



The Housing Authority of Gloucester County

REGULAR BOARD MEETING

FEBRUARY 24, 2026

A Regular Meeting of the Housing Authority of Gloucester County was held at the Joseph A. Reed Board Room located at 100 Pop Moylan Blvd., Deptford, NJ 08096, on Tuesday, February 24, 2026 beginning at 4:30 P.M.

ROLL CALL:

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

- ✓ 1st Vice Chairman John Giovannitti
- ✓ 2nd Vice Chairman Brenden Garozzo
- ✓ Treasurer Scott Kintzing
- ✓ Commissioner Daniel Reed

And the following were absent:

- ✓ Chairman William W. Bain, Jr.

The Secretary notified the Solicitor that a quorum is present.

Also in attendance were:

- ✓ Pranav Naik, Esq., Solicitor
- ✓ Kimberly Gober, Executive Director
- ✓ Jeffrey Daniels, Esq., Deputy Executive Director
- ✓ Nelly Rojas, Executive Assistant
- ✓ Dana Trasferini, Administrative Specialist
- ✓ 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 Daniel Reed
SECOND: Commissioner Scott Kintzing
ALL IN FAVOR

Public present, no comments.

MOTION TO CLOSE PUBLIC PORTION:

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

OVERVIEW OF HAGC SELF FUNDED HEALTH INSURANCE PLAN

PERFORMANCE:

LINDA MAXWELL, POINT C AND DAVE WEISS, HARDENBERGH INSURANCE

- Linda Maxwell presents the Board with a performance report of HAGC's Self-Funded Health Insurance Plan for the Board's consideration. There is a discussion on different aspects of the plan, recommendation is to stay in the self-funded plan, noting that once more information is gathered it will be presented to the Board.

EXECUTIVE DIRECTOR REPORT:

- E.D. Gober indicates that AHO staff worked for 18 or more hours at HAGC properties to ensure our residents' safety, some staff stayed overnight at the sites and E.D. Gober would like to recognize the staff's dedication.
- E.D. Gober indicates RSCD is fully leased and maintains a small waitlist. Currently, activities are being developed for the RSCD residents in conjunction with the supportive services program. HAGC and RCSJ employees have a committee that meets monthly to address operations. The closeout package was submitted to the NJDCA, the last item needed was a cost certification which was completed by PKF O'Connor Davies. The window manufacturer has been responsive and was on site 2/10/26 to make a fix that HAGC will monitor. Landscaping remains on the warranty list. There is a partnership with the GC Special Services School District for internship opportunities at RSCD for two positions, a clerical and janitorial intern, interviews will start soon, also in conversations is a community garden.
- E.D. Gober indicates on 2/4/26 the President signed a five-bill minibus, including the T-HUD bill and notes HAGC is still unaware of the funding for all our programs, notification is anticipated to be received in April. For Public Housing (PH) the enacted appropriations bill shows a 14.4% decrease, PH Capital Funds are level, and PH shortfall has a 1,248% increase. For the HCV Program the bill shows an 8.8% increase for voucher contract renewals and 2.4% for admin fees, 8.8% is not necessarily what HAGC will receive, HUD will publish a replacement funding inflation factor, the increase will likely be less. HAGC was notified by HUD to continue to operate the HCV program as if in shortfall. There is a 10% increase for project based rental assistance that would affect Colonial Park and Shepherd's Farm, HOME and CBDG funding are level, FSS has a 10% increase, and ROSS funding is level.
- E.D. Gober discusses HAGC's awarded project-based vouchers (PBV) and indicates the Mews at St. Mary's project in Williamstown has five homeless PBV's, the project is expecting a temporary CO on March 18, 2026 and HAGC is currently conducting the eligibility process. The Gordon H. Mansfield project in West Deptford was awarded twenty-one PBVs for veterans, HAGC is responsible for monitoring the Section 3 and Davis Bacon wages. PBV's for both projects are exempt from the shortfall provisions as they were already under contract prior to the shortfall designation.
- E.D. Gober indicates the Housing Authority of the Borough of Glassboro (GHA) is beginning negotiations with Pennrose regarding managing the Village at Harmony Gardens, E.D. Gober and AHO Director Paul Letizia have asked to examine Pennrose's service contracts. E.D. Gober indicates GHA has initiated action with HUD to develop a new multifamily building at the corner of Ellis and Higgins and potentially sell Williams and Grillo properties.
- E.D. Gober indicates that the IT Department has begun the process of evaluating operational software and discusses further plans regarding software evaluations. HAGC has been approved for a .gov domain, HAGC will first begin with the process of changing HAGC's website to the more secure .gov domain and then move to transition emails, etc.
- E.D. Gober indicates a brief Memorial Service will be held locally for HAGC's past Executive Director, Samuel Hudman, who passed last year. All Commissioners are welcome to attend.

NO COMMENTS OR CONCERNS FROM THE COMMISSIONERS

AGENDA:

- A. Review and Action of Minutes – JANUARY 2026
- B. Consider Interim Bill List, 26-02 Sections A, B, C, D

- C. Consider Bill List 26-02 Sections E, F, G
- D. Consider Ratification of GCHDC, Seniors, Shepherd’s Farm, eMurphyg, Inc., PMURC, Inc. and Sections A, B, C, D, E, F, G, H, I
- E. Consider Acknowledgment of Pop Moylan, Colonial Park LP Sections J, K, L, M

 RESOLUTIONS

<u>26-08</u>	CONSIDER RESOLUTION AUTHORIZING APPROVAL OF CONTRACT FOR REPLACEMENT OF ALL LOCKS AND KEYS – IDN HARDWARE - CARINO PARK
<u>26-09</u>	CONSIDER RESOLUTION AUTHORIZING APPROVAL OF CONTRACT FOR REPLACEMENT OF ALL LOCKS AND KEYS – IDN HARDWARE – DEPTFORD PARK
<u>26-10</u>	CONSIDER RESOLUTION EXPRESSING SINCERE THANKS AND APPRECIATION TO AFFORDABLE HOUSING OPERATIONS DEPARTMENT EMPLOYEES
<u>25-11</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION - TABLED

MOTION TO APPROVE AGENDA AND RESOLUTIONS 26-08 THROUGH 26-10:

MOTION: Commissioner Scott Kintzing
 SECOND: 2nd Vice Chairman Brenden Garozzo
 ALL IN FAVOR

 PUBLIC PORTION:

MOTION TO OPEN PUBLIC PORTION:

MOTION: Commissioner Daniel Reed
 SECOND: 2nd Vice Chairman Brenden Garozzo
 ALL IN FAVOR

Public present, no comments.

MOTION TO CLOSE PUBLIC PORTION:

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

 ADJOURNMENT:

MOTION TO ADJOURN:

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

Respectfully submitted,



Kimberly Gober, Secretary
Dated: February 24, 2026