



# CLOSED SESSION MINUTES

**MINUTES**

**OCTOBER 22, 2025**

**4:30 PM**

**HAGC**

<b>MEETING CALLED BY</b>	<b>CHAIRMAN WILLIAM W. BAIN JR. / JAMES PIERSON, ESQ.</b>
<b>TYPE OF MEETING</b>	<b>CLOSED SESSION TO DISCUSS (2) MATTERS</b>
<b>TOPICS</b>	<ol style="list-style-type: none"> <li><b>1. MATTER INVOLVING TENANT BASED RENTAL ASSISTANCE (TBRA) CONTRACT NEGOTIATIONS WITH GLOUCESTER COUNTY</b></li> <li><b>2. MATTER INVOLVING PERSONNEL POLICIES – EMPLOYEE AUTOMOBILE USE</b></li> </ol>
<b>DISCUSSION 1</b>	<ul style="list-style-type: none"> <li>• Solicitor, James Pierson, Esq. discusses a matter regarding HAGC employees using their personal vehicle for HAGC business, insurance, contractual, and policy reimbursement issues. An employee has recently had an accident while on HAGC business where their personal vehicle was totaled. HAGC has insurance that covers liability if someone is hurt but the insurance company is indicating they will not cover property damage for HAGC employee vehicles, the employee is requesting reimbursement of down payment. There is a discussion regarding this matter.</li> </ul>
<b>DISCUSSION 2</b>	<ul style="list-style-type: none"> <li>• Solicitor, James Pierson, Esq. and E.D. Gober discuss a contract matter regarding Tenant Based Rental Assistance (TBRA) funding that is provided by Gloucester County through HUD. The term of the contract is 9/1 through 8/31, the contract renewal is always late and HAGC’s normal practice is to continue to make the payments until all is finalized. Ten households are being serviced with this funding at about \$13K per month in total. HAGC has paid September and October 2025 payments as normal, the County had received their agreement from HUD around September 28, 2025 and then the federal government shutdown started, and the agreement has not yet been approved. There is a discussion on HAGC continuing to make these payments to the landlords and negotiating reimbursement from Gloucester County.</li> </ul> <p style="text-align: center;"><b>NO FURTHER COMMENTS BY THE COMMISSIONERS PRESENT</b></p>
<b>MOTION TO CLOSE</b>	<p><b>THE COMMISSIONERS VOTED TO CLOSE THE CLOSED SESSION:</b></p> <p><b><u>MOTION:</u> 1<sup>ST</sup> VICE CHAIRMAN JOHN GIOVANNITTI</b></p> <p><b><u>SECOND:</u> COMMISSIONER SCOTT KINTZING</b></p>
	<p>THE CLOSED SESSION WAS AUTHORIZED BY <b><u>RESOLUTION #25-103</u></b></p>