The Housing Authority of Gloucester County

REGULAR BOARD MEETING

JULY 30, 2025

A Annual Meeting of the Housing Authority of Gloucester County was held at Riverwinds Restaurant, 1075 Riverwinds Dr., West Deptford, NJ 08096, on Wednesday, July 30, 2025 beginning at 12:00 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

And the following were absent:

- ✓ Commissioner Daniel Reed

The Secretary notified the Solicitor that a quorum is present.

Also in attendance were:

- ✓ James Pierson, Esq., Solicitor
- ✓ Jeffrey Daniels, Esq., Deputy Executive Director
- ✓ Nelly Rojas, Executive Assistant
- ✓ Dana Trasferini, Administrative Specialist
- ✓ Paul Letizia, AHO Director
- ✓ Elida Ortiz, HR Director
- ✓ Alma Asllanaj, IT Director
- ✓ Janice Freer, Section 8 Supervisor
- ✓ Letitia Everly, Intake Supervisor
- ✓ Michael Jezierski, Accountant
- ✓ David Lick, Security Supervisor

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."

SOLICITOR:

The Solicitor opened the meeting to conduct the Annual Election of Officers.

ELECTION OF OFFICERS:

MOTION TO RE-APPOINT THE CURRENT SLATE OFFICERS:

MOTION: Treasurer Scott Kintzing

SECOND: 1st Vice Chairman John Giovannitti

ALL IN FAVOR

ANNUAL RESOLUTIONS

25-63	RESOLUTION DESIGNATING OFFICIAL NEWSPAPERS
25-64	RESOLUTION DESIGNATING ANNUAL SCHEDULE OF MEETINGS
25-65	RESOLUTION DESIGNATING OFFICIAL DEPOSITORY BANK FULTON BANK
25-66	RESOLUTION DESIGNATING OFFICIAL DEPOSITORY CITIZENS BANK
25-67	RESOLUTION DESIGNATING OFFICIAL DEPOSITORY PARKE BANK
25-68	RESOLUTION DESIGNATING OFFICIAL DEPOSITORY WSFS BANK
25-69	RESOLUTION AUTHORIZING ELECTRONIC FUNDS TRANSFER (EFT)
25-70	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	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	RESOLUTION APPROVING ANNUAL REVIEW OF POLICY WITH RESPECT TO REIMBURSEMENT OF AUTHORITY COMMISSIONERS OR EMPLOYEES FOR COST OF DEFENDING AGAINST CRIMINAL CHARGES

PUBLIC PORTION:

Agenda items only.

MOTION TO OPEN PUBLIC PORTION:
MOTION: 1st Vice Chairman John Giovannitti
SECOND: 2nd Vice-Chairman Brenden Garozzo
ALL IN FAVOR

Seeing no members of the Public.

MOTION TO CLOSE PUBLIC PORTION:
MOTION: 1st Vice Chairman John Giovannitti
SECOND: 2nd Vice-Chairman Brenden Garozzo
ALL IN FAVOR

EXECUTIVE DIRECTOR REPORT:

- E.D. Gober updates the Board on the Project Based Vouchers awarded to Winn Development in 2019, an 80-unit project in West Deptford, NJ. The subsidy layering review was approved by HUD and the project closed on 7/22/2025, construction is expected to start soon.
- E.D. Gober indicates HAGC and GHA were notified by HUD that their HCV Programs are in "shortfall". Just about halfway through the fiscal year both Authorities found out their respective budgets for the year, making any adjustments to be made difficult. Through shortfall HAGC and GHA found that they would have to terminate about 90 households due to insufficient funding for the respective programs. Subsequently, both authorities have applied for shortfall funding, which is funding to protect any households that may face program termination. In order to receive shortfall funding both Authorities must implement certain cost saving measures, such as discontinue to issue any further vouchers, limiting moves and limiting rent increases. D.E.D. Jeffrey Daniels, Esq. indicates if either Authority gets to the point of household termination that the households terminated due to the shortfall would be brought back onto the program prior to anyone new from the waitlists once the Authorities' are able to again issue vouchers, a shortfall and reinstatement policy that will be added to the administrative plan at HUD's request and will address termination and reinstatement. During the Resident Advisory Board (RAB) Meetings this

year this policy was discussed, and a census was taken whether the RAB felt it would be best to terminate those on the program longest or those new to the program first, they believed those on the program longest should be terminated first as they had the opportunity to utilize the program the longest and the opportunity should be made available to other families. Currently there is no action needed for household terminations due to shortfall. There is a discussion regarding program funding. Shortfall does not apply to Project Based Vouchers or HUD Veteran Affairs Supportive Housing vouchers.

- E.D. Gober indicates HUD offices are moving from Washington DC to Alexandria VA as a cost savings measure.
- E.D. Gober indicates that HUD is taking over the Atlantic City Housing Authority.
- E. D. Gober indicates the Residence at South College Drive (RSCD) project substantial completion date has been extended to 8/15/25. 18 applications and 19 referrals have been received for the project; there is a discussion on the application process. Dr. Fred Keating is working with Bellia's to allow project residents to purchase a furniture package at a very reduced rate.
- E.D. Gober indicates Management will meet with Gloucester County regarding security at the RSCD project. E.D. Gober further discusses security of the RSCD site and the offering of LifeStation pendants to the project's residents.
- E.D. Gober indicates the Board Packets include an article regarding the Department of Government Efficiency (DOGE) developing an AI tool to eliminate federal regulations.
- E.D. Gober indicates PHADA has joined the national groups regarding the CARES Act notice regarding the eviction moratoriums and required specific notices to residents once landlords are ready to move to eviction. The groups are communicating with congress to repeal this part of the component. Housing Authorities nationwide have experienced increased Tenant Accounts Receivable, which affects their operations.
- E.D. Gober discusses the White House, Senate and House budgets and possible effects on HAGC's programs and operations.
- E.D. Gober and Chairman William W. Bain, Jr express their appreciation for HAGC's employees and all the Board members.

NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS

RESOLUTIONS

25-73	**RESOLUTION RATIFYING EMERGENCY CONTRACT FOR WATER LINE REPAIR PURSUANT TO N.J.S.A. 40A:11-6 – DEPTFORD PARK APARTMENTS**
25-74	**RESOLUTION AUTHORIZING CONTINUED PARTICIPATION IN THE INTERLOCAL PURCHASING SYSTEM (TIPS) NATIONAL COOPERATIVE PURCHASING SYSTEM FY2025**
25-75	**RESOLUTION RATIFYING EMERGENCY CONTRACT FOR BOILER REPAIR PURSUANT TO N.J.S.A. 40A:11-6**
25-76	**RESOLUTION AUTHORIZING CONTRACT WITH APPROVED STATE VENDOR PURSUANT TO N.J.S.A. 40A:11-12A – TEC ELEVATOR – CARINO PARK APARTMENTS**
25-77	**RESOLUTION APPROVING REVISIONS TO PERSONNEL AND EMPLOYEE MANUAL**
25-78	**RESOLUTION AUTHORIZING EXECUTIVE SESSION - TABLED**

MOTION TO APPROVE ALL AGENDA ITEMS
MOTION: 1st Vice Chairman John Giovannitti
SECOND: 2nd Vice-Chairman Brenden Garozzo
ABSTAIN: Treasurer Scott Kintzing for RES#25-68
ALL IN FAVOR

PUBLIC PORTION:

Any comments from the public.

MOTION TO OPEN PUBLIC PORTION:
MOTION: 1st Vice Chairman John Giovannitti
SECOND: 2nd Vice-Chairman Brenden Garozzo
ALL IN FAVOR

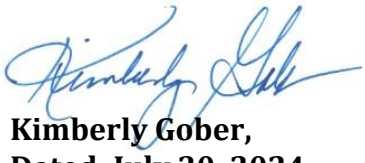
Seeing no members of the Public.

MOTION TO CLOSE PUBLIC PORTION:
MOTION: 1st Vice Chairman John Giovannitti
SECOND: 2nd Vice-Chairman Brenden Garozzo
ALL IN FAVOR

ADJOURNMENT:

MOTION TO ADJOURN:
MOTION: 1st Vice Chairman John Giovannitti
SECOND: 2nd Vice-Chairman Brenden Garozzo
ALL IN FAVOR

Respectfully submitted,



Kimberly Gober,
Dated: July 30, 2024