



The Housing Authority of Gloucester County

REGULAR BOARD MEETING

September 22, 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 Wednesday, September 22, 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 Brenden Garozzo (Virtually)
- ✓ Commissioner Frank Smith (Virtually)

And the following were absent:

- ✓ Commissioner Scott Kintzing

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)
- ✓ Nina Sorelle, Partner, Bowman & Co. (Virtually)
- ✓ Michael Thilker, Senior Manager, Bowman & Co. (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: 2nd Vice Chairman John Giovannitti

SECOND: Commissioner Frank Smith

ALL IN FAVOR

Seeing no members of the Public, (virtually)

Motion to Close Public Portion:

MOTION: Commissioner Frank Smith

SECOND: 1st Vice Chairman Daniel Reed

ALL IN FAVOR

PUBLIC HEARING:

Motion to Open the Public Hearing to Approve the Submission of the Annual Plan to HUD FY2022. Notice of which was published in the newspaper as required by HUD.

21-92	CONSIDER RESOLUTION AUTHORIZING AND APPROVING THE SUBMISSION OF ANNUAL PLAN FY2022 TO HUD
21-93	CONSIDER RESOLUTION AUTHORIZING THE PHA CERTIFICATION OF COMPLIANCE WITH THE PHA PLANS AND RELATED REGULATIONS INCLUDING CIVIL RIGHTS CERTIFICATION
21-94	CONSIDER RESOLUTION AUTHORIZING AND APPROVING SUBMISSION OF CAPITAL FUND PROGRAM BUDGET HUD FORMS ANNUAL STATEMENT FY2021 AND 5-YEAR ACTION PLAN FY2021-2025

Motion to Open Public Hearing:

MOTION: 2nd Vice Chairman John Giovannitti

SECOND: Commissioner Frank Smith

ALL IN FAVOR

Seeing no members of the Public, (No members of Public Present Virtually)

Motion to Close Public Hearing:

MOTION: Commissioner Frank Smith

SECOND: 1st Vice Chairman Daniel Reed

ALL IN FAVOR

Motion to Approve:

MOTION: Commissioner Frank Smith

SECOND: Commissioner Brenden Garozzo

ALL IN FAVOR

AUDIT REPORT:

Audit reports only.

- E.D. Gober indicates Nina Sorelle and Michael Thilker will provide a brief audit synopsis.
- Chairman William W. Bain Jr. extends his appreciation to Bowman & Company on behalf of the Housing Authority and informs all that Commissioner Scott Kintzing who serves as Chairman of the Audit Committee has issued a memo recommending that HAGC accept the audits and acknowledges the audits as being the best HAGC has had in some time.

Motion to Accept Audit Report:

MOTION: 2nd Vice Chairman John Giovannitti

SECOND: Commissioner Frank Smith

ALL IN FAVOR

EXECUTIVE DIRECTOR REPORT:

- E.D. Gober indicates the Rowan College of South Jersey Project is progressing, NJ Department of Community Affairs has some question regarding the previously submitted funding application, and we continue to be responsive. On September 9th plans were presented to the Deptford Township Development Review Committee, positive feedback was received from the

committee. On November 3rd the plan is to make application to the Deptford Township Planning Board for preliminary and final approvals. The project is progressing.

- E.D. Gober indicates that Shepherds Farm’s roof replacement is in progress.
- E.D. Gober indicates GHA had closing in August with Pennrose for the 24 RAD units and with the NJHMFA for the tax credit property. August 4th site work had begun and continues.
- E.D. Gober indicates HAGC is working with the County providing closed clinics for Flu shots, which are scheduled at all of our buildings, as well as the COVID booster shot for the employees and residents of HAGC.
- E.D. Gober indicates at the beginning of the month Hurricane Ida touched ground in our area, considering some of the devastation seen throughout the County HAGC was fortunate in the amount of damage sustained. HAGC will be making a claim to our insurance company and a FEMA application. A full report will be supplied to Commissioners next month.

NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS

Motion to Approve the Reports:

MOTION: Commissioner Frank Smith

SECOND: Brendan Garozzo

ALL IN FAVOR

AGENDA:

- A. Review and Action of Minutes – AUGUST 2021
- B. Consider Interim Bill List, 21-09 Sections A, B, C, D
- C. Consider Bill List 21-09 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

21-95	CONSIDER RESOLUTION AUTHORIZING A REVISION TO THE SECTION 8 ADMINISTRATIVE PLAN
21-96	CONSIDER RESOLUTION AUTHORIZING A REVISION TO THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY
21-97	CONSIDER RESOLUTION AUTHORIZING A REVISION TO THE ONE STRIKE POLICY
21-98	CONSIDER RESOLUTION AUTHORIZING A REVISION TO THE PET POLICY
21-99	CONSIDER RESOLUTION ACCEPTING AND APPROVING HAGC AUDIT FY2020 AS PREPARED BY BOWMAN & CO, LLP
21-100	CONSIDER RESOLUTION ACCEPTING AND APPROVING GCHDC AUDIT FY2020 AS PREPARED BY BOWMAN & CO, LLP
21-101	CONSIDER RESOLUTION ACCEPTING AND APPROVING SHDC AUDIT FY2020 AS PREPARED BY BOWMAN & CO, LLP
21-102	CONSIDER RESOLUTIONS APPROVING CONTRACT FOR REMOVAL AND REPLACEMENT OF COMMON AREA FLOORING – CARINO PARK
21-103	CONSIDER RESOLUTIONS APPROVING CONTRACT FOR REPLACEMENT OF SITE FENCING – CARINO PARK
21-104	CONSIDER RESOLUTION APPROVING PAY TO PLAY CONTRACTS WITH GE MECHANICAL LLC

21-105	CONSIDER RESOLUTION RATIFYING THE EXECUTION OF THE RENEWAL OF THE SHARED SERVICES AGREEMENT BETWEEN HAGC & THE COUNTY OF GLOUCESTER REGARDING THE MANAGEMENT & ADMINISTRATION OF THE TENANT BASED RENTAL ASSISTANCE (TBRA) PROGRAM
21-106	CONSIDER RESOLUTION AUTHORIZING DISPOSITION AND WRITE OFF OF EXPENDED PROPERTY
21-107	CONSIDER RESOLUTION APPROVING CONTRACT FOR SCATTERED SITES ROOF REPLACEMENT
21-108	CONSIDER RESOLUTION ESTABLISHING UPDATED PAYMENT STANDARDS FY2021-2022
21-109	CONSIDER RESOLUTION APPROVING THE PURCHASE OF A VEHICLE
21-110	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION - TABLED

MOTION TO APPROVE THE AGENDA ITEMS

MOTION: Commissioner Frank Smith
 SECOND: 2nd Vice Chairman John Giovannitti
 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, (No members of Public Present Virtually)

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

NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS

ADJOURNMENT:

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

Respectfully submitted,



Kimberly Gober, Secretary
Dated: September 22, 2021