



# **The Housing Authority of Gloucester County**

REGULAR BOARD MEETING

*JUNE 26, 2024*

A Regular Meeting of the Housing Authority of Gloucester County was held at 120 Pop Moylan Blvd. Deptford, NJ 08096, on Wednesday, June 26, 2024 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.
- ✓ 1<sup>st</sup> Vice Chairman John Giovannitti
- ✓ 2<sup>nd</sup> Vice Chairman Brenden Garozzo
- ✓ Commissioner Daniel Reed

**And the following were absent:**

- ✓ Treasurer Scott Kintzing

**The Secretary notified the Solicitor that a quorum is present.**

**Also in attendance were:**

- ✓ James Pierson, Esq., Solicitor
- ✓ Kimberly Gober, Executive Director
- ✓ Nelly Rojas, Executive Assistant
- ✓ Dana Trasferini, Administrative Specialist
- ✓ Paul Letizia, AHO Director
- ✓ Grace Turchi, Finance Director

## **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: Commissioner Daniel Reed

SECOND: 1<sup>st</sup> Vice Chairman John Giovannitti

ALL IN FAVOR

Seeing no members of the Public.

### **MOTION TO CLOSE PUBLIC PORTION:**

MOTION: Commissioner Daniel Reed

SECOND: 2<sup>nd</sup> Vice-Chairman Brenden Garozzo

ALL IN FAVOR

## **EXECUTIVE DIRECTOR REPORT:**

- E.D. Gober indicates the RCSJ project is progressing, slabs have been poured, an updated schedule has been submitted, the project is looking at a 1/28/2025 completion date. The completion date has moved up due to the delivery date of the switch plate is expected to be delivered sooner than anticipated.
- E.D. Gober indicates that HAGC previously gained approval to progress with the 204-1 Scattered Site Home Disposition, RES# 24-56 asks the Board to authorize a contract for appraisal services to perform appraisals of the sixty-two homes in accordance with HUD's requirements and progress with the disposition application. HAGC will hold resident meetings in July and the residents will be treated in accordance with the Federal and State Uniform Relocation Acts and receive vouchers to continue with affordable housing assistance.
- E.D. Gober indicates that a Notice of Funding Opportunities has been recently released for the ROSS grant, HAGC is in the process of reviewing and does intend to reapply for this grant. The current ROSS grant provided approximately \$240K to HAGC to provide services to help our residents age in place for the public housing program.
- E.D. Gober indicates last month the Congregate program was approved to submit a grant application, the application was submitted, the stated responded indicating that HAGC was able to request more funding, the total application was \$282,644. The Congregate program is partially funded by the State, partially funded by the resident based on a sliding scale of their income and HAGC also subsidizes the program. HAGC was also able to receive additional funding from the State for the Congregate Program from leftover monies from the prior year, HAGC identified items and the state approved. The State is amending HAGC's current grant for that amount.
- E.D. Gober indicates the Annual Meeting for HAGC and all instrumentalities will take place on July 24, 2024 at 12:00PM at Riverwinds, there will not be a virtual participation option.
- E.D. Gober indicates the GASB 68 reports have been issued by the State, which is the last item needed to complete HAGC's audits, audits are anticipated to be completed in August.
- E.D. Gober indicates previously awarded nineteen Project Based Vouchers for the Winn Development located in West Deptford, they are on the NJHMFA's agenda for tax credit funding in August, HAGC will be starting the process for a subsidy layering review with HUD. The housing project is primarily for veterans, the supportive service provider is SoldierOn.
- E.D. Gober indicates that HUD has postponed the implementation of HOTMA which involves how Housing Authorities calculate rent for their residents. HUD is also updating the software that Housing Authorities use to submit data to HUD, the existing software in place is referred to as PIC, the new software that was to be implemented April 1, 2024 is referred to as HIP, HIP is now being delayed due to software issues. HOTMA can not be fully implemented until HIP is implemented, HAGC will report updates to the Board as available.
- E.D. Gober indicates that a study is being performed regarding the Housing Choice Voucher Program where the rental money would be given directly to the participant to provide to the third-party landlord, HAGC will report updates to the Board as available.

### **NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS**

## **AGENDA:**

- A. Review and Action of Minutes – MAY 2024
- B. Consider Interim Bill List, 24-06 Sections A, B, C, D
- C. Consider Bill List 24-06 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**

<b>24-55</b>	<b>RESOLUTION AUTHORIZING REVISION OF THE PETTY CASH IMPREST FUNDS FOR VARIOUS DEPARTMENTS AND PROGRAMS OF HAGC</b>
<b>24-56</b>	<b>RESOLUTION AUTHORIZING CONTRACT FOR APPRAISAL SERVICES OF 204-1 HOMES – IFB#24-003 MOLINARI &amp; ASSOCIATES, P.C.</b>
<b>24-57</b>	<b>RESOLUTION AUTHORIZING EXECUTION OF MEMORANDUM OF UNDERSTANDING AND COST SHARE AGREEMENT BETWEEN HAGC AND NJ OFFICE OF HOMELAND SECURITY AND PREPAREDNESS IN CONNECTION TO THE STATE AND LOCAL CYBERSECURITY GRANT PROGRAM</b>
<b>24-58</b>	<b>RESOLUTION VOIDING OUTSTANDING CHECKS WRITTEN ON VARIOUS ACCOUNTS DATED PRIOR 12/26/2023</b>
<b>24-59</b>	<b>RESOLUTION APPROVING PARTICIPATION IN THE INTERLOCAL PURCHASING SYSTEM (TIPS)</b>
<b>24-60</b>	<b>RESOLUTION AUTHORIZING EXECUTIVE SESSION - <b>TABLED</b></b>

### **MOTION TO APPROVE THE AGENDA ITEMS**

MOTION: Commissioner Daniel Reed  
SECOND: 2nd Vice-Chairman Brenden Garozzo  
ALL IN FAVOR

### **PUBLIC PORTION:**

Any comments from the public.

### **MOTION TO OPEN PUBLIC PORTION:**

MOTION: Commissioner Daniel Reed  
SECOND: 1st Vice Chairman John Giovannitti  
ALL IN FAVOR

Seeing no members of the Public.

### **MOTION TO CLOSE PUBLIC PORTION:**

MOTION: Commissioner Daniel Reed  
SECOND: 1st Vice Chairman John Giovannitti  
ALL IN FAVOR

### **ADJOURNMENT:**

#### **MOTION TO ADJOURN:**

MOTION: Commissioner Daniel Reed  
SECOND: 2nd Vice-Chairman Brenden Garozzo  
ALL IN FAVOR

**Respectfully submitted,**



**Kimberly Gober, Secretary**

**Dated: June 26, 2024**