The Housing Authority of Gloucester County

REGULAR BOARD MEETING

AUGUST 27, 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, August 27, 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
- ✓ Treasurer Scott Kintzing
- ✓ Commissioner Daniel Reed

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
- ✓ 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 indicates the Residence at South College Drive (RSCD) project has reached substantial completion and the contractor is working on punch list items and inspections. The elevator inspection is scheduled for 9/8/25. Lease-up is anticipated for the last week of September. There are 18 applicants who have been assigned units, 5 that are in the application process and 1 that is awaiting the social worker referral.
- E.D. Gober indicates the RSCD project won two awards, first is from the Supportive Housing Association for New Jersey (SHA), a project of the year award for supportive housing and the second from the Governors Housing Conference for the leading neighborhood revitalization partnership award. E.D. Gober acknowledges Executive Assistant Nelly Rojas and Administrative Specialist Dana Trasferini for their work on the applications.
- E.D. Gober updates the Board on the shortfall status the HCV program is in, HAGC remains in shortfall meaning no new vouchers may be issued. HAGC can issue Veterans Affairs Supportive Housing and Project Based vouchers, HAGC has applied for shortfall funding and remains in compliance to receive the additional funding.
- E.D. Gober will be meeting with Senator Andy Kim in Washington, DC to discuss housing needs.
- E.D. Gober indicates the Atlantic City Housing Authority remains under HUD receivership; the Board packets contain articles regarding issues with Northern NJ Housing Authorities.
- E.D. Gober indicates HAGC and GHA scores as High Performers for SEMAP and acknowledges Deputy Executive Director and staff for their efforts.
- E.D. Gober indicates HAGC received an evaluation from the NJHMFA's Asset Management Division for Colonial Park Apartments and Nancy Elkis Senior Housing Building and were scored excellent. E.D. Gober acknowledges Finance and AHO staff for their efforts.

NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS

AGENDA:

A. Review and Action of Minutes – JULY 2025
B. Consider Approval of HAGC Interim Bill List, 25-08 Sections A, B, C, D, E
C. Consider Ratification of Interim Bill List, 25-08 Sections A, B and Acknowledgment of Sections C, D
D. Consider Approval of HAGC Bill List, 25-08 Sections A, B, C, D, E, F, G, H
E. Consider Ratification of Bill List, 25-08 Sections A, B, C, D, E and Acknowledgment of Sections F, G, H, I

RESOLUTIONS

25-79	**RESOLUTION AUTHORIZING AN EXTENSION OF THE CONTRACT FOR EXTERMINATING SERVICES – PUBLIC HOUSING PROPERTIES – 1st EXTENSION - HOFFMAN'S EXTERMINATING CO.**
25-80	**RESOLUTION AUTHORIZING AN EXTENSION OF THE CONTRACT FOR SNOW REMOVAL - DEPTFORD PARK APARTMENTS – FINAL EXTENSION - MARKSMEN LANDSCAPING, LLC**
25-81	**RESOLUTION AUTHORIZING FINAL EXTENSION OF THE CONTRACT FOR SNOW REMOVAL - CARINO PARK APARTMENTS – FINAL EXTENSION - MARKSMEN LANDSCAPING, LLC**
25-82	**AUTHORIZING AN EXTENSION OF THE CONTRACT FOR CARPET REPLACEMENT SERVICES - VARIOUS MANAGED PROPERTIES – 1st EXTENSION – A&J FLOORING OUTLET**
25-83	**RESOLUTION AUTHORIZING AN EXTENSION OF THE CONTRACT FOR FLOOR COVERING SERVICES - VARIOUS MANAGED PROPERTIES – 1st EXTENSION – A&J FLOORING OUTLET**
25-84	**RESOLUTION AUTHORIZING EXECUTIVE SESSION - TABLED**

MOTION TO APPROVE THE AGENDA ITEMS
MOTION: Commissioner Scott Kintzing
SECOND: 2nd Vice Chairman Brenden Garozzo
ALL IN FAVOR

PUBLIC PORTION:

Any comments from the public.

MOTION TO OPEN PUBLIC PORTION:
MOTION: Commissioner Scott Kintzing
SECOND: 2nd Vice Chairman Brenden Garozzo
ALL IN FAVOR

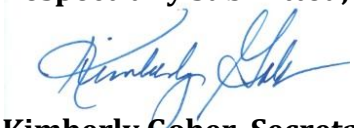
Seeing no members of the Public.

MOTION TO CLOSE PUBLIC PORTION:
MOTION: Commissioner Scott Kintzing
SECOND: 2nd Vice Chairman Brenden Garozzo
ALL IN FAVOR

ADJOURNMENT:

MOTION TO ADJOURN:
MOTION: Commissioner Scott Kintzing
SECOND: Commissioner Daniel Reed
ALL IN FAVOR

Respectfully submitted,



Kimberly Gober, Secretary
Dated: August 27, 2025