The Housing Authority of Gloucester County

REGULAR BOARD MEETING

APRIL 23, 2025

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, April 23, 2025 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 John Giovannitti
- ✓ 2nd Vice Chairman Brenden Garozzo (virtual)
- ✓ Treasurer Scott Kintzing
- ✓ Commissioner Daniel Reed (virtual)

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
- ✓ 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: Commissioner Scott Kintzing
SECOND: 1st 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 John Giovannitti
ALL IN FAVOR

EXECUTIVE DIRECTOR REPORT:

- E.D. Gober thanks HAGC Commissioners for participating in the MEL's Annual Safety Awareness Training.
- E.D. Gober indicates that a new schedule distributed for the Residence at South College Drive project by the general contractor, Gardner, indicates substantial completion on June 6, 2025. E.D. Gober notes areas of concern meeting that schedule.
- E.D. Gober indicates May 5th – May 9th, 2025, HAGC will be accepting applications for Residence at South College Drive Project-Based vouchers waitlist, applications will require a referral from the Rowan College South Jersey (RCSJ) team to ensure residents meet the criteria to live independently in the building, applicants will be assessed by a social worker assigned to the project by RCSJ.
- E.D. Gober discusses Samuel Hudman's memorial service and also an article distributed nationally by NAHRO and PHADA in memory of HAGC's previous Executive Director Samuel Hudman regarding his service in the housing industry.
- E.D. Gober indicates herself and several staff will be attending the NAHRO Conference starting April 28-30th and further indicates on May 13-16th E.D. Gober and a staff member will be attending PHADA's Annual Conference.
- E.D. Gober indicates NJDCA extended an invitation to make a presentation at the NJ Homes Launch to take place on April 25, 2025, NJ Homes is a new program by the NJDCA to provide tools to municipalities to meet COAH requirements. NJDCA wanted to highlight the Residence at South College Drive project because of the unique partnership behind the project.
- E.D. Gober indicates HAGC had been notified previously of the award of the Family Self Sufficiency (FSS) Grant but had not received the grant agreement from HUD, HAGC has now received the FSS grant agreement. Additionally, the Resident Opportunity for Self Sufficiency (ROSS) Grant has been awarded at approximately $240K for use over a three-year period.
- E.D. Gober advises that HAGC is keeping up with the news and advocacy organizations regarding potential funding cuts to the Housing Choice Voucher Program and ensuring our concerns are communicated to HUD.
- E.D. Gober reviews articles included in the Board packets.
- E.D. Gober indicates that PHADA, NAHRO, Moving to Work Collaborative, and CLAPHA continue to work together to educate the current HUD Administration regarding the benefits of Housing Authorities having local flexibilities to operate more efficiently.

NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS

AGENDA:

A. Review and Action of Minutes – MARCH 2025
B. Consider Interim Bill List, 25-04 Sections A, B, C, D
C. Consider Bill List 25-04 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

25-32	**RESOLUTION AUTHORIZING THE FINAL (CLOSE-OUT) PERFORMANCE AND EVALUATION REPORT FOR GRANT NJ39P204501-20 CAPITAL FUND PROGRAM BUDGET**
25-33	**RESOLUTION AUTHORIZING THE FINAL (CLOSE-OUT) PERFORMANCE AND EVALUATION REPORT FOR GRANT NJ39P204501-21 CAPITAL FUND PROGRAM BUDGET**
25-34	**RESOLUTION RATIFYING EMERGENCY CONTRACT FOR REPLACEMENT OF JOCKEY PUMP AND CONTROLLER PURSUANT TO N.J.S.A. 40A:11-6 DEPTFORD PARK APARTMENTS**
25-35	**RESOLUTION RATIFYING EMERGENCY CONTRACT FOR REMOVAL AND REPLACEMENT OF SEWER LINE PURSUANT TO N.J.S.A. 40A:11-6 PUBLIC HOUSING SCATTERED SITE HOME**

25-36	**RESOLUTION ESTABLISHING REVISED PERSONNEL POSITIONS**
25-37	**RESOLUTION AUTHORIZING THE EXECUTION OF AN AMENDMENT TO AGREEMENT TO LEASE A PORTION OF CARINO PARK APARTMENTS ROOFTOP TO CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS**
25-31	**RESOLUTION AUTHORIZING EXECUTIVE SESSION** **MOTION TO OPEN EXECUTIVE SESSION:** MOTION: 1st Vice Chairman John Giovannitti SECOND: Commissioner Scott Kintzing ALL IN FAVOR • K. Daniels v. Housing Authority of Gloucester County DCR Docket Number H2024-000533 • EEOC Complaint **MOTION TO CLOSE EXECUTIVE SESSION:** MOTION: Commissioner Scott Kintzing SECOND: 1st Vice Chairman John Giovannitti ALL IN FAVOR

MOTION TO APPROVE THE AGENDA ITEMS
MOTION: Commissioner Scott Kintzing
SECOND: 1st Vice Chairman John Giovannitti
ALL IN FAVOR

PUBLIC PORTION:

Any comments from the public.

MOTION TO OPEN PUBLIC PORTION:
MOTION: Commissioner Scott Kintzing
SECOND: 1st 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 John Giovannitti
ALL IN FAVOR

ADJOURNMENT:

MOTION TO ADJOURN:
MOTION: 1st Vice Chairman John Giovannitti
SECOND: Commissioner Scott Kintzing
ALL IN FAVOR

Respectfully submitted,

Kimberly Gober, Secretary
Dated: April 23, 2025