



The Housing Authority of Gloucester County

REGULAR BOARD MEETING

May 25, 2022

A Regular Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkis Building, on Wednesday, May 25, 2022 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.
- ✓ 1st Vice Chairman Daniel Reed (Virtually)
- ✓ 2nd Vice Chairman John Giovannitti (Virtually)
- ✓ Commissioner Scott Kintzing
- ✓ Commissioner Brenden Garozzo (Virtually)

And the following were absent:

- ✓ Commissioner Frank Smith

The Secretary notified the Solicitor that a quorum is present.

Also in attendance were:

- ✓ Jeff Daniels, Esq., Solicitor
- ✓ Kimberly Gober, Executive Director
- ✓ Paul Letizia, AHO Director
- ✓ Nelly Rojas, Administrative Assistant
- ✓ Dana Trasferini, Administrative Aide (Virtually)
- ✓ Grace Seeney, 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 Scott Kintzing

SECOND: 2nd Vice Chairman John Giovannitti

ALL IN FAVOR

Seeing no members of the Public,

MOTION TO CLOSE PUBLIC PORTION:

MOTION: Commissioner Scott Kintzing

SECOND: 1st Vice Chairman Daniel Reed

ALL IN FAVOR

EXECUTIVE DIRECTOR REPORT:

- E.D. Gober informs the Board that Resolutions 22-35, 22-36, 22-37 and 22-38 relate to purchasing cooperatives HAGC has existing agreements with and is requesting the Board to renew.
- E.D. Gober advises the Board that the process for the Congregate Services Program grant renewal has started, it is believed to total \$214K this year, the current grant is \$202K, this is based on a July 1 to June 30 year. RES 22-39 asks the Board to approve the grant agreement for Congregate Services.
- E.D. Gober indicates the agenda includes resolutions regarding management agreements, that the NJ PHAJIF requested renewals of, counsel has been involved in preparation of these documents.
- E.D. Gober indicates RES 22-43, proposes an update to the schedule of personnel positions. E.D. Gober has been in contact with the Personnel Committee regarding the updates, the most significant change is adding an IT Support Technician. As HAGC's operations have grown the demands on IT have also grown, our daily tasks have become more integrated with IT and fall under that department.
- E.D. Gober notifies the Board that HAGC has received a notice regarding our capital funds, we have received an increase of about \$60K this year, RES 22-44 asks the Board to accept those funds.
- E.D. Gober indicates a funding notification has been received for the HCV Program, more information will follow.
- E.D. Gober updates the Board on the status of the WinnDevelopment Company in West Deptford, the project will consist of 84 units. HGAC previously awarded them the RFP, the next step is for them to supply HAGC with documentation regarding the project.
- E.D. Gober advises the Board that herself and the Administrative Assistant attended the PHADA Conference held in San Antonio, TX and learned HAGC can request waivers for PHAs and SEMAP scoring. This is relevant because Housing Authorities are anticipating the policies the government put in place will affect the end of the year scoring. HAGC is contemplating submitting a waiver. During the Conference E.D. Gober met Maryann Navarro, the director for HUDs Moving To Work (MTW) Program. HUD recently published a notice regarding expanding their MTW Program. This program is a local innovative solutions program, where specific parameters are tested in an area. In return the program allows the Housing Authority to request waivers for some of the statutory and regulatory requirements. The application for the MTW Program is due July 28, 2022. This program allows all four pots of money to be combined for Section 8, Section 9, HCV and Public Housing Programs, it allows the Housing Authority to use the funds how they best suit their operations as long as the Housing Authority assists the same number of families. This is also an asset building cohort, the program has the option of focusing on asset building or credit improvement, but the Housing Authority may choose to do both.

NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS

MOTION TO APPROVE THE REPORTS:

MOTION: Commissioner Scott Kintzing
SECOND: 1st Vice Chairman Daniel Reed
ALL IN FAVOR

AGENDA:

- A. Review and Action of Minutes – APRIL 2022
- B. Consider Interim Bill List, 22-05 Sections A, B, C, D
- C. Consider Bill List 22-05 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

22-35	CONSIDER RESOLUTION AUTHORIZING HAGC TO CONTINUE TO PARTICIPATE IN OMNIA PARTNERS GOVERNMENT PURCHASING ALLIANCE
22-36	CONSIDER RESOLUTION AUTHORIZING HAGC TO EXTEND PARTICIPATION IN CCE COOPERATING PRICING SYSTEM
22-37	CONSIDER RESOLUTION AUTHORIZING CONTRACT WITH CERTAIN APPROVED STATE CONTRACT VENDORS FOR CONTRACTING UNITS
22-38	CONSIDER RESOLUTION AUTHORIZING CONTRACT WITH CERTAIN APPROVED NATIONAL CONTRACT VENDORS FOR CONTRACTING UNITS
22-39	CONSIDER RESOLUTION APPROVING CHSP GRANT AGREEMENT FOR CONGREGATE SERVICES
22-40	CONSIDER RESOLUTION APPROVING THE COLONIAL PARK APARTMENT BUILDING MANAGEMENT AGREEMENT BETWEEN SENIORS HOUSING DEVELOPMENT CORPORATION OF GLOUCESTER COUNTY AND THE HOUSING AUTHORITY OF GLOUCESTER COUNTY
22-41	CONSIDER RESOLUTION AFFIRMING AND REAUTHORIZING THE NANCY J ELKIS SENIOR HOUSING APARTMENT BUILDING MANAGEMENT AGREEMENT BETWEEN POP MOYLAN URBAN REDEVELOPMENT COMPANY, LLC AND THE HOUSING AUTHORITY OF GLOUCESTER COUNTY
22-42	CONSIDER RESOLUTION APPROVING UPDATE TO THE SHEPHERDS FARM APARTMENT BUILDING MANAGEMENT AGREEMENT BETWEEN SHEPHERD’S FARM SENIOR HOUSING AT WEST DEPTFORD INC. AND THE HOUSING AUTHORITY OF GLOUCESTER COUNTY
22-43	CONSIDER RESOLUTION ESTABLISHING REVISED PERSONNEL POSITIONS
22-44	CONSIDER RESOLUTION AUTHORIZING ACC CFP AMENDMENT FOR FY2022
22-45	EXECUTIVE SESSION - TABLED

MOTION TO APPROVE THE AGENDA ITEMS

MOTION: 2nd Vice Chairman John Giovannitti

SECOND: Commissioner Brenden Garozzo

ALL IN FAVOR

COMMENTS OR GENERAL QUESTIONS FROM THE PUBLIC:

MOTION TO OPEN PUBLIC PORTION:

MOTION: 2nd Vice Chairman John Giovannitti
SECOND: Commissioner Scott Kintzing
ALL IN FAVOR

Seeing no members of the Public,

MOTION TO CLOSE PUBLIC PORTION:

MOTION: Commissioner Scott Kintzing
SECOND: 1st Vice Chairman Daniel Reed
ALL IN FAVOR

ADJOURNMENT:

MOTION TO ADJOURN:

MOTION: Commissioner Scott Kintzing
SECOND: 2nd Vice Chairman John Giovannitti
ALL IN FAVOR

Respectfully submitted,



Kimberly Gober, Secretary

Dated: MAY 25, 2022