

March 25, 2024

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: 5:00
Meeting- immediately following caucus meeting.

GLOUCESTER CITY HOUSING AUTHORITY

Minutes for the February 26, 2024 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, and L. Warner.

ACTION ON PREVIOUS MINUTES

Motion to accept Previous Minutes: P. Kormann - yes and seconded by R. Michel. 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: M. McSweeney - yes and seconded by C. Kain. 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: P. Kormann - 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.

ATTORNEY'S REPORT

Mayor of Gloucester City reappointed Chairman Pacifico to an additional (5) five-year term from March 1st, 2024, through February 28th, 2029. Mr. Pacifico was sworn in at the February 26th, 2024, meeting of the Board of Commissioners.

Motion to accept Attorney's report: G. Hillman - 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: G. Hillman - 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

Meeting with Architect regarding to discuss security solutions with interior and exterior of the building.

Caucus Meeting - nine (9) tenants came to discuss security and safety.

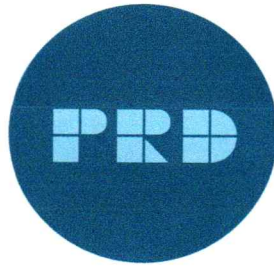
Continued discussion on safety and security for tenants & staff.

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

Adjournment

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

Meeting immediately following caucus meeting.



To: The Board Members of Gloucester Towne

From: PRD Management, Inc.

Re: Materials for next Board Meeting

Date: March 22, 2024

Please find the current Management activity report for the property on the following pages attached. This serves as a reminder that the next **Board Meeting** will be in person on Monday, March 25, 2024, at 5:00 pm.

Thank You,
Heather Ireland



Activity Report for Gloucester Towne as of 03.20.2024

Monthly Board meetings will be held at 5:00 pm at Gloucester Towne.

Financial updates & Board Action Items:

234 Essex Street - HUD is still reviewing our request.

Crawford Law - 230 Essex Street's homeowner's insurance company paid the total settlement amount of \$242,586.49, which we received and are awaiting HUD's review to deposit in an R & R or Operation Account.

Security Assessment: Alex Bakewell from USS Alarm Corp visited GT to complete a security survey. Alex has agreed to attend the board meeting to review his recommendations. I have attached his proposals.

Insurance Coverages for Scattered Sites

Brown & Brown—slip and fall claim for 335 Hudson Street; our adjuster has advised that the claim is still open and that we are waiting on the report from the inspection of the interior staircase and bordering handrails on February 22, 2024.

Occupancy /Vacancy updates:

This property is 98.89 % occupied in available units. 234 Street has been marked as an uninhabitable unit and taken offline (no subsidy will be received).

Overview of Vacancies	2022	2023	2024
# of Applicants on the waitlist	164	195	233
Apartment Turnovers	10	9	4
Currently Vacant Units (Rented but still awaiting move-in)	N/A	N/A	2
<i>*pending MI this month</i>			

Special Claims: None at the present time.

Physical / Maintenance updates:

Inspections

- HUD REAC inspection: On October 18th, 2021, we received 97c. The next REAC will be scheduled in 2024/2025.
- Other Annual Inspections:
 - Gloucester City Housing and Building Annual Rental Registration Inspections and they will require Lead Safe Certificate & Report with the 2024 Rental Inspections for dwellings constructed before 1978. Building Inspectors notify management by Block/Lot numbers.
 - Radon Testing - 459 Filmore Street and 322 Powell Street.
 - Bedbugs & Pest Management:
We had no cases within the last six months.

Large Maintenance Items Completed in the Last six months	Date	Cost
New Domestic Water Pump	10/12/2023	\$26,667.00

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

Other Maintenance Updates & Special Projects: None

Resident Life and Activities:

RECURRING EVENTS HELD MONTHLY

Lunch service Monday Tuesday and Friday w/Tenants Assoc-Avg 20-25 residents
First Friday of each month- Communion with St. Mary's Church-Avg. 10 residents
Epiphany Church sing along & bible verse first Saturday of each month - Avg 14 residents
Bingo & \$2.00 Hotdogs Every Wednesday w/ Tenants association- Avg 25 residents
Every Friday Night-Game Night 6:30 pm -14 residents attend (Pokeno-ShuffleBoard-Cards)

VARIOUS EVENTS HELD

C.C.H.D HEALTH SCREENING 2/28/2024-25 residents participated

COMCAST CABLE-XFINITY SIGN UP 3/8/24-17 residents participated
BATTLESHIP NEW JERSEY DRYDOCK VIEWING ON THE LAWN AT NOON 3/21/24 WITH
REFRESHMENTS-HOTDOGS

FUTURE EVENTS; -scheduled

Spring Craft

Painting Event

Lifeline internet/telephone registration event

CC SENIOR AND DISABLED SERVICES OUTREACH PROGRAM EVENT-4/24/24 10AM-NOON

TENANT MEETING - VISITOR GUEST POLICY (GCPD/PRD/CW)

Tenant Meeting March TBD

Other / Misc. updates None.