



The Housing Authority of Gloucester County

REGULAR BOARD MEETING

JULY 24, 2024

A Regular Meeting of the Housing Authority of Gloucester County was held at Riverwinds Restaurant 1075 Riverwinds Dr., West Deptford, NJ 08096, on Wednesday, July 24, 2024 beginning at 12:00 P.M.

ROLL CALL:

The Secretary (Kimberly Gober) called the roll and the following answered "aye":

- ✓ Chairman William W. Bain, Jr.
- ✓ 1st Vice Chairman John Giovannitti (Via Phone)
- ✓ 2nd Vice Chairman Brenden Garozzo
- ✓ Commissioner Daniel Reed
- ✓ Treasurer Scott Kintzing

And the following were absent:

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
- ✓ Elida Ortiz, HR Director
- ✓ Dana Trasferini, Administrative Specialist
- ✓ Alma Asllanaj, IT Director
- ✓ Eydie Blair, Intake Supervisor
- ✓ 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."

SOLICITOR:

The Solicitor opened the meeting to conduct the Annual Election of Officers.

ELECTION OF OFFICERS:

MOTION TO RE-APPOINT THE CURRENT SLATE OFFICERS:

MOTION: Commissioner Daniel Reed

SECOND: 2nd Vice Chairman Brenden Garozzo

ALL IN FAVOR

ANNUAL RESOLUTIONS

<u>24-61</u>	RESOLUTION DESIGNATING OFFICIAL NEWSPAPERS
<u>24-62</u>	RESOLUTION DESIGNATING ANNUAL SCHEDULE OF MEETINGS
<u>24-63</u>	RESOLUTION DESIGNATING OFFICIAL DEPOSITORY BANK FULTON BANK
<u>24-64</u>	RESOLUTION DESIGNATING OFFICIAL DEPOSITORY CITIZENS BANK
<u>24-65</u>	RESOLUTION DESIGNATING OFFICIAL DEPOSITORY PARKE BANK
<u>24-66</u>	RESOLUTION DESIGNATING OFFICIAL DEPOSITORY WSFS BANK
<u>24-67</u>	RESOLUTION AUTHORIZING ELECTRONIC FUNDS TRANSFER (EFT)
<u>24-68</u>	RESOLUTION APPROVING ANNUAL REVIEW OF POLICY WITH RESPECT TO THE FILING OF NOTICES OF TORT CLAIMS IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY TORT CLAIMS ACT, N.J.S.A. 59:8-6.
<u>24-69</u>	RESOLUTION APPROVING ANNUAL REVIEW OF POLICY WITH RESPECT TO INDEMNIFICATION OF COMMISSIONERS AND EMPLOYEES CONSISTENT WITH N.J.S.A. 59: 10-4
<u>24-70</u>	RESOLUTION APPROVING ANNUAL REVIEW OF POLICY WITH RESPECT TO REIMBURSEMENT OF AUTHORITY COMMISSIONERS OR EMPLOYEES FOR COST OF DEFENDING AGAINST CRIMINAL CHARGES



PUBLIC PORTION:

Agenda items only.

MOTION TO OPEN PUBLIC PORTION:

MOTION:

SECOND:

ALL IN FAVOR

Seeing no members of the Public.

MOTION TO CLOSE PUBLIC PORTION:

MOTION: Commissioner Daniel Reed

SECOND: 2nd Vice-Chairman Brenden Garozzo

ALL IN FAVOR

EXECUTIVE DIRECTOR REPORT:

- E.D. Gober indicates Audits are nearly complete. A meeting will be scheduled with the Audit Committee and the Audits are anticipated to be available for the HAGC August meeting.
- E.D. Gober indicates the Board Packets include Appraisals commissioned from the NJPHA JIF for all properties. The appraised value for Deptford Park and Carino Park Apartments was \$22M, the properties are insured under NJPHA JIF and the appraised value is in line with the insured value of the buildings. Appraisals were not performed for the 62 Public Housing Scattered Sites due to their individual values.
- E.D. Gober discusses the Crowd Strike incident, the Housing Authority through the NJPHA JIF has cyber insurance. The Cyber Insurance offered a grant in order to have better protection, HAGC currently has Symantec Endpoint for virus protection software. The cyber insurance company wants HAGC to use Crowd Strike that we have a grant for. This grant is for 5 (five) years starting at zero cost to HAGC and then increases by about 25% each year. The reporting of the incident is that it was not a cyber-attack but was an issue with an update performed on the software. HAGC will have Symantec Endpoint through next year and there will be a period when we will have both software's for two months so we may compare them.
- E.D. Gober indicates that HUD issued formal notice delaying both Housing Information Portal (HIP) and Housing Opportunities Through Modernization Act (HOTMA) passed in 2016. HUD have

not given notice of an effective date as of yet.

- E.D. Gober indicates a Federal Register notice has been recently published regarding HUD performing a study to restructure the Housing Choice Voucher rental assistance program and provide housing assistance funding directly to the participant. Industry groups are concerned as during COVID when the participants received the money directly it did not necessarily go towards rent as intended.
- E.D. Gober indicates that Board Packets contain a comprehensive report on the RCSJ project and GCHDC will be getting ready to make the first draw from NJDCA to replenish monies paid out so far.

NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS

RESOLUTIONS

<u>24-71</u>	RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR THE REMOVAL OF UNAUTHORIZED OR ABANDONED MOTOR VEHICLES ON HAGC PROPERTIES
<u>24-72</u>	RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR THE RESIDENT OPPORTUNITIES FOR SELF SUFFICIENCY (ROSS) GRANT FY2024
<u>24-73</u>	RESOLUTION AUTHORIZING COMMITMENT OF MATCH FUNDING IN SUPPORT OF THE RESIDENT OPPORTUNITIES FOR SELF SUFFICIENCY (ROSS) GRANT FY2024 APPLICATION
<u>24-74</u>	RESOLUTION AUTHORIZING EXECUTIVE SESSION - TABLED

MOTION TO APPROVE THE AGENDA ITEMS

MOTION: Commissioner Daniel Reed

SECOND: 2nd Vice-Chairman Brenden Garozzo

ABSTAIN FROM RES# 24-63 THROUGH 24-66: Treasurer Scott Kintzing
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:

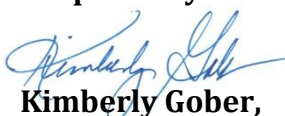
MOTION TO ADJOURN:

MOTION: 1st Vice Chairman John Giovannitti

SECOND: 2nd Vice-Chairman Brenden Garozzo

ALL IN FAVOR

Respectfully submitted,



Kimberly Gober,

Dated: July 24, 2024