

**RESOLUTION #26-12**

**HONORING**

***WILLIAM W. BAIN JR.***

**WHEREAS**, William W. Bain Jr. was appointed as a commissioner to the Housing Authority of Gloucester County on January 03, 1997; and

**WHEREAS**, on July 24, 1998, William W. Bain Jr. was elected Chairman of the Board, where he proudly served until his untimely passing on March 8, 2026; and

**WHEREAS**, during his 28 years of leadership as Chairman, William W. Bain Jr. led the Authority in providing rental assistance to over 2,600 low-income families each year; which included administering the following programs: Housing Choice Voucher Program (HCV); Veterans Affairs Supportive Housing (VASH) Voucher; Project-Based Vouchers (PBV) for Veterans at Camp Salute; Public Housing; Section 8 New Construction; Section 202 Housing for the Elderly; Low Income Housing Tax Credits; and Tenant Based Rental Assistance; and

**WHEREAS**, William W. Bain Jr. was instrumental in the development of Nancy J. Elkis Senior Housing in Deptford, consisting of 80 units of Low Income Housing Tax Credit affordable housing; Shepherd's Farm Senior Housing, consisting of 75 units of affordable housing developed with Section 202 Funding in West Deptford Township; and Residence at South College Drive, 24 affordable housing units in a low-rise building for individuals with developmental and/or intellectual disabilities developed with National Housing Trust Funds secured through the New Jersey Department of Community Affairs; and

**WHEREAS**, William W. Bain Jr's leadership oversaw the Authority's property management of Colonial Park Apartments, 204-1 Scattered Site Single Family Homes, Carino Park Apartments, Deptford Park Apartments, Nancy J. Elkis Senior Housing, Shepherd's Farm Senior Housing, and Residence at South College Drive, as well as the management of the Housing Authority of the Borough of Glassboro; and

**WHEREAS**, William W. Bain Jr's led the Authority in awarding 19 Project Based Vouchers to Conifer for the development of Camp Salute in Clayton; 24 Project Based Vouchers to the Gloucester County Housing Development Corporation for the development of Residence of South College Drive in Deptford Township; 21 Project Based Vouchers for veterans to Winn Development for the development of the upcoming Gordon H. Mansfield project in West Deptford Township, and 5 Project Based Vouchers to the Diocesan Housing Services Corporation of the Diocese of Camden for the development of Mews at St. Mary's in Williamstown; and

**WHEREAS,** William W. Bain Jr. was a lifetime union member, and a stalwart of the union principles, negotiating collective bargaining agreements, often advocating on behalf of the employees, while balancing the needs of the Authority; and

**WHEREAS,** William W. Bain Jr. selflessly served on the various non-profit instrumentalities and affiliates of the Housing Authority of Gloucester County, including Seniors Housing Development Corporation, Gloucester County Housing Development Corporation, Affordable Housing Alternatives and New Sharon Development Corporation of Gloucester County.

**NOW, THEREFORE, BE IT RESOLVED** by the Housing Authority of Gloucester County that the contributions of William W. Bain Jr. as Chairman to the mission of the Housing Authority of providing quality affordable housing opportunities to low-income elderly, disabled, and families of Gloucester County, be and hereby are acknowledged.

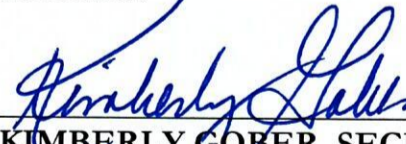
**IT IS FURTHER RESOLVED** that the Housing Authority of Gloucester County Commissioners and staff wish to express their sincere gratitude to William W. Bain Jr.'s family for the dedicated and selfless service performed during his 28 years of service, his dedication and steadfast support will forever be recognized.

**ADOPTED** at a Regular Meeting of the Housing Authority of Gloucester County, held on the 25th day of March 2026.

**HOUSING AUTHORITY OF GLOUCESTER COUNTY**

BY:   
JOHN GIOVANNITTI, 1<sup>ST</sup> VICE CHAIRMAN

**ATTEST:**

  
KIMBERLY GOBER, SECRETARY  
DATED: MARCH 25, 2026

**RESOLUTION #26-13**

**RESOLUTION EXTENDING THE SELF-INSURED GROUP  
HEALTH CARE BENEFIT PLAN FOR ELIGIBLE HAGC EMPLOYEES,  
THEIR ELIGIBLE DEPENDENTS & OTHER ELIGIBLE PERSONS  
HARDENBERGH INSURANCE**

**WHEREAS**, the Housing Authority of Gloucester County (HAGC) established a Self-Insured Health Care Benefit Plan in 2013 to provide health care coverage for eligible employees and other eligible persons; and

**WHEREAS**, the HAGC is the Plan Administrator, and the Insurance Broker of this health care benefit plan is Hardenbergh Insurance Group, and the Insurance Point-C is the Administrator of the Health Benefits Plan; and

**WHEREAS**, the result of the HAGC moving from the NJ State Health Plan to a Self-Insured Health Care Benefits Plan has resulted in cost savings as projected; and

**WHEREAS**, the Self-Insured Health Care Plan agreement is due to expire on April 30, 2026; and

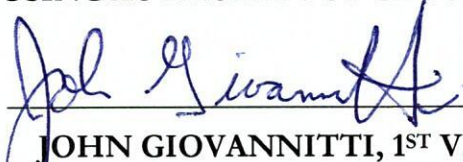
**WHEREAS**, HAGC wishes to continue the benefits under the Self-Insured Health Care Benefit Plan to provide health care coverage for all eligible employees and other eligible persons with Hardenbergh Insurance Group; and

**NOW THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of Gloucester County, that the extension of the Self-Insured Group Health Care Benefit Plan with Hardenbergh Insurance Group for all eligible employees and other eligible persons is hereby approved subject to negotiation of an agreement by the Executive Director and Counsel.


**BE IT ALSO RESOLVED**, that the HAGC Board of Commissioners reserves the right, at any time and for any reason or no reason at all, to change, amend, interpret, modify, withdraw or add benefits to terminate this Plan or the Wellness Program, which is included, in whole or in part and in its sole discretion, without prior notice to or approval by eligible employees, their eligible dependents, and other eligible persons, unless such coverage or benefit are otherwise required by Federal or State law or regulation.

**ADOPTED** at a regular Meeting of the Housing Authority of Gloucester County, held on the 25<sup>th</sup> day of March 2026.

**HOUSING AUTHORITY OF GLOUCESTER COUNTY**

BY:   
**JOHN GIOVANNITTI, 1<sup>ST</sup> VICE-CHAIRMAN**

**ATTEST:**

  
**KIMBERLY GOBER, SECRETARY**

**DATED: MARCH 25, 2026**

**RESOLUTION #26-14**

**RESOLUTION AUTHORIZING UPDATE TO  
ALL HAZARD EMERGENCY PREPAREDNESS AND RESPONSE PLAN  
HOUSING AUTHORITY OF GLOUCESTER COUNTY  
2026**

**WHEREAS**, the Housing Authority of Gloucester County (HAGC) adopted the All-Hazard Emergency Preparedness and Response Plan to protect and enhance the safety of its employees, residents, and visitors in the event of an emergency; and

**WHEREAS**, HAGC has performed their annual review and update of the All-Hazard Emergency Preparedness and Response Plan to ensure it reflects up-to-date information, procedures, and plans to mitigate the effects and optimize recovery from emergencies and disasters in the most effective manner possible.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of Gloucester County that the suggested changes and updates, as attached hereto, are hereby approved and made part of the HAGC's All-Hazard Emergency Preparedness and Response Plan pending counsel review.

**ADOPTED** at a Regular Meeting of the Housing Authority of Gloucester County, held on the 25th day of March 2026.

**HOUSING AUTHORITY OF GLOUCESTER COUNTY**

BY: 

JOHN GIOVANNITTI, 1<sup>ST</sup> VICE-CHAIRMAN

ATTEST:



KIMBERLY GOBER, SECRETARY

DATED: MARCH 25, 2026

RESOLUTION #26-15

RESOLUTION AUTHORIZING AN AGREEMENT FOR  
TECHNICAL ACCOUNTING CONSULTING SERVICES  
BERMAN HOPKINS CPAs & ASSOCIATES, LLP

WHEREAS, the Housing Authority of Gloucester County (HAGC) has need for Technical Accounting Consulting Services, including general technical assistance to implement GAAP, GASB and HUD regulations, general ledger analysis, and other financial requirements, as requested.

WHEREAS, HAGC has solicited quotes for said Services in accordance with the Procurement Policy; and

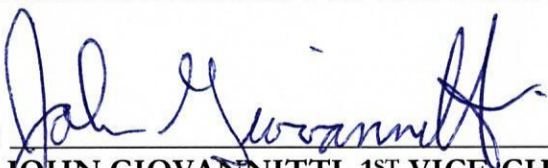
WHEREAS, the most qualified quote for such services is with **BERMAN HOPKINS CPAs & ASSOCIATES, LLP** and is proper and responsive to the specifications provided, with the following Fee Schedule:

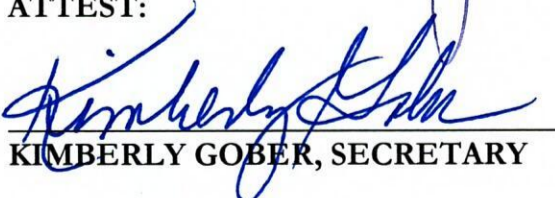
- \*Partner..... \$320 per hour.
- \*Senior Managr/Mgr..... \$295 per hour.
- \*Supervisor/Senior..... \$210 per hour.
- \*Staff..... \$175 per hour.
- \*Clerical..... \$130 per hour.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County, that the Executive Director is hereby authorized to negotiate, execute, and sign an agreement with **BERMAN HOPKINS CPAs & ASSOCIATES, LLP** to provide Technical Accounting Consulting Services for a fee not to exceed \$15,000.00.

ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 25th day of March 2026.

HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY:   
JOHN GIOVANNITTI, 1<sup>ST</sup> VICE-CHAIRMAN

ATTEST:  
  
KIMBERLY GOBER, SECRETARY

DATED: MARCH 25, 2026

**RESOLUTION #26-16**

**RESOLUTION ESTABLISHING AMENDED**

**PAYMENT STANDARDS FY 2026 FOR COST SAVINGS MEASURES**

**SECTION 8 HOUSING CHOICE VOUCHER PROGRAM**

**WHEREAS**, the U.S. Dept. of HUD has entered into an Annual Contributions Contract (ACC) with the Housing Authority of the Borough of Gloucester County (HAGC) for the Section 8 Housing Choice Voucher Program; and

**WHEREAS**, the U.S. Dept. of HUD has issued Notice PIH 2025-28 regarding cost savings measures in the Housing Choice Voucher and Project Based Voucher Programs and indicated HAGC is to operate as if in shortfall for FY2026, therefore HAGC will implement cost savings measures and HAGC can implement such a cost savings measure by reducing payment standards between 90% and 110%, effective April 1, 2026; and

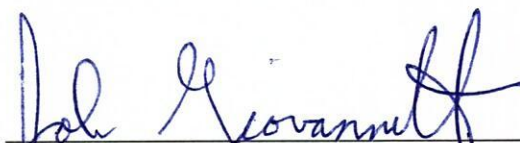
**WHEREAS**, HAGC wishes to amend its Payment Standards Schedule for the Section 8 HCV Program in accordance with the U.S. Dept. of HUD Notice PIH 2025-28.

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the Housing Authority of Gloucester County that the Payment Standard for the Section 8 Voucher Program shall be calculated at 105% of the FY 2026 Small Area Fair Market Rents, in accordance with HUD regulations and the attached schedule.

**BE IT FURTHER RESOLVED** that this resolution shall supersede all previous resolutions establishing Payment Standards for the Section 8 Housing Choice Voucher Program.

**ADOPTED** at a Regular Meeting of the Housing Authority of Gloucester County, held on the 25th day of March 2026.

**HOUSING AUTHORITY OF GLOUCESTER COUNTY**

BY:   
\_\_\_\_\_  
JOHN GIOVANNITTI, 1<sup>ST</sup> VICE-CHAIRMAN

ATTEST:  
  
\_\_\_\_\_  
KIMBERLY GOBER, SECRETARY

**DATED: MARCH 25, 2026**

**RESOLUTION #26-17**

**RESOLUTION APPROVING REVISED**

**SECTION 8 ADMINISTRATIVE PLAN**

**WHEREAS**, the Section 8 Administrative Plan is the Housing Authority of Gloucester County (HAGC) written statement of policies used to carry out the Section 8 Housing Choice Voucher and Section 8 Moderate Rehabilitation Programs; and

**WHEREAS**, HAGC has reviewed and updated the Section 8 Administrative Plan in connection with the US Dept. of HUD Notice PIH 2025-28 regarding cost savings measures in the Housing Choice Voucher and Project Based Voucher Programs and has attached a revised version.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of Gloucester County that the revised Section 8 Administrative Plan, as attached hereto, be and hereby is adopted and shall supersede all prior resolutions addressing the subject matter of this resolution

**ADOPTED** at a **Regular Meeting of the Housing Authority of Gloucester County**, held on the 25th day of March 2026.

**HOUSING AUTHORITY OF GLOUCESTER COUNTY**

BY:



JOHN GIOVANNITTI, 1<sup>ST</sup> VICE-CHAIRMAN

ATTEST:



KIMBERLY GOBER, SECRETARY

DATED: MARCH 25, 2026

**RESOLUTION #26-18**

**RESOLUTION AUTHORIZING EXECUTIVE SESSION IN ORDER  
TO DISCUSS MATTERS FALLING UNDER EXEPTIONS  
TO THE OPEN PUBLIC MEETINGS ACT**

**WHEREAS**, While the Sen. Byron M. Baer Open Public Meetings Act (OPRA, NJSA 10:4-6et seq.) requires all meetings of the Housing Authority of Gloucester County to be held in public, NJSA 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in “Executive Session”, i.e., without the public being permitted to attend and:

**WHEREAS**, the Housing Authority of Gloucester County has determined that 1 issues are permitted by NJSA 10:4-12 (b) to be discussed without the public in attendance shall be discussed during an Executive Session to be held March 25, 2026, at 4:30 P.M. and;

**WHEREAS**, the nine (9) exceptions to public meetings set forth in NJSA 10:4-12(b) are listed below with the number of issues and any additional information shall be written:

- 1) **“Any matter which, by express provision of Federal law, State stature of rule of court shall be rendered confidential or excluded from public discussion”** the legal citation to the provision at issue is \_\_\_\_\_ and the nature of the matter described as specifically as possible without undermining the need for confidentiality is \_\_\_\_\_
- 2) **“Any matter in which the release of information would impair a right to receive funds from the federal government.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 3) **“Any material the disclosure of which constitutes an unwarranted invasion of privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, healthy, custodial, child protections, rehabilitation, legal defenses, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual’s personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 4) **“Any collective bargaining agreement, or the terms and conditions of which are proposed for inclusion in any collective bargaining agreement, including the**

**negotiation of terms and conditions with employees or representatives of employees of the public body.**” The collective bargaining contract(s) discussed are between the Board and \_\_\_\_\_

5) **“Any matter involving the purchase lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality

is \_\_\_\_\_

6) **“Any tactics and techniques utilized in protecting the safety and property of the public provide that their disclosure could impair such protection. Any investigations of violations or possible violations of the law.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality

is \_\_\_\_\_

7) **“Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matter falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.”** The parties to and docket number of each item of litigation and/or the parties to each contract discussed are HAGC and

Point C, contract negotiation

and the nature of the discussion, described as specifically as possible without undermining the need for confidentiality is \_\_\_\_\_

8) **“Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance, promotion or disciplining in of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.”**

Subject to the balancing of the public’s interest and the employee’s privacy rights under South Jersey Publishing Co. vs New Jersey Expressway Authority, 124 NJ 478, the employee(s) and nature of the discussion, described as specifically as possible without undermining the need for confidentiality are \_\_\_\_\_

- 9) "Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act of omission for which the responding party bears responsibility." The nature of the matter, described as specifically as possible without undermining the need for confidentiality is \_\_\_\_\_

WHEREAS, the length of the Executive Session is estimated to be 10 minutes after which the public meeting of the Housing Authority of Gloucester County shall (circle one) reconvene and immediately adjourn or reconvene and proceed with business.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Gloucester County will go into Executive Session for only the above stated reasons;

BE IT FURTHER RESOLVED that the Secretary at the present public meeting, shall read aloud enough of this resolution so that members of the public in attendance can understand, as precisely as possible, the nature of the matters that will privately be discussed.

BE IT FURTHER RESOLVED that the Secretary, on the next business day following this meeting, shall furnish a copy of this resolution to any member of the public who requests one at the fees allowed by NJSA 47:1A-1 et seq.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION APPROVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF GLOUCESTER COUNTY AT ITS PUBLIC MEETING HELD ON MARCH 25, 2026.

ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 25th day of March 2026.

HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: \_\_\_\_\_

JOHN GIOVANNITTI, 1<sup>ST</sup> VICE-CHAIRMAN

ATTEST:

\_\_\_\_\_  
KIMBERLY GOBER, SECRETARY

DATED: MARCH 25, 2026