

March 27, 2023

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 February 27, 2023 Meeting

CALLED TO ORDER AT: Charles Pacifico, Chairman

ROLL CALL:

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

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

ACTION ON PREVIOUS MINUTES

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

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

ACTION ON EXECUTIVE MINUTES:

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

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

COMMUNICATIONS: None

BILLS- None

TREASURER'S REPORT:

Motion to accept Previous Treasure's Report: E. Walsh - yes and seconded by P. Kormann. All those in favor, say aye.

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

ATTORNEY'S REPORT

Commissioner Patrick Hagan term expired on February 28, 2023. The Mayor and Council has appointed Gloucester Towne resident, Gary Hillman to a five (5) year term as Commissioner for March 1, 2023, to February 29, 2028. Commissioner Hillman was sworn in and will need to complete the mandatory training courses from New Jersey Housing Authority Commissioners within eighteen months of his appointment.

Coast Guard Pier Redevelopment - received Capodagli Property Group's plan for development of the Coast Guard Pier. The Land Use Approval by the Gloucester City Joint Land Use Board will likely be on the April 19, 2023 hear. Management indicated they will provide the plan to a professional architect and/or engineer for review and determine if any further actions need to be taken to either object to the approval or to seek changes.

Installation of City Digital Monitor - waiting for Gloucester City Attorney to approve the agreement and executed by the mayor prior to installation in Gloucester Towne Community Room.

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: M. McSweeney - yes and seconded by P. Kormann. All those in favor, say aye.

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

PRD REPORT

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

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

OLD BUSINESS Per the Board directions the cost of implementing 24-hour service has been reviewed and discussed at the meeting.

NEW BUSINESS

Continued discussion on safety and security for residents & staff.

Adjournment

Motion to adjourn, G. Hillman and seconded by C. Kain.
All those in favor say aye, answered unanimously. Motion passed.

Meeting immediately following caucus meeting.



Activity Report for Gloucester Towne as of 03.20.2023

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

Financial updates & Board Action Items:

HUD has denied our request for additional funding. See attached email PRD received.

We are still waiting for the manufacturer to complete the diagnosis in response to the Fire Alarm failure. In addition to that we have filed an insurance claim against the Fire Panel regarding equipment failure, which was only 2 years old.

234 Essex Street was part of a fire on February 14th, 2023 - Seneca Insurance Company, Inc., has completed their investigation into 234 Essex Street claim and found that the Building damage loss is covered under the policy. In accordance with the terms and conditions of the policy, they offered the following in settlement of this claim, to pay the Gloucester City Housing Authority the policy limit of coverage of \$69,000.

Otis Elevator will have completed the replacement of the Hydraulic Cylinder We are currently waiting on the State of NJ for final inspection the week of April 10th 2023..

Occupancy /Vacancy updates:

This property is 100 % occupied in available units. 234 Street has been marked as an uninhabitable unit.

Overview of Vacancies	2021	2022	2023
# of Applicants on waitlist	121	164	196
Apartment Turnovers	11	10	3
Currently Vacant Units (Rented but still awaiting move-in)	N/A	N/A	0
*pending MI this month			

Special Claims: Submitted special claims for \$ 517.00 waiting on approval from Pam Breitenbach at HUD.

Physical / Maintenance updates:

Inspections

HUD REAC inspection: 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 Inspection was on January 23rd 2023 for 101 Market Street passed inspection with no deficiencies. Scattered Sites Building Inspector will notify management by Block/Lot numbers.

Large Maintenance Items Completed Last 6 months	Date	Cost
Parking Lot - Coating & Striping	09/22/2022	\$ 8,469.95
Emergency Replacement Fire Panel	11/29/2022	\$ 4578.31

Large Maintenance Items planned for the next 6 months	Target Date	Est Cost
Front Security Entry Doors	TBA	\$20,585.00
Rear Security Entry Doors	TBA	\$19,150.00
Elevator #2 Replacement of Hydraulic Cylinder	TBA	\$ 92,671.00

Other Maintenance Updates & Special Projects

Resident Life and Activities:

Amerigroup seminar with BINGO-2/17/23 2pm 15 people attended

Table Yahtzee 2/24/23 2pm 6 tenants attended w/Rene

Covid Booster Clinic:3/1/23 40 people attended

Caption Call Phone Seminar- 3/10/23 @ 10:30am 6 people attended

Tenants Association Executive Board Nomination meeting-3/10/23

Covid test 2 box distribution to all residents mailboxes- care of Camden county Health Dept-

FUTURE EVENTS: -scheduled-

Shuffleboard 3/22/23 2pm w/Rene

Covid test distribution to scattered site homes- 4/5/23

Casino Bus trip-4/8/23- tenant group

St PATS Tenants Association Meeting desert Party 3/17/23 6pm

Good Friday Tuna Hoagies- Tenants Association 4/07/23 @noon

Bingo & Hotdogs Every Wednesday starting 3/22/23 Tenants association

Earth Day paint planter with flower 4/21/23 w/Rene

COVID-19 Updates: for year 2021-2023 current date

For the calendar year to date, there have been:

- [19] COVID-19 cases reported by residents.
- [1] 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.

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Other / Misc. updates

None.