



The Housing Authority of Gloucester County

REGULAR BOARD MEETING

September 23, 2020

A Regular Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkins Building, on September 23, 2020 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 (via Conference Call)
- ✓ Commissioner Brenden Garozzo (via Conference Call)
- ✓ Commissioner Scott Kintzing (via Conference Call)

And the following were absent:

- ✓ 1st Vice Chairman Dan Reed
- ✓ Commissioner Frank Smith

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 (via Conference Call)
- ✓ Nelly Rojas, Administrative Assistant
- ✓ Dana Dunfee, Administrative Aide (via Conference Call)
- ✓ Grace Seeney, Finance Director
- ✓ Michael Jezierski, Accountant (via Conference Call)

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

Seeing no members of the Public, (No members of Public on Conference Call Line)

Motion to Close Public Portion:

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

AUDIT REPORT:

Audit reports only.

Commissioner Kintzing indicates the auditors have done a very thorough and excellent job. Our staff has done a great job, there were no material questions or corrections needed.

Motion to accept Audit Reports:

MOTION: Commissioner Scott Kintzing

SECOND: Commissioner Brenden Garozzo

ALL IN FAVOR

DISCUSSION:

- Chairman William W. Bain Jr. commends Board and staff for successful completion of audit.
- E.D. Gober indicates there is an Audit Certification that must be signed by all Commissioners, certifying you have received the audit, have reviewed the audit and if you had any questions that they were answered.

EXECUTIVE DIRECTOR REPORT:

- E.D. Gober indicates in the revised agenda included are Security bids, the only responsive bid received was from We See You, LLC, there is about a 15.65% increase over the prior contract, we anticipated this increase due to the increase in minimum wage. The bids are for Deptford Park, Carino Park, NESH and Shepherd's Farm. Also on the agenda is a resolution regarding HAGC entering into a contract for an energy supplier for electric at Carino Park, there is a projected savings of \$700.00 over 12 months and a 3-year contract for Gas supply for Colonial Park, Deptford Park, NESH and Shepherd's Farm with a projected savings of \$27,000.00 over 36 months.
- Commissioner Brendan Garozzo inquires if a broker firm was used and if an option for half locked and half floating was offered. E.D. Gober indicates EMEX is the firm that handles the reverse auction that we participate in and the option for half locked and half floating was not offered.
- E.D. Gober indicates there is still time to complete the census, the census has a great influence on the funding in your area. Gloucester County's reporting rate is 74.1% and New Jersey's reporting rate is 68.6%.
- E.D. Gober indicates the government has passed a continuing resolution, the House passed a bipartisan continuing resolution through December 11, 2020, our funding will remain the same this year through December 11, 2020. An appropriations budget is still needed for FY 2021.
- E.D. Gober indicates the positive COVID-19 cases in New Jersey are 200,580, the number of deaths in the state are 14,285. Gloucester County's positive cases are 4,358, the number of deaths in the County are 219. The rate of positive cases is 1.5% of Gloucester County's population. At the state level 38,000 cases were from long-term care facilities, 13,000 were staff and 25,000 were residents. With long-term care facilities, at the state level there have been 7,146 deaths. Of the 4,358 positive cases in Gloucester County 1,017 were from long-term care facilities.
- E.D. Gober indicates the CDC has issued a broad Nationwide Eviction Moratorium, essentially if you are not paying your rent you are protected, the tenant has to complete a declaration from and we have no recourse if it is for nonpayment of rent. The CDC Moratorium is in effect until December 31, 2020 and there are hefty fines if not complied with.

- E.D. Gober indicates in tracking rent collections, HAGC is experiencing a decrease in rent collections and will be sending out reminders to the residents letting them know that their rent is due and owing and that they may enter into repayment agreements.
- E.D. Gober indicates a few weeks ago the Board approved a new internet service provider and along with that came a new phone system, we plan to go live with the new phone system October 1st.
- E.D. Gober indicates with the CARES Act that HUD has released guidance on financial reporting and has also expanded the time frame to spend the money received until December 31, 2021.
- E.D. Gober indicates in the financial report there are 3 significant noncash expenses, one is other post-employment benefits, GASB68, and depreciation.
- Grace Seeney, Finance Director updates on CARES Act money received, all funds have been recognized as revenue. E.D. Gober indicates the amount received for Public Housing has been recognized and the entire amount has been spent.
- E.D. Gober provides an update on the 24 special needs units at the RCSJ campus. HAGC has submitted a preapplication under GCHDC, we are preparing a resolution and if the Board approves it, we enter into a shared services agreement with the engineer that the College is using. We are also anticipating an amendment to the predevelopment agreement with the County to cover GCHDC. HAGC is not paying for the predevelopment expenses that is why we have the predevelopment loan with the County. Ultimately the expenses will come out of the project, but the County will be paying the expenses up front. We are working on drafting a RFP for an architect for the project and E.D. Gober is working on a summary letter that will go out to the GCHDC Board members and HAGC Commissioners will be copied to describe the project and we anticipate GCHDC Board will meet have to meet sometime in November.

NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS

AGENDA:

- A. Review and Action of Minutes – AUGUST 2020
- B. Consider Interim Bill List, 20-09 Sections A, B, C, D
- C. Consider Bill List 20-09 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

20-83	CONSIDER RESOLUTION AUTHORIZING A REVISION OF APPLICABLE WAIVERS PURSUANT TO PIH NOTICE 2020-20 AND 2020-22
20-84	CONSIDER RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR SECURITY GUARD SERVICES AT DEPTFORD PARK APARTMENTS
20-85	CONSIDER RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR SECURITY GUARD SERVICES AT CARINO PARK APARTMENTS
20-86	CONSIDER RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR SECURITY GUARD SERVICES AT NJESH SENIOR APARTMENTS
20-87	CONSIDER RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR SECURITY GUARD SERVICES SHEPHERD’S FARM SENIOR APARTMENTS
20-88	CONSIDER RESOLUTION APPROVING EXTENSION OF CONTRACT FOR FIRE AND SPRINKLER SYSTEM TESTING FOR DEPTFORD PARK APARTMENTS
20-89	CONSIDER RESOLUTION APPROVING EXTENSION OF CONTRACT FOR FIRE AND SPRINKLER SYSTEM TESTING FOR CARINO PARK APARTMENTS

20-90	CONSIDER RESOLUTION ACCEPTING AND APPROVING HAGC AUDIT FY2019 AS PREPARED BY BOWMAN & CO, LLP
20-91	CONSIDER RESOLUTION ACCEPTING AND APPROVING GCHDC AUDIT FY2019 AS PREPARED BY BOWMAN & CO, LLP
20-92	CONSIDER RESOLUTION ACCEPTING AND APPROVING SHDC AUDIT FY2019 AS PREPARED BY BOWMAN & CO, LLP
20-93	CONSIDER AUTHORIZING CONTRACTS WITH APPROVED STATE CONTRACT VENDORS FOR CONTRACTING UNITS PURSUANT TO NJSA 40a:11-12a US FOODS
20-94	CONSIDER RESOLUTION AUTHORIZING THE PURCHASE OF GAS SUPPLY SERVICES FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE
20-95	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION - TABLED

MOTION TO APPROVE THE AGENDA ITEMS

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

COMMENTS OR GENERAL QUESTIONS FROM THE PUBLIC:

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

Hearing no members of the Public, motion to close, (via Conference Call)

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

ADJOURNMENT:

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

Respectfully submitted,



Kimberly Gober, Secretary

Dated: September 23, 2020