

RESOLUTION #26-30

**RESOLUTION AUTHORIZING
EXECUTION OF CONTRACT FOR PHONE SYSTEM AT
VARIOUS OWNED AND/OR MANAGED PROPERTIES
IPFONE**

WHEREAS, the Housing Authority of Gloucester County (HAGC) has a need for a phone system to accommodate voice and data traffic at various owned and/or managed properties; and

WHEREAS, such service is proprietary, therefore eliminating the requirements for requesting quotes from comparable vendors; and

WHEREAS, per RES#23-53 a contract for such services was signed with IPFONE commencing on May 29, 2023 and concluding on May 29, 2026; and

WHEREAS, HAGC determined that a contract renewal with IPFONE is the most efficient and cost-effective use of available funds; and

WHEREAS, HAGC desires to execute a new contract commencing on May 30, 2026 and concluding on May 29, 2029, with an option to extend for an additional two (2) years upon mutual written agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County that the contract with IPFONE for various HAGC owned and/or managed properties be and is hereby approved.

IT IS FURTHER RESOLVED that the Executive Director be and is hereby authorized to execute a contract with IPFONE, subject to counsel review.

ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 27th of May 2026.

HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: 

JOHN GIOVANNITTI, 1ST VICE CHAIRMAN

ATTEST:


KIMBERLY GOBER, SECRETARY

DATED: MAY 27, 2026

RESOLUTION #26-31

**RESOLUTION RATIFYING THE SELF-INSURED GROUP HEALTH CARE
BENEFIT PLAN AND PREMIUM CONTRIBUTION STRUCTURE
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, via Resolution #26-13, the Self-Insured Health Care Plan agreement has been extended to April 30, 2027; and

WHEREAS, the cost of providing such health insurance coverage has increased for the 2026-2027 plan year; and

WHEREAS, HAGC's Board of Commissioners has reviewed the proposed adjustments to the plan and the associated cost-sharing structure between HAGC and its employees;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of Gloucester County hereby ratifies and approves the continuation of HAGC's self-funded health insurance plan for the 2026-2027 plan year; and


BE IT FURTHER RESOLVED, that HAGC shall absorb the majority of the increased costs associated with the self-funded health insurance plan, and that active employees enrolled in the plan shall only be responsible for an increase in their premium contributions based upon a five percent (5%) plan rate increase; and

BE IT FURTHER RESOLVED, that any qualified beneficiaries who elect to continue coverage under COBRA shall be responsible for the full cost of coverage, including the entirety of any premium increases, as permitted by applicable law; and

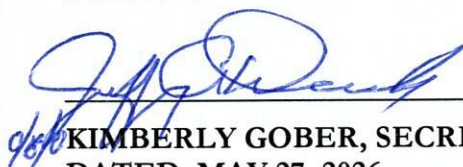
BE IT ALSO RESOLVED, that the HAGC Board of Commissioners reserves the right, at any time and for any reason or no reason at all, to change, amend, interpret, modify, withdraw or add benefits to terminate this Plan or the Wellness Program, which is included, in whole or in part and in its sole discretion, 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 27th day of May 2026.

HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: 
JOHN GIOVANNITTI, 1ST VICE-CHAIRMAN

ATTEST:


KIMBERLY GOBER, SECRETARY
DATED: MAY 27, 2026

RESOLUTION #26-32

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.

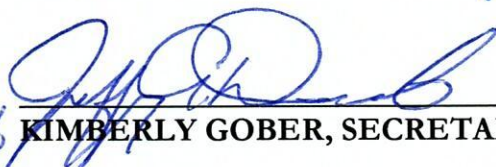
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County that the revised Section 8 Administrative Plan, as attached hereto, be and hereby is adopted and shall supersede all prior resolutions addressing the subject matter of this resolution

ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 27th day of May 2026.

HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: 
JOHN GIOVANNITTI, 1ST VICE-CHAIRMAN

ATTEST:


KIMBERLY GOBER, SECRETARY

DATED: MAY 27, 2026

RESOLUTION #26-33

**RESOLUTION AUTHORIZING ACC AMENDMENT FOR
CAPITAL FUND PROGRAM**

NJ39P20450126 – FY 2026

WHEREAS, the Housing Authority of Gloucester County (HAGC) has received from the United States Department of Housing and Urban Development (HUD) a funding commitment and Annual Contributions Amendment (ACC) for FY 2026, under Grant Number NJ39P20450126; and

WHEREAS, HAGC has prepared a five-year modernization program for public housing projects under NJ39P20450126; and

WHEREAS, it is in the interest of HAGC to proceed with the modernization program, as well as other physical improvements to HAGC's public housing properties in a timely manner for the benefit of the program and lower income residents:

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County that:

1. The ACC Amendment under Capital Fund Grant Number NJ39P20450126 is hereby approved.
2. The Executive Director is authorized to sign Form HUD-52840A, Capital Fund Program (CFP) Amendment.
3. The Executive Director, or their representative, is authorized to submit the Annual Statement/ Performance & Evaluation Report for the Capital Fund Program in the EPIC system.
4. The Executive Director is authorized to implement the program NJ39P20450126 immediately.
5. The Executive Director is authorized to make technical adjustments to the program application and budget as may be required in accordance with federal requirements to expedite the program.
6. The Executive Director is authorized to amend the Agency Plan consistent with the ACC Amendment.


ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 27th day of May 2026.

HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: 

JOHN GIOVANNITTI, 1ST VICE-CHAIRMAN

ATTEST:


KIMBERLY GOBER, SECRETARY
DATED: MAY 27, 2026

RESOLUTION #26-34

**RESOLUTION AUTHORIZING THE PURCHASE OF NATURAL GAS
SUPPLY SERVICES FOR PUBLIC USE ON AN ONLINE AUCTION
WEBSITE**

WHEREAS, the Housing Authority of Gloucester County (HAGC) has determined to move forward with the EMEX Reverse Auction in order procure natural gas services for the HAGC; and

WHEREAS, the Local Government Electronic Procurement Act (P.L. 2018, c. 156) (the "Act") authorizes the purchase of natural gas supply service for public use through an online auction service; and

WHEREAS, HAGC will utilize the online auction services (the "Reverse Auction") of **EMEX, LLC d/b/a Mantis Energy** an approved vendor pursuant to the Act; and

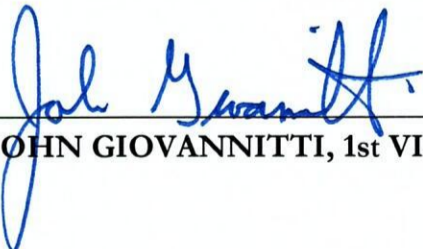
WHEREAS, **EMEX, LLC** is compensated for all services rendered through the participating supplier that a contract is awarded to; and

WHEREAS, the auction will be conducted pursuant to the Act.

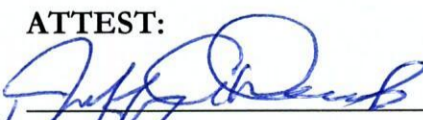
NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County that the Executive Director is hereby authorized to execute any natural gas contract proffered by the participating supplier that submits the winning bid in the EMEX Reverse Auction, pending counsel review and approval.

ADOPTED at a regular meeting of the Housing Authority of Gloucester County, held on the 27th day of May 2026.

THE HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: 

JOHN GIOVANNITTI, 1st VICE CHAIRMAN

ATTEST:


KIMBERLY GOBER, SECRETARY
DATE: MAY 27, 2026

RESOLUTION #26-35

**RESOLUTION AUTHORIZING THE PURCHASE OF ELECTRICITY
SUPPLY SERVICES FOR PUBLIC USE ON AN ONLINE AUCTION
WEBSITE**

WHEREAS, the Housing Authority of Gloucester County (HAGC) has determined to move forward with the EMEX Reverse Auction in order to procure electricity for HAGC; and

WHEREAS, the Local Government Electronic Procurement Act (P.L. 2018, c. 156) (the "Act") authorizes the purchase of electricity supply service for public use through an online auction service; and

WHEREAS, HAGC will utilize the online auction services (the "Reverse Auction") of **EMEX, LLC d/b/a Mantis Energy**, an approved vendor pursuant to the Act; and

WHEREAS, **EMEX, LLC** is compensated for all services rendered through the participating supplier that a contract is awarded to; and

WHEREAS, the auction will be conducted pursuant to the Act.

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 execute any electricity contract proffered by the participating supplier that submits the winning bid in the EMEX Reverse Auction, pending counsel review and approval.

ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County held on the 27th day of May 2026.

THE HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: _____


JOHN GIOVANNITTI, 1st

ATTEST:


KIMBERLY GOBER, SECRETARY

DATE: MAY 27, 2026

RESOLUTION #26-36

**RESOLUTION AUTHORIZING COMPLIANCE TO STANDARDIZE
PROVIDER AGENCY BOARD RESOLUTIONS AND
EXECUTE A BUSINESS ASSOCIATE AGREEMENT BETWEEN
THE STATE OF NEW JERSEY, DEPARTMENT OF HUMAN SERVICES
and
THE HOUSING AUTHORITY OF GLOUCESTER COUNTY
CONGREGATE PROGRAM**

WHEREAS, the mission of the Housing Authority of Gloucester County's (HAGC) is to provide quality affordable housing to those not served adequately by private/unsubsidized organizations in Gloucester County; and

WHEREAS, in order to accomplish HAGC's mission, we provide quality affordable meals, cleaning, shopping, and laundry services for seniors and disabled residents through the Congregate Program; and

WHEREAS, HAGC received a Letter of Intent (LOI) indicating the total allocation for the period of July 1, 2026 through June 30, 2027 is **\$297,000**, as attached; and

WHEREAS, an Agreement between HAGC and the **STATE OF NEW JERSEY, DEPARTMENT OF HUMAN SERVICES** must be executed for the purpose of securing funding for the Congregate Program; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County that the Agreement and all supporting documents and resolutions with the **STATE OF NEW JERSEY, DEPARTMENT OF HUMAN SERVICES**, be and is hereby approved; and

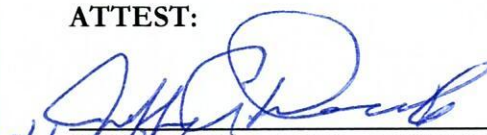
IT IS FURTHER RESOLVED that the Executive Director be and is hereby authorized to review, amend, and execute said agreement, as well as any and all necessary documents with the **STATE OF NEW JERSEY, DEPARTMENT OF HUMAN SERVICES** for the purpose of providing quality affordable meals, cleaning, shopping and laundry services for seniors and disabled residents in need through the funding.

ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 27th day of May 2026.

HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: 
JOHN GIOVANNITTI, 1ST VICE-CHAIRMAN

ATTEST:


KIMBERLY GOBER, SECRETARY
DATED: MAY 27, 2026

TABLED

RESOLUTION #26-37

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 _____ 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 May 27, 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 _____

_____ 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 _____ 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 MAY 27, 2026.

ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 27th day of May 2026.

HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: _____
JOHN GIOVANNITTI, 1ST VICE-CHAIRMAN

ATTEST:

KIMBERLY GOBER, SECRETARY

DATED: MAY 27, 2026