION APPROVING CONTRACT FOR ROOF REPLACEMENT FOR A 204-1 UNIT
21-115	CONSIDER RESOLUTION APPROVING EXTENSION OF CONTRACT FOR FIRE AND SPRINKLER SYSTEM TESTING – DEPTFORD PARK
21-116	CONSIDER RESOLUTION APPROVING EXTENSION OF CONTRACT FOR FIRE AND SPRINKLER SYSTEM TESTING – CARINO PARK
21-117	CONSIDER RESOLUTION APPROVING CONTRACT FOR SCATTERES SITES ROOF REPLACEMENT
21-118	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION - TABLED

MOTION TO APPROVE THE AGENDA ITEMS

MOTION: Commissioner Scott Kintzing
 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

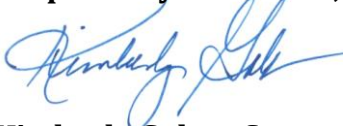
Seeing no members of the Public,

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

ADJOURNMENT:

MOTION: Commissioner Brenden Garozzo
SECOND: Commissioner Scott Kintzing
ALL IN FAVOR

Respectfully submitted,



Kimberly Gober, Secretary

Dated: October 27, 2021