THE HOUSING AUTHORITY OF GLOUCESTER COUNTY

2025

JULY 30, 2025

12:00 PM
1075 Riverwinds Dr.
West Deptford, NJ 08086

Meeting called by William W Bain Jr., Chairman	**Annual Commissioner Meeting**
Secretary: Kimberly Gober, Executive Director	**Solicitor: James Pierson, Esq.**

1	CHAIRMAN	**CALL THE MEETING TO ORDER**
2	SECRETARY	**ROLL CALL**
3	SOLICITOR	**SOLICITOR ANNOUNCEMENT:** "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."
4	SOLICITOR	**CONDUCT ELECTIONS OF OFFICERS:** • **CHAIRPERSON** • **1ST VICE CHAIRPERSON** • **2ND VICE CHAIRPERSON** • **TREASURER** **Note: Election of Secretary not required. The Executive Director is Secretary by State Statute**
5	CHAIRMAN	**CONSIDER ANNUAL RESOLUTIONS**

25-63	**CONSIDER RESOLUTION DESIGNATING OFFICIAL NEWSPAPERS**
25-64	**CONSIDER RESOLUTION DESIGNATING ANNUAL SCHEDULE OF MEETINGS**
25-65	**CONSIDER RESOLUTION DESIGNATING OFFICIAL DEPOSITORY BANK FULTON BANK**
25-66	**CONSIDER RESOLUTION DESIGNATING OFFICIAL DEPOSITORY CITIZENS BANK**
25-67	**CONSIDER RESOLUTION DESIGNATING OFFICIAL DEPOSITORY PARKE BANK**
25-68	**CONSIDER RESOLUTION DESIGNATING OFFICIAL DEPOSITORY WSFS BANK**
25-69	**CONSIDER RESOLUTION AUTHORIZING ELECTRONIC FUNDS TRANSFER (EFT)**
25-70	**CONSIDER 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.**
25-71	**CONSIDER RESOLUTION APPROVING ANNUAL REVIEW OF POLICY WITH RESPECT TO INDEMNIFICATION OF COMMISSIONERS AND EMPLOYEES CONSISTENT WITH N.J.S.A. 59: 10-4**
25-72	**CONSIDER RESOLUTION APPROVING ANNUAL REVIEW OF POLICY WITH RESPECT TO REIMBURSEMENT OF AUTHORITY COMMISSIONERS OR EMPLOYEES FOR COST OF DEFENDING AGAINST CRIMINAL CHARGES**

4	CHAIRMAN	**PUBLIC PORTION – AGENDA ITEMS ONLY**

5	CHAIRMAN	A. Review and Action of Minutes – JUNE 2025 B. Consider Interim Bill List, 25-07 Sections A, B, C, D C. Consider Bill List 25-07 Sections, E, F, G, H D. Consider Ratification of GCHDC, Seniors, Shepherd's Farm, eMurphyg, Inc., PMURC, Inc. and Sections A, B, C, D, E, F E. Consider Acknowledgment of Pop Moylan, Colonial Park LP Sections G, H, I, J
6	FINANCIALS	FINANCIALS
7	CORRESPONDENCE	**PRE-PACKET:** ❖ HAGC'S RESIDENT NEWSLETTER ❖ PHADA - PRESIDENT FORUM: PHADA BEGINS SEARCH FOR NEW EXECUTIVE DIRECTOR ❖ CAPITOL EXPRESS – ONE BIG BEAUTIFUL BILL SIGNED INTO LAW ❖ HDLI - GOVERNOR GLENN YOUNGKIN ANNOUNCES RELOCATION OF U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) HEADQUARTERS TO ALEXANDRIA ❖ NAHRO - HOUSE RELEASES FY 2026 THUD BILL ❖ PHADA – INDUSTRY GROUP LETTER CARES ACT ❖ CONGRESSMAN VAN DREW SECURES FEDERAL POSSESSION OF THE ATLANTIC CITY HOUSING AUTHORITY AFTER YEARS OF MISMANAGEMENT **BOARD DAY:** ❖ FORBES - DOGE BUILT AN AI TO DELETE HALF OF FEDERAL REGULATIONS ❖ SUN NEWSPAPERS - GLASSBORO CAMDEN LIGHT RAIL ❖ PHADA - HOUSE RELEASES TROUBLING FY 26 T-HUD APPROPRIATIONS BILL ❖ CAPITOL EXPRESS – WHITE HOUSE RELEASES EXECUTIVE ORDER ON FEDERAL RESPONSE TO HOMELESSNESS ❖ TAP INTO - OUR HOUSE TRANSFORMS BASKING RIDGE RESIDENCE INTO SUPPORTIVE HOUSING FOR INDIVIDUALS WITH IDD ❖ PHADA - SENATE RELEASES FY 26 T-HUD APPROPRIATIONS BILL ❖ PHADA - PRESIDENT FORUM PHADA HAS SERIOUS CONCERNS REGARDING NEW FUNDING RULES
8	REPORTS	• DIRECTORS REPORT: JUNE 2025 • MODERNIZATION REPORT • RESIDENT RELATIONS REPORT
9	NEW BUSINESS	**25-73** CONSIDER RESOLUTION RATIFYING EMERGENCY CONTRACT FOR WATER LINE REPAIR PURSUANT TO N.J.S.A. 40A:11-6 - DEPTFORD PARK APARTMENTS **25-74** CONSIDER RESOLUTION AUTHORIZING CONTINUED PARTICIPATION IN THE INTERLOCAL PURCHASING SYSTEM (TIPS) NATIONAL COOPERATIVE PURCHASING SYSTEM FY2025 **25-75** CONSIDER RESOLUTION RATIFYING EMERGENCY CONTRACT FOR BOILER REPAIR PURSUANT TO N.J.S.A. 40A:11-6 **25-76** CONSIDER RESOLUTION AUTHORIZING CONTRACT WITH APPROVED STATE CONTRACT VENDOR PURSUANT TO N.J.S.A. 40a:11-12a – TEC ELEVATOR – CARINO PARK **25-77** CONSIDER RESOLUTION APPROVING REVISIONS TO PERSONNEL POLICY AND EMPLOYEE MANUAL **25-78** CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION
10	CHAIRMAN	ANY GENERAL COMMENTS FROM THE PUBLIC
11	ADJOURNMENT	