The Housing Authority of Gloucester County

REGULAR BOARD MEETING

SEPTEMBER 24, 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, September 24, 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
- ✓ Michael Thilker, Bowman & Company, LLP

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: 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

AUDITOR'S REPORT:

- E.D. Gober introduces Michael Thilker, Partner of Bowman & Company, LLP to present the HAGC Audit FY2024 to the Board. Michael Thilker indicates eh audit reports are unmodified, with no issues and no findings. The audit report is discussed with the Board.
- E.D. Gober indicates on 9/22/2025 the Audit Committee met and reviewed the Audit in detail. Commissioner Scott Kintzing comments that Bowman & Company, LLP did a great job.
- E.D. Gober indicates there is a form required to be submitted to the stated indicating the Commissioners have received and had the opportunity to review the audit.

MOTION TO ACCEPT & APPROVE THE AUDIT FY2024
MOTION: Commissioner Scott Kintzing
SECOND: 2nd Vice Chairman Brenden Garozzo
ALL IN FAVOR
ROLL CALL VOTE

EXECUTIVE DIRECTOR REPORT:

- E.D. Gober indicates HAGC's HCV Program remains in shortfall, HAGC anticipates receiving the shortfall funding and continues to take HUD's cost saving measures to ensure the funding is received. No families have been terminated for lack of federal funding thus far. E.D. Gober indicates RES# 25-90 asks the Board to consider approving the revision of HAGC's Section 8 Administrative Plan, one of the revisions indicates how HAGC will handle termination/reinstatement regarding shortfall.
- E.D. Gober indicates HAGC received the SEMAP rating of 97%, designated as a High Performer, for the Section 8 HCV Program. GHA also received High Performer designation.
- E.D. Gober discusses HUD's new Housing Inspection protocol, NSPIRE-V. HAGC accepted implementation delays that HUD permitted, and the inspection protocol was to be implemented 10/1/25. HAGC provided correspondence to landlords on the subject on 9/1/25 and on 9/10/25 HUD issued a delay until 2/1/27. HAGC will send a follow up correspondence to update the landlords.
- E.D. Gober discusses HUD issued notices for the Public Housing Operating Subsidy and how HUD is proposing to handle the funding, there is correspondence in the Board packets.
- E.D. Gober discusses a needed continuing resolution to keep the government open past 9/30/22. The Housse released on 9/16/25 a continuing resolution (CR) that would extend funding through 11/21/25, which included an anomaly allowing HUD to use prior year unobligated funds for the HCV Program to prevent terminations. On 9/19/25 the House passed the CR, the Senate blocked it.
- E.D. Gober indicates public housing operating funds have been obligated through November, HAP payments are covered into the second week of November with October shortfall payments being processed.
- E.D. Gober indicates that HUD has a notice forthcoming regarding rescinding the 30-day notice provision. One in five Housing Agencies has been severely impacted by tenants not paying their rents, which is exacerbated by the 30-day rule.
- E.D. Gober discusses HUD's one time rent augmentation for the RAD program, such as GHA's, HUD will release a mechanism on 9/30/25 to request this rent adjustment, but it is subject to funding available in the HCV Program.
- E.D. Gober discusses the resolutions on the agenda with the Board.
- E.D. Gober indicates the Residence at South College Drive Project has passed the final building inspection 9/24/25, and is now awaiting the CO. Lease up is anticipated to take place mid-month
- and ribbon cutting is tentatively set for the week of 10/27.

NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS

AGENDA:

A. Review and Action of Minutes – AUGUST 2025
B. Consider Approval of HAGC Interim Bill List, 25-09 Sections A, B, C, D
C. Consider Ratification of Interim Bill List, 25-09 Sections A, B and Acknowledgment of Sections C, D
D. Consider Approval of HAGC Bill List, 25-09 Sections A, B, C, D, E, F, G
Consider Ratification of Bill List, 25-09 Sections A, B, C, D, E, F, G and Acknowledgment of Sections H, I, J, K

RESOLUTIONS

25-85	**RESOLUTION AUTHORIZING THE FORGIVENESS AND TRANSFER OF INTERFUND BALANCE FROM THE CENTRAL OFFICE COST CENTER (COCC) TO THE BUSINESS ACTIVITIES FUND**
25-86	**RESOLUTION ACCEPTING AND APPROVING HAGC AUDIT FY2024 AS PREPARED BY BOWMAN & CO, LLP** **ROLL CALL VOTE**
25-87	**RESOLUTION ACKNOWLEDGING RECEIPT OF GCHDC AUDIT FY2024 AS PREPARED BY BOWMAN & CO, LLP**
25-88	**RESOLUTION ACKNOWLEDGING RECEIPT OF SHDC AUDIT FY2024 AS PREPARED BY BOWMAN & CO, LLP**
25-89	**RESOLUTION AUTHORIZING AND APPROVING THE SUBMISSION OF ANNUAL PLAN FY2026 HUD**
25-90	**RESOLUTION APPROVING REVISED SECTION 8 ADMINISTRATIVE PLAN POLICY**
25-91	**RESOLUTION APPROVING REVISED ANIMAL POLICY**
25-92	**RESOLUTION APPROVING AND RATIFYING SUBMISSION OF CAPITAL FUND PROGRAM BUDGET FY 2025-2029**
25-93	**RESOLUTION AUTHORIZING THE ADOPTION OF THE CALCULATION OF OPERATING SUBSIDY FOR FISCAL YEAR ENDING 12/31/2026**
25-94	**RESOLUTION AUTHORIZING REVISION OF THE PETTY CASH IMPREST FUNDS FOR VARIOUS DEPARTMENTS AND PROGRAMS OF HAGC**
25-95	**RESOLUTION AUTHORIZING DISPOSITION AND WRITE OFF OF EXPENDED PROPERTY**
25-96	**RESOLUTION RESCINDING RES#25-63 NEWSPAPER DESIGNATION**
25-97	**RESOLUTION ESTABLISHING UPDATED PAYMENT STANDARDS FY2024-2025**
25-98	**RESOLUTION AUTHORIZING EXECUTIVE SESSION - TABLED**

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

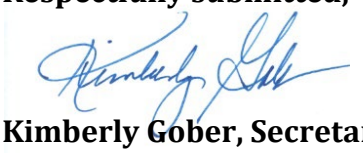
PUBLIC PORTION:

No Public Present.

ADJOURNMENT:

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

Respectfully submitted,



Kimberly Gober, Secretary
Dated: September 24, 2025