

RESOLUTION #24-112
RESOLUTION ADOPTING

THE HOUSING AUTHORITY OF
GLOUCESTER COUNTY BUDGET FY2025

FROM JANUARY 1, 2025 TO DECEMBER 31, 2025

WHEREAS, the Annual Budget and Capital Budget/Program for the Gloucester County Housing Authority for the fiscal year beginning January 01, 2025 and ending December 31, 2025 has been presented for adoption before the governing body of the Gloucester County Housing Authority at its open public meeting of December 18, 2024; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of **\$25,967,000.00**, Total Appropriations, including any Accumulated Deficit, if any, of **\$29,343,500.00**, and Total Unrestricted Net Position utilized of **\$3,396,400.00**; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$739,888.00 and Total Unrestricted Net Position Utilized of \$0.00; and

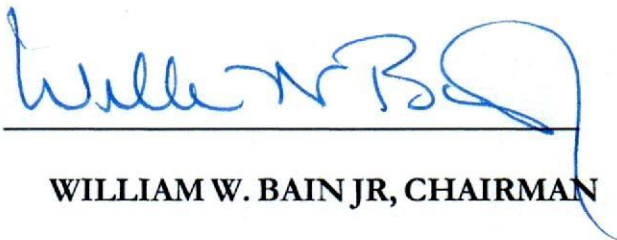
NOW, THEREFORE BE IT RESOLVED by the governing body of the Housing Authority of Gloucester County at an open public meeting held on December 18, 2024 that the Annual Budget and Capital Budget/Program of the Gloucester County Housing Authority for the fiscal year beginning January 01, 2025 and ending December 31, 2025 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.


ADOPTED at a regular Meeting of the Housing Authority of Gloucester County, held on the 18th of December 2024.

MEMBER	AYE	NAY	ABSTAIN	ABSENT
WILLIAM W. BAIN, JR.	✓			
JOHN GIOVANNITTI				✓
BRENDEN GAROZZO	✓			
SCOTT H. KINTZING	✓			
DANIEL B. REED	✓			

HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: 
 WILLIAM W. BAIN JR, CHAIRMAN

ATTEST:


 KIMBERLY GOBER, SECRETARY

DATED: DECEMBER 18, 2024

RESOLUTION #24-113

**RESOLUTION DESIGNATING A
PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.) FY2025
THE HOUSING AUTHORITY OF GLOUCESTER COUNTY**

WHEREAS, the Housing Authority of Gloucester County (HAGC) is deemed a public agency by the State of New Jersey, Department of the Treasury; and

WHEREAS, every public agency is required by law to designate a Public Agency Compliance Officer (P.A.C.O.) in accordance with N.J.A.C. 17:27-3.2; and

WHEREAS, the P.A.C.O. will be the point of contact for all matters concerning implementation and administration of the legal requirements of the Equal Employment Opportunity Monitoring Program and administering contracting procedures pertaining to equal employment regarding both the HAGC and its service providers.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of Gloucester County does hereby appoint **Kimberly Gober** as its Public Agency Compliance Officer for the State of New Jersey, Department of the Treasury.

ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 18th day of December 2024.

HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: _____

WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST: _____

KIMBERLY GOBER, SECRETARY

DATED: DECEMBER 18, 2024

RESOLUTION #24-114

**RESOLUTION APPOINTING A FUND COMMISSIONER OF
THE NEW JERSEY PUBLIC HOUSING AUTHORITY
JOINT INSURANCE FUND (JIF) FY2025**

WHEREAS, the Housing Authority of Gloucester County is a member of the New Jersey Public Housing Authority Joint Insurance Fund; and

WHEREAS, the bylaws of said Fund require that each member Housing Authority appoint a **FUND COMMISSIONER** to represent and serve such Authority as its' representative to said Fund; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of Gloucester County does hereby appoint **Kimberly Gober** as its Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund for the Fund Year 2025.

ADOPTED at a **Regular Meeting** of the Housing Authority of Gloucester County, held on the 18th day of December 2024.

HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: _____

WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:



KIMBERLY GOBER, SECRETARY

DATED: DECEMBER 18, 2024

RESOLUTION #24-115

**RESOLUTION AUTHORIZING THE ADMINISTRATION OF
COMPETITIVE CONTRACTING PURSUANT TO N.J.S.A. 40A:11-4.1 ET SEQ.**

LAWN SERVICES

WHEREAS, the Housing Authority of Gloucester County (HAGC) is desirous of initiating competitive contracting to contract for specialized goods or services enumerated in *N.J.S.A. 40A:11-4.1* in accordance with *N.J.S.A. 40A:11-4.3(a)*; and

WHEREAS, *N.J.S.A. 40A:11-4.1(l)* permits competitive contracting in lieu of public bidding for the procurement of specialized goods and services the price of which exceeds the bid threshold for **Lawn Services** at HAGC owned and/or managed properties; and

WHEREAS, the competitive contracting process shall be administered by the Deputy Executive Director and In-House Counsel in accordance with *N.J.S.A. 40A:11-4.3(b)*; and

WHEREAS, the awarded contract may be for a term not to exceed five years in accordance with *N.J.S.A. 40A:11-4.2*; and

WHEREAS, the awarded contract shall be made by Resolution of the HAGC Board of Commissioners in accordance with *N.J.S.A. 40A:11-4.1(b)*; and

WHEREAS, the competitive contracting process shall comply with the requirements of *N.J.S.A. 40A:11-4.4* and *4.5*, and *N.J.A.C. 5:34-4 et seq.*

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County that the Deputy Executive Director/In-House Counsel is hereby authorized to administer the competitive contracting process pursuant to *N.J.S.A. 40A:11-4.1, et seq.*, for the procurement of the specialized goods or services identified herein.

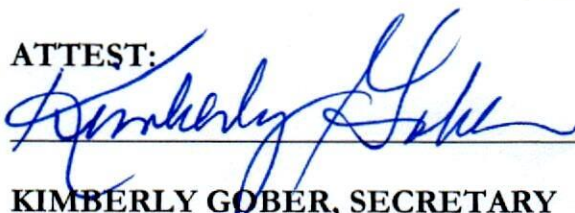
ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 18th day of December 2024.

HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY:  _____

WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:

 _____

KIMBERLY GOBER, SECRETARY

DATED: DECEMBER 18, 2024

RESOLUTION #24-116

RESOLUTION APPROVING REVISIONS TO

CAPITALIZATION POLICY

WHEREAS, the Capitalization Policy determines and records materials and equipment purchased, or acquired, in connection with the management and maintenance of HAGC and its owned/managed entities; and

WHEREAS, the Policy applies to all Housing Programs administered by the Authority; and

WHEREAS, HAGC wishes to amend the policy to increase the threshold for units costs to be expensed in the year purchased from \$5,000 to \$10,000 to match the industry standard and the increased cost of items.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County, that the Capitalization Policy amendment is approved, effective 1/1/2025.

ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 18th day of December 2024.

HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: _____


WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST: _____


KIMBERLY GOBER, SECRETARY

DATED: DECEMBER 18, 2024

RESOLUTION #24-117

**RESOLUTION RESCINDING RES #24-26 AND AUTHORIZING THE
PURCHASE OF ONE (1) MOTOR VEHICLE FROM AN
APPROVED STATE VENDOR**

WHEREAS, the Housing Authority of Gloucester County (HAGC), per Resolution #24-26, authorized the purchase of a **2024 CHEVY EQUINOX** for a price of **\$28,119.25** from **MALL CHEVROLET**, a participating, approved vendor of the Educational Services Commission Of New Jersey; and

WHEREAS, HAGC has made unsuccessful attempts to complete the purchase from **MALL CHEVROLET**; and

WHEREAS, HAGC continues to have an essential need for one additional motor vehicle for the operation of business; and

WHEREAS, HAGC, pursuant to NJSA40A:11-12a and NJAC 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of NJ Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

WHEREAS, **NIELSEN FORD OF MORRISTOWN** is a participating, approved vendor under the NJ Division of Purchase and Property, providing vehicles for sale; and

WHEREAS, HAGC determined a comparable vehicle to be a **2025 FORD ESCAPE** for the price of **\$34,007.90**; and

WHEREAS, the Finance Director identified that Public Housing Operating Funds remain available to cover the cost of the purchase of a vehicle not to exceed **\$35,000.00**.

THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County that Resolution #24-26 for the purchase of a **2024 CHEVY EQUINOX** from **MALL CHEVROLET** is hereby rescinded.

BE IT FURTHER RESOLVED that the purchase of a motor vehicle from **NIELSEN FORD OF MORRISTOWN** for a price of **\$34,007.90** is hereby approved, with a not to exceed limit of **\$35,000.00**.

ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 18th day of December 2024.

HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY:  _____

WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:

 _____

KIMBERLY GOBER, SECRETARY

DATED: DECEMBER 18, 2024

RESOLUTION #24-118

**RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS FROM
THE HOUSING AUTHORITY OF GLOUCESTER COUNTY OPERATING
FUND TO**

POP MOYLAN URBAN DEVELOPMENT CO. LLC.

WHEREAS, Pop Moylan Urban Redevelopment Corporation Incorporated (PMURC, Inc.) is a for profit subsidiary of Gloucester County Housing Development Corporation (GCHDC); an instrumentality of the Housing Authority of Gloucester County (HAGC); and

WHEREAS, PMURC, Inc. has requested and is awaiting reimbursement from its R&R account for expenses related to the office renovations; and

WHEREAS, the Finance Director has determined there to be insufficient funds to cover immediate financial obligations; and

WHEREAS, the Finance Director has also determined that the amount of **\$72,159.51.00** shall be sufficient to cover said expenses; and

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of Gloucester County that the amount of **\$72,159.51.00** be transferred from the General Operating account of HAGC to the account of **PMURC, Inc.** to pay for the office renovation immediate expenses.

BE IT FURTHER RESOLVED that once R&R funds are received, PMURC, Inc. will transfer the funds back in the same amount to the General Operating account of HAGC.

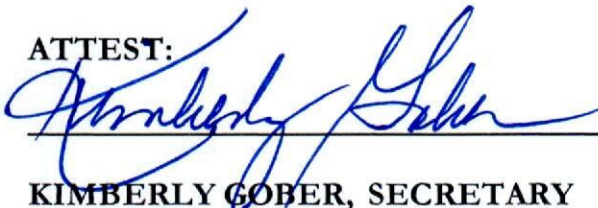
ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 18th day of December 2024.

HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: 

WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:



KIMBERLY GOBER, SECRETARY

DATED: DECEMBER 18, 2024

RESOLUTION #24-119

**RESOLUTION AUTHORIZING EXECUTIVE SESSION IN ORDER
TO DISCUSS MATTERS FALLING UNDER EXEPTIONS
TO THE OPEN PUBLIC MEETINGS ACT**

WHEREAS, While the Sen. Byron M. Baer Open Public Meetings Act (OPRA, NJSA 10:4-6et seq.) requires all meetings of the Housing Authority of Gloucester County to be held in public, NJSA 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in “Executive Session”, i.e., without the public being permitted to attend and:

WHEREAS, the Housing Authority of Gloucester County has determined that 1 issues are permitted by NJSA 10:4-12 (b) to be discussed without the public in attendance shall be discussed during an Executive Session to be held December 18th, 2024, at 4:30 P.M. and;

WHEREAS, the nine (9) exceptions to public meetings set forth in NJSA 10:4-12(b) are listed below with the number of issues and any additional information shall be written:

- 1) **“Any matter which, by express provision of Federal law, State stature of rule of court shall be rendered confidential or excluded from public discussion”** the legal citation to the provision at issue is _____ and the nature of the matter described as specifically as possible without undermining the need for confidentiality is _____

- 2) **“Any matter in which the release of information would impair a right to receive funds from the federal government.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

- 3) **“Any material the disclosure of which constitutes an unwarranted invasion of privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, healthy, custodial, child protections, rehabilitation, legal defenses, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual’s personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

- 4) **“Any collective bargaining agreement, or the terms and conditions of which are proposed for inclusion in any collective bargaining agreement, including the**

negotiation of terms and conditions with employees or representatives of employees of the public body.” The collective bargaining contract(s) discussed are between the Board and _____

- 5) “Any matter involving the purchase lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed.” The nature of the matter, described as specifically as possible without undermining the need for confidentiality

is _____

- 6) “Any tactics and techniques utilized in protecting the safety and property of the public provide that their disclosure could impair such protection. Any investigations of violations or possible violations of the law.” The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

- 7) “Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matter falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.” The parties to and docket number of each item of litigation and/or the parties to each contract discussed are _____

KIMBERLY DANIELS V. HABC
DRC DOCKET H2024-000533

and the nature of the discussion, described as specifically as possible without undermining the need for confidentiality is _____

- 8) “Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance, promotion or disciplining in of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.”

Subject to the balancing of the public’s interest and the employee’s privacy rights under South Jersey Publishing Co. vs New Jersey Expressway Authority, 124 NJ 478, the employee(s) and nature of the discussion, described as specifically as possible without undermining the need for confidentiality are _____

- 9) "Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act of omission for which the responding party bears responsibility." The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____
- _____
- _____

WHEREAS, the length of the Executive Session is estimated to be 15 minutes after which the public meeting of the Housing Authority of Gloucester County shall **(circle one)** reconvene and immediately adjourn or reconvene and proceed with business.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Gloucester County will go into Executive Session for only the above stated reasons;

BE IT FURTHER RESOLVED that the Secretary at the present public meeting shall read aloud enough of this resolution so that members of the public in attendance can understand, as precisely as possible, the nature of the matters that will privately be discussed.

BE IT FURTHER RESOLVED that the Secretary, on the next business day following this meeting, shall furnish a copy of this resolution to any member of the public who requests one at the fees allowed by NJSA 47:1A-1 et seq.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION APPROVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF GLOUCESTER COUNTY AT ITS PUBLIC MEETING HELD ON DECEMBER 18, 2024.

ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 18th day of December 2024.

HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: William W. Bain, Jr.

WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:

Kimberly Gober

KIMBERLY GOBER, SECRETARY

DATED: DECEMBER 18, 2024