The Housing Authority of Gloucester County

REGULAR BOARD MEETING

OCTOBER 22, 2025

A Regular Meeting of the Housing Authority of Gloucester County was held at the Residence at South College Drive Building, on Wednesday, October 22, 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
- ✓ John Rasmus, Modernization & Property Manager
- ✓ Grace Turchi, Finance Director

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

Seeing no members of the Public.

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

EXECUTIVE DIRECTOR REPORT:

- E.D. Gober indicates the Residence at South College Drive (RSCD) has received Temporary Certificate of Occupancy on 10/8/25, the contractor continues to work on punch list items. All units are expected to be leased up by 11/1/25. A Ribbon Cutting Ceremony has been scheduled for October 29, 2025 at 11:00am with Gloucester County and RCSJ. Management is asking the for the Board's consideration of closing HAGC offices to the public from 10:30am – 12:00pm for staff to be able to attend the Ribbon Cutting Ceremony. Commissioner Scott Kintzing makes a motion, Commissioner Daniel Reed seconds the motion, All in favor of closing HAGC offices for employees to attend the RSCD Ribbon Cutting Ceremony.
- E.D. Gober discusses the government shutdown, HAGC has received notification of funding for November 2025 for the Housing Choice Voucher (HCV) Program and the Public Housing Program, also indicating concerns regarding December 2025 funding for the HCV Program which is in shortfall. HUD has indicated shortfall notices will be processed.
- E.D. Gober indicates SSI and Social Security payments are not expected to have any interruptions to participants.
- E.D. Gober notes HUD staff has had a reduction of over 440 individuals, about 103 from Public and Indian Housing, which HAGC works with, 114 FHEO, CBD, etc.
- E.D. Gober indicates the Glassboro Housing Authority's two-story building on Williams Street has a concrete balcony that is failing, staff noticed the concrete was deteriorating, a structural engineer was brought on site to perform exploratory work and design a wooden structure that staff will completed, a steel structure is being designed for repair. The certified structural engineer has indicated all is safe for residents.
- E.D. Gober indicates staff will be attending the NJNAHRO Conference from November 17-19th.
- E.D. Gober indicates the Winn Project in West Deptford, that HAGC has awarded 21 Project-Based vouchers for Veterans, is having a groundbreaking ceremony on October 30, 2025.

NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS

AGENDA:

A. Review and Action of Minutes – SEPTEMBER 2025
B. Consider Approval of HAGC Interim Bill List, 25-10 Sections A, B, C, D, E
C. Consider Ratification of Interim Bill List, 25-10 Sections A, B, C and Acknowledgment of Sections D, E
D. Consider Approval of HAGC Bill List, 25-10 Sections A, B, C, D, E, F, G and H
E. Consider Ratification of Bill List, 25-10 Sections A, B, C, D, E, F, G, H and Acknowledgment of Sections I, J, K and L

RESOLUTIONS

25-99	**CONSIDER RESOLUTION APPROVING BUDGET FY2026** MOTION: 1st Vice Chairman John Giovannitti SECOND: Commissioner Scott Kintzing ALL IN FAVOR **ROLL CALL VOTE**
25-100	**CONSIDER RESOLUTION APPROVING REVISED MANAGEMENT PLAN, LEASE AND HOUSE RULES - RESIDENCE AT SOUTH COLLEGE DRIVE**
25-101	**CONSIDER RESOLUTION AUTHORIZING APPLICATION FOR FUNDS ADVERTISED IN HUD NOFO – FSS PROGRAM**
25-102	**CONSIDER RESOLUTION AUTHORIZING AN INCREASE IN PUBLIC HOUSING FLAT RENTS**

MOTION TO APPROVE AGENDA ITEMS 25-100 through 25-102
MOTION: MOTION: 1st Vice Chairman John Giovannitti

SECOND: Commissioner Scott Kintzing
ALL IN FAVOR

25-103	**CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION** **MOTION TO OPEN EXECUTIVE SESSION** MOTION: Chairman William W. Bain, Jr. SECOND: 1st Vice Chairman John Giovannitti ALL IN FAVOR • Personnel/Contract Negotiation **MOTION TO CLOSE EXECUTIVE SESSION** MOTION: 1st Vice Chairman John Giovannitti SECOND: Commissioner Scott Kintzing ALL IN FAVOR

MOTION TO CONTINUE TBRA CONTRACT PAYMENTS ON A MONTH-TO-MONTH BOARD AUTHORIZATION BASIS THEREAFTER AND REQUEST THE COUNTY TO COMMIT TO REIMBURSEMENT OF SAID PAYMENTS
MOTION: MOTION: 1st Vice Chairman John Giovannitti
SECOND: Commissioner Scott Kintzing
ALL IN FAVOR

PUBLIC PORTION:

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

No Public Present.

MOTION TO CLOSE PUBLIC PORTION:
MOTION: 1st Vice Chairman John Giovannitti
SECOND: Commissioner Scott Kintzing
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: October 22, 2025