

RESOLUTION #26-01

**RESOLUTION AUTHORIZING THE HAGC TO COMPILE, PREPARE AND
SUBMIT INFORMATION IN ACCORDANCE WITH SECTION 8
MANAGEMENT ASSESSMENT PROGRAM (SEMAP) FYE 2025
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM**

WHEREAS, the U.S. Dept. of Housing & Urban Development (HUD) has formally mandated an annual Section 8 Management and Assessment Program (SEMAP) for each Housing Authority, administering a Section 8 Housing Choice Voucher Program, in the United States and the criteria for measuring Section 8 performance has been established by HUD under 24 CFR Part 985; and

WHEREAS, the Section 8 Management Assessment Program (SEMAP) is the primary evaluation tool HUD uses to evaluate performance by each local Housing Authority administering a Section 8 Housing Choice Voucher Program; and

WHEREAS, SEMAP is an annual reporting requirement, due 60 days after the end of the fiscal year; and

WHEREAS, HAGC will conduct an assessment of the Housing Choice Vouchers administration to ensure consistency with the performance criteria under SEMAP requirements; and complete all necessary action to compile accurate and complete information in the preparation of the SEMAP report FYE 2025.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County that the Executive Director and/or their designee is authorized to take all necessary actions to compile, prepare and assess the information necessary to administer the Housing Choice Voucher Program to ensure consistency with HUD's performance criteria under SEMAP requirements.


IT IS FURTHER RESOLVED that the Executive Director, or a designee, has authority to electronically submit the report to HUD, as required.

ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 28th day of January 2026.

HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: 

JOHN GIOVANNITTI, VICE CHAIRMAN

ATTEST:


KIMBERLY GOBER, SECRETARY

DATED: JANUARY 28, 2026

RESOLUTION #26-02

**RESOLUTION AUTHORIZING THE HAGC TO COMPILE, PREPARE AND
SUBMIT INFORMATION IN ACCORDANCE WITH SECTION 8
MANAGEMENT ASSESSMENT PROGRAM (SEMAP) FYE 2025**

HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, the U.S. Dept. of Housing & Urban Development (HUD) has formally mandated an annual Section 8 Management and Assessment Program (SEMAP) for each Housing Authority administering a Section 8 Housing Choice Voucher Program in the United States and the criteria for measuring Section 8 performance has been established by HUD under 24 CFR Part 985; and

WHEREAS, the Section 8 Management Assessment Program (SEMAP) is the primary evaluation tool HUD uses to evaluate performance by each local Housing Authority administering a Section 8 Housing Choice Voucher Program; and

WHEREAS, SEMAP is an annual reporting requirement, due 60 days after the end of the fiscal year; and

WHEREAS, HAGC has been contracted to administer the Housing Authority of the Borough of Glassboro (GHA)'s Housing Choice Voucher Program which includes but is not limited to waiting list administration, initial tenant eligibility and rent determinations, annual and interim reexaminations, inspections, books of account, budgeting and financial reporting, and HUD reporting and auditing, and such other activities as may be necessary and proper for HAGC to administer the GHA's HCV Program;

WHEREAS, HAGC will conduct an assessment of GHA's Housing Choice Vouchers administration to ensure consistency with the with the performance criteria under SEMAP requirements; and complete all necessary action to compile accurate and complete information in the preparation of the SEMAP report FYE 2025; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County that the Executive Director and/or their designee is authorized to take all necessary actions to compile, prepare and assess the information necessary to administer the GHA's Housing Choice Voucher Program to ensure consistency with HUD's performance criteria under SEMAP requirements.

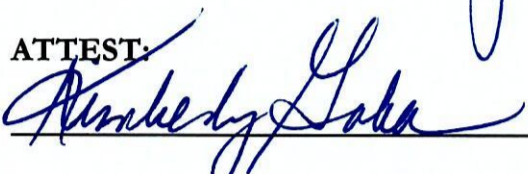
IT IS FURTHER RESOLVED that the Executive Director, or a designee, has authority to electronically submit the report to HUD, as required.

ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 28th day of January 2026.

HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY:  _____

JOHN GIOVANNITTI, VICE CHAIRMAN

ATTEST:  _____

KIMBERLY GOBER, SECRETARY

DATED: JANUARY 28, 2026

RESOLUTION #26-03

**RESOLUTION AUTHORIZING PAYMENT FOR
THE NJPHA JOINT INSURANCE FUND (JIF) FY 2026**

WHEREAS, the Housing Authority of Gloucester County has determined and agreed to continue to be a member in the NJPHA Joint Insurance Fund effective January 1, 2026 to December 31, 2026 for the purpose of establishing the following types of coverage:

- 1) Property damage, other than motor vehicle
- 2) General, Auto and Cyber Liability
- 3) Workers Compensation
- 4) Public Officials Liability/Employment Practices Liability

WHEREAS, the Housing Authority of Gloucester County has determined that the continued membership in the Joint Insurance Fund is in the best interest of the Authority; and

WHEREAS, the bill FY2026 assessed HAGC at a premium of **\$403,006.00**; and

WHEREAS, members of the JIF are permitted to split their assessment bill into two equal installments, without incurring an interest penalty; and

WHEREAS, HAGC is hereby authorized to pay in two installments its portion of the JIF's assessment, as determined in accordance with HAGC's approved cost allocation plan, which includes a 2025 assessment for the Residence at South College Drive property paid by the development fund in the first installment.

WHEREAS, due to the timing of the invoice, HAGC has issued the first installment payment, to avoid late fees or possible insurance cancellation.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County, that payments for NJPHA (JIF) FY2026 are hereby approved and ratified, as applicable, subject to Counsel review and verification.

ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 28th day of January 2026.

HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: 

JOHN GIOVANNITTI, VICE CHAIRMAN

ATTEST: 

KIMBERLY GOBER, SECRETARY

DATED: JANUARY 28, 2026

RESOLUTION #26-04

**RESOLUTION APPROVING AND AUTHORIZING THE EXTENSION OF
MANAGEMENT SERVICES AGREEMENT**

BETWEEN

**THE HOUSING AUTHORITY OF GLOUCESTER COUNTY AND
THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO AND
THE AFFORDABLE HOUSING CORPORATION OF GLASSBORO**

WHEREAS, the Housing Authority of Gloucester County (HAGC) has previously entered into a Management Services Agreement (MSA) with the Housing Authority of the Borough of Glassboro (GHA) and the Affordable Housing Corporation of Glassboro (AHCG); and

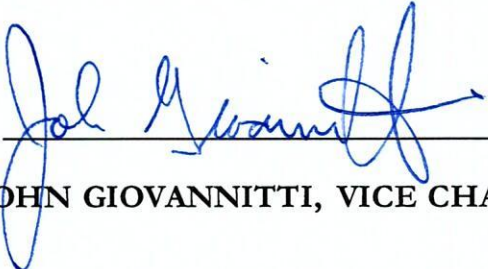
WHEREAS, the MSA sets forth HAGC's organizational, managerial, supervisory, coordinating and monitoring functions with regards to GHA and AHCG; and

WHEREAS, HAGC, GHA and AHCG agreed it was in their respective best interests to extend the MSA through December 31, 2026 with an automatic renewal of one (1) year; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County that said MSA shall be extended until December 31, 2026, with an automatic renewal of one (1) year, subject to necessary revisions at the discretion of the Executive Director and final review by HAGC's solicitor.

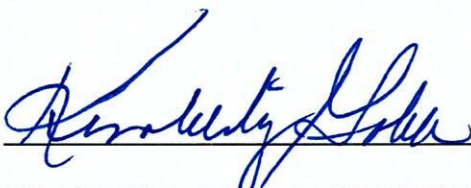
ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 28th day of January 2026.

HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: 

JOHN GIOVANNITTI, VICE CHAIRMAN

ATTEST:



KIMBERLY GOBER, SECRETARY

DATED: JANUARY 28, 2026

RESOLUTION #26-05

RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR
REPLACEMENT OF ROOF AT
204-1 SCATTERED SITE HOME

WHEREAS, the Housing Authority of Gloucester County (HAGC) has need to replace the roof at a 204-1 Scattered Site Home located in West Deptford, NJ; and

WHEREAS, HAGC requested and received quotes for such services; and

WHEREAS, the lowest responsible quote for such services is with **TORTORICE CONTRACTORS, INC.** at a cost of **\$9,426.00** and is proper and responsive to the specifications; and

WHEREAS, the Finance Director identified that Capital Funds are available to cover the cost of replacing the roof at a 204-1 Scattered Site Home not to exceed **\$11,000.00**.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County that the contract with **TORTORICE CONTRACTORS, INC.** be and is hereby approved; and

IT IS FURTHER RESOLVED that the Executive Director be and is hereby authorized to execute a contract for roof replacement at a 204-1 Scattered Site Home, in accordance with the quote received, for a contract amount of **\$9,426.00** with a not to exceed limit of **\$11,000.00**.

ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 28th day of January 2026.

HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: 

JOHN GIOVANNITTI, VICE CHAIRMAN

ATTEST: 

KIMBERLY GOBER, SECRETARY

DATED: JANUARY 28, 2026

RESOLUTION #26-06

RESOLUTION AUTHORIZING CONTRACT WITH
APPROVED VENDOR PARTICIPATING IN
A COOPERATIVE PURCHASING AGREEMENT SYSTEM
DEMOLITION AND REPLACEMENT OF SIX (6)
ADA COMPLIANT RAMPS AND WALKWAY
CARINO PARK APARTMENTS
W. J. GROSS, INC.

WHEREAS, the Housing Authority of Gloucester County (HAGC) is a participant in the CAMDEN COUNTY EDUCATIONAL SERVICES COMMISSION (CCESC), a state-recognized and accepted cooperative purchasing agreement system, as authorized under *N.J.S.A. 52:34-6.2*, to purchase goods and contract services utilizing their cooperative contracts and competitive bidding process as a method of procurement, in accordance with *N.J.S.A. 40A:11-1 et seq.*; and

WHEREAS, W. J. GROSS, INC. is a participating, approved vendor of CCESC (CCECS# 66CCEPS, Contract# FY23-01); and

WHEREAS, HAGC has need to demolish and replace six (6) concrete ramps to continue to meet ADA compliance and an existing 20'x4'x6' walkway at Carino Park Apartments, located at 100 Chestnut Street, Williamstown, NJ; and

WHEREAS, the Finance Director identified that Capital Funds are available to cover the cost of the work up to \$45,000; and

WHEREAS, HAGC conducted a cost comparison for such work and determined W. J. GROSS, INC. has the lowest cost at \$40,565.00.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County that the contract with W. J. GROSS, INC in the amount of \$40,565.00 is hereby approved, with a not to exceed limit of \$45,000.

ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 28th day of January 2026.

HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: 

JOHN GIOVANNITTI., VICE CHAIRMAN

ATTEST: 

KIMBERLY GOBER, SECRETARY

DATED: JANUARY 28, 2026

TABLED

RESOLUTION #26-07

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 _____ 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 January 28, 2026, 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 _____

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 _____ 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 JANUARY 28, 2026.

ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 28th day of January 2026.

HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: _____

JOHN GIOVANNITTI, VICE CHAIRMAN

ATTEST:

KIMBERLY GOBER, SECRETARY

DATED: JANUARY 28, 2026