

April 22, 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 March 25,2024 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, L. Warner and Al Bakewell.

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 - A, 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 - A, 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 G. Hillman. All those in favor, say aye.

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

ATTORNEY'S REPORT

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

Roll Call: C. Pacifico - yes, P. Kormann - A, 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 E. Walsh. All those in favor, say aye.

Roll Call: C. Pacifico - yes, P. Kormann - A, 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

Security Assessment: Al Bakewell from USS Alarm Corporation attended the Board Meeting to present his recommendations to the Board Commissioners.

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.

Security Committee - Board of Commissioners who will serve on the security committee for GCHA. C. Pacifico, P. Kain and G. Hillman.

Approved Resolutions - 24-03-60, Official Newspaper, 24-03-60, Official Bank, TD Bank, 24-03-59, closed meeting, 24-03-63, GCHA Meeting Schedule.

Nominations for Officers and elections.

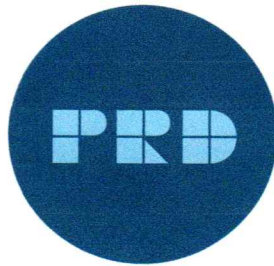
Motion to approve elections for officers: R. Michel - yes and seconded by E. Walsh. All those in favor, say aye.

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

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. R. Michel - yes and seconded by E. Walsh. All those in favor, say aye.



To: The Board Members of Gloucester Towne

From: PRD Management, Inc.

Re: Materials for next Board Meeting

Date: April 19, 2024

Please find the current Management activity report and March financial reports for the property on the following pages. This serves as a reminder that the next **Board Meeting** will be in person on Monday, April 22, 2024, at 5:00 p.m.

Thank You,
Heather Ireland



Activity Report for Gloucester Towne as of 04.15.2024

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. HUD has requested that management reach out to other affordable housing providers to see if they could accommodate the displaced resident.

Insurance Coverages for Scattered Sites - Brown & Brown has provided Gloucester HA with scattered site policies that will now include replacement costs for all properties should a total loss occur.

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	231
Apartment Turnovers	10	9	4
Currently Vacant Units (Rented but still awaiting move-in)	N/A	N/A	1
*pending MI this month			

Special Claims: None at the present time.

Physical / Maintenance updates:

Inspections

- Security Assessment - Management reached out to 4 companies for proposals to provide a scope of work to improve security. Only 2 responded. Kolins Security, \$9000 and a verbal quote from Knoll Security \$12,000-\$15,000 and no response from Omega Security. Management met with the committee and Charlie Kain will attempt to contact another company for a proposal. In the meantime Lisa is working on compiling a list of areas that are a security concern.
- 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 will require a 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

CC SENIOR AND DISABLED SERVICES OUTREACH PROGRAM EVENT-4/24/24 10AM-NOON
FARMERS MARKET QR CODE CHECK APPLICATION EVENT -APRIL 17, 2024 26 RESIDENTS

FUTURE EVENTS; -scheduled

- ARBOR DAY
- Spring Craft
- Painting Event

Other / Misc. updates None.