



# **The Housing Authority of Gloucester County**

REGULAR BOARD MEETING

*DECEMBER 13, 2023*

**A Regular Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkins Building, on Wednesday, December 13, 2023 beginning at 4:30 P.M.**

**Due to Chairman William W. Bain, Jr. not feeling well and participating virtually, Commissioner Scott Kintzing called the meeting to order.**

## **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
- ✓ Treasurer Scott Kintzing
- ✓ Commissioner Daniel Reed

**And the following were absent:**

None.

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

**Also in attendance were:**

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

## **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: 2<sup>nd</sup> Vice Chairman Brenden Garozzo

SECOND: Commissioner Daniel Reed

ALL IN FAVOR

Seeing no members of the Public.

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

MOTION: 2<sup>nd</sup> Vice Chairman Brenden Garozzo

SECOND: Commissioner Daniel Reed

ALL IN FAVOR

## **EXECUTIVE DIRECTOR REPORT:**

- E.D. Gober indicates that Congress has negotiated a continuing resolution for HUD funded programs through January 17, 2024, we are still keeping an eye on the federal appropriations budget. Information has been included in the Board packets regarding continuing resolution.
- E.D. Gober indicates the agenda includes the following: RES# 23-124 asks the Board to consider designating a public agency compliance officer (P.A.C.O.) which is required by the state and RES# 23-125 to appoint a fund commissioner for the NJ PHA JIF, historically the executive director has been designated for each, E.D. Gober adds that HAGC will be renewing membership in the JIF insurance program. RES# 23-126 asks the Board to renew the management services agreement with the Housing Authority of the Borough of Glassboro.
- E.D. Gober indicates the Rowan College of South Jersey Residences at South College Drive project held a construction meeting on December 13, 2023, AHO Director, Paul Letizia provides an update indicating the construction site is now fenced, and heavy machinery is now on the lot moving the soil around for drainage, the pad where the building will be constructed has been rolled and tamped in preparation for the footings. The site has concrete pipe that's been delivered along with boxes for the sewage and water drainage on the property. All is going well, there have been weather delays with rain that delayed some of the site preparation. The next major event will be the footings which will take place early next month. Gary F. Gardner is the General Contractor for the project.
- E.D. Gober indicates the Gloucester County Housing Development Corp met on December 13, 2023 at 4:00 and approved a payment application in the amount of \$78,749.95 for soft costs that had been incurred, but not yet paid prior to closing. A detailed report was given to the GCHDC for those approvals. Moving forward, we will have a report summarizing the construction activity and the Minutes from the architect that will be given to both GCHDC and HAGC Board members.
- E.D. Gober indicates the employee Christmas party will be held December 14, 2023 at noon.

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

## **AGENDA:**

- A. Review and Action of Minutes – NOVEMBER 2023
- B. Consider Interim Bill List, 23-12 Sections A, B, C, D
- C. Consider Bill List 23-12 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><u>23-123</u></b>	<b>RESOLUTION ADOPTING BUDGET FY2024</b> <b>ROLL CALL VOTE</b> MOTION: 1 <sup>st</sup> Vice Chairman John Giovannitti SECOND: Commissioner Daniel Reed ALL IN FAVOR
<b><u>23-124</u></b>	<b>RESOLUTION DESIGNATING A PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.)</b>
<b><u>23-125</u></b>	<b>RESOLUTION APPOINTING A FUND COMMISSIONER FOR THE JIF INSURANCE FUND</b>
<b><u>23-126</u></b>	<b>RESOLUTION APPROVING AND AUTHORIZING EXTENSION OF MANAGEMENT SERVICES AGREEMENT BETWEEN GHA, AHCG AND HAGC</b>
<b><u>23-127</u></b>	<b>RESOLUTION AUTHORIZING EXECUTIVE SESSION</b>  MOTION TO OPEN EXECUTIVE SESSION:

MOTION: 2<sup>nd</sup> Vice Chairman Brenden Garozzo  
SECOND: 1<sup>st</sup> Vice Chairman John Giovannitti  
ALL IN FAVOR

- CONTRACT NEGOTIATION MATTER

**MOTION TO CLOSE EXECUTIVE SESSION:**  
MOTION: 2<sup>nd</sup> Vice Chairman Brenden Garozzo  
SECOND: Commissioner Daniel Reed  
ALL IN FAVOR

**23-128**

**RESOLUTION APPROVING A SUCCESSOR COLLECTIVE BARGAINING AGREEMENT  
BETWEEN THE HOUSING AUTHORITY OF GLOUCESTER COUNTY AND THE AFSCME  
AFL-CIO DISTRICT COUNCIL 63, LOCAL 1847**

**MOTION TO APPROVE:**  
MOTION: Chairman William W. Bain, Jr.  
SECOND: Commissioner Daniel Reed  
ALL IN FAVOR

**MOTION TO APPROVE THE AGENDA ITEMS**

MOTION: 2<sup>nd</sup> Vice Chairman Brenden Garozzo  
SECOND: 1<sup>st</sup> Vice Chairman John Giovannitti  
ALL IN FAVOR



**PUBLIC PORTION:**

Any comments from the public.

**MOTION TO OPEN PUBLIC PORTION:**

MOTION: 2<sup>nd</sup> Vice Chairman Brenden Garozzo  
SECOND: Commissioner Daniel Reed  
ALL IN FAVOR

Seeing no members of the Public.

**MOTION TO CLOSE PUBLIC PORTION:**

MOTION: 2<sup>nd</sup> Vice Chairman Brenden Garozzo  
SECOND: Commissioner Daniel Reed  
ALL IN FAVOR



**ADJOURNMENT:**

**MOTION TO ADJOURN:**

MOTION: Chairman William W. Bain, Jr.  
SECOND: 1<sup>st</sup> Vice Chairman John Giovannitti  
ALL IN FAVOR

Respectfully submitted,

Kimberly Gober, Secretary  
Dated: December 13, 2023