

April 25, 2022

Sunshine Law: This meeting is being held in conformance with the New Jersey Open Public Meeting Act, otherwise known as the "Sunshine Law." It has been legally noticed in accordance with the law and copies have been given to those requesting the same.

- I. CALL TO ORDER
- II. ACTION ON PREVIOUS MINUTES
ACTION ON EXECUTIVE MINUTES
- III. COMMUNICATIONS
- IV. BILLS-None
- V. TREASURER'S REPORT
- VI. ATTORNEY'S REPORT
- VII. PRD'S REPORT-attached
- VIII. OLD BUSINESS
- IX. NEW BUSINESS
- X. ADJOURNMENT

CAUCUS MEETING: 6:30
Meeting- immediately following caucus meeting.

GLOUCESTER CITY HOUSING AUTHORITY

Minutes for the March 28, 2022 Meeting

CALLED TO ORDER AT: Charles Pacifico, Chairman

ROLL CALL:

	<u>PRESENT</u>	<u>ABSENT</u>
PACIFICO	X	
KORMANN	X	
MCSWEENEY		X
HAGAN	X	
KAIN	X	
Michel	X	
WALSH	X	

Others Present- C. Wigginton, S. McElhatton, and L. Warner.

ACTION ON PREVIOUS MINUTES

Motion to accept Previous Minutes: R. Michel- yes and seconded by C. Kain. All those in favor, say aye.

Roll Call: C. Pacifico - yes, P. Kormann - yes, M. McSweeney - A, R. Michel, - yes, P. Hagan, - yes, C. Kain - yes, E. Walsh, - yes, Motion passed.

ACTION ON EXECUTIVE MINUTES:

Motion to accept Previous Executive Minutes: R. Michel- yes and seconded by C. Kain. All those in favor, say aye.

Roll Call: C. Pacifico - yes, P. Kormann - yes, M. McSweeney - A, R. Michel, - yes, P. Hagan, - yes, C. Kain - yes, E. Walsh, - yes, Motion passed.

COMMUNICATIONS: None

BILLS- None

TREASURER'S REPORT:

Motion to accept Previous Treasure's Report: R. Michel- yes and seconded by C. Kain. All those in favor, say aye.

Roll Call: C. Pacifico - yes, P. Kormann - yes, M. McSweeney - A, R. Michel, - yes, P. Hagan, - yes, C. Kain - yes, E. Walsh, - yes, Motion passed.

ATTORNEY'S REPORT

Coast Guard Pier Redevelopment - The developer will be attending the next Board Meeting to give the Board Commissioners an overview of the proposed project.

Tenancy Matters - Eviction actions and residential lockouts in New Jersey, now have mandatory mediation which now required prior to the court scheduling an actual trial for a judgment for possession.

Motion to accept Attorney's report: R. Michel- yes and seconded by C. Kain. All those in favor, say aye.

Roll Call: C. Pacifico - yes, P. Kormann - yes, M. McSweeney - A, R. Michel, - yes, P. Hagan, - yes, C. Kain - yes, E. Walsh, - yes, Motion passed.

PRD REPORT

Motion to accept PRD's report. R. Michel- yes and seconded by C. Kain. All those in favor, say aye.

Roll Call: C. Pacifico - yes, P. Kormann - yes, M. McSweeney - A, R. Michel, - yes, P. Hagan, - yes, C. Kain - yes, E. Walsh, - yes, Motion passed.

OLD BUSINESS None

NEW BUSINESS

Department of Community Affairs appointed Commissioner Kain as Housing Authority Commissioner for a (5) five-year term effective immediately. Commissioner Kain sworn in at the March 28, 2022, meeting of the Board of Commissioners.

Coast Guard Pier Redevelopment - The developer will be attending the next Board Meeting to give the Board Commissioners an overview of the proposed project.

Nominations for officers and elections.

Motion to approve elections for officers: R. Michel- yes and seconded by P. Kormann. All those in favor, say aye.

Roll Call: C. Pacifico - yes, P. Kormann - yes, M. McSweeney - A, R. Michel, - yes, P. Hagan, - yes, C. Kain - yes, E. Walsh, -

yes, Motion passed.

Approved Resolutions - 22-03-33, Official Newspapers, 22-03-34, Official Bank, TD Bank, 22-03-35 closed meeting, 22-03-36, GCHA Meeting Schedule.

Motion to accept approved resolutions: R. Michel- yes and seconded by P. Kormann. All those in favor, say aye.
Roll Call: C. Pacifico - yes, P. Kormann - yes, M. McSweeney - A, R. Michel, - yes, P. Hagan, - yes, C. Kain - yes, E. Walsh, - yes, Motion passed.

Adjournment

Motion to adjourn, R. Michel and seconded by P. Hagan.
All those in favor say aye, answered unanimously. Motion passed.

Meeting immediately following caucus meeting.



Activity Report for Gloucester Towne as of 04.19.2022

This month's board meeting will be held at 6:30 pm at Gloucester Towne.

Financial updates & Board Action Items:

The Property operates well, the expenses are in line with budget and the staff keeps units occupied.

Carlo Romano, Capodagli Property Company will be here for the April 25th, 2022, board meeting to meet with the commissioners regarding pending development. **This month's meeting will be held in the community room.**

Occupancy /Vacancy updates:

This property is 100 %* occupied as of this report.

Overview of Vacancies	2019	2020	2021	2022
# of Applicants on waitlist	159	58	121	144
Apartment Turnovers	11	14	11	07
Currently Vacant Units (Rented but still awaiting move-in)	N/A	N/A	N/A	N/A
*pending MI this month				

Special Claims: \$479.00 was approved and will be paid on June 2022 HAP Voucher.

Physical / Maintenance updates:

Inspections

- HUD REAC inspections: On October 18th 2021 we received 97c. . Next REAC will be scheduled in 2024/2025.
- Other annual inspections:
 - Gloucester City Housing And Building Annual Rental Registration Inspections. Building Inspectors are notifying management by Block/Lot numbers.
 - Bedbugs & Pest Management
We have had 1 confirmed case of bedbugs in the past 6 months.

Large Maintenance Items Completed Last 6 months	Date	Cost
459 North Fillmore -Garage Roof Replacement	03.22.2022	3,460.00
228 Hudson Street - Exterior Stone Wall - Painting	04.29.2022	5,600.00

Large Maintenance Items planned for the next 6 months	Target Date	Est Cost
Parking Lot - Coating & Striping	TBA	\$5,800.00
Front Security Entry Doors	TBA	\$20,585.00
Rear Security Entry Doors	TBA	\$19,150.00

Other Maintenance Updates & Special Projects

1st Floor Front & Rear Lobby - Stripe Wallpaper & Paint - Date to be determined and when funds are available..

Security upgrades (board request) will be evaluated in early spring. Date to be determined and when funds are available..

Resident Life and Activities:

BINGO- 4/13/22 7 people signed up

HOTDOGS- \$1.00 at 5pm 4/13/22

GOOD FRIDAY TUNA SANDWICHES - 4/15/22

EARTH DAY BINGO WITH AMERIGROUP- 4/22/22 at 2pm

BIRTHDAY PARTY - 4/27/22 at 2:30PM

FUTURE EVENTS: -scheduled

Tenant meeting- for Tenants Association -5/4/22 @ 2PM

COVID-19 Updates: for year 2021-2022 current date

For the calendar year to date, there have been:

- [9] COVID-19 cases reported by residents.
- [0] COVID-19 cases reported by site staff.

Notices have been delivered and posted at both entrances and on the office window, with the following instructions, Masks are strongly recommended for anyone who is not vaccinated

Other / Misc. updates

None.