

August 26, 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 June 24,2024 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: R. Michel - yes and seconded by G. Hillman. 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 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.

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 - 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 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.

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 tenants & staff.

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

Approved Resolution - 24-06-65, Authorizing the advertisement for the Sale of 234 Essex Street, minimum sales price - \$50,000.

Motion to accept Resolution: 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.

Adjournment

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

Meeting immediately following caucus meeting.



Activity Report for Gloucester Towne as of 08.13.2024

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

Financial updates & Board Action Items:

234 Essex Street - The Land Sale was advertised in the Gloucester City News in issues dated August 8, 2024, and August 15, 2024. Public Auction Sale will be at Gloucester Towne on August 22, 2024 @ 11:00am. No bids were received. Management is reevaluating the costs to renovate the existing property.

Insurance Claim - Brown & Brown slip and fall claim for 335 Hudson Street, this is still in litigation, and it can take up to April 2025 that would be two years from the open claim.

Occupancy /Vacancy updates:

This property is 98.10 % 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 | 178 |
| Apartment Turnovers | 10 | 9 | 6 |
| Currently Vacant Units (Rented but still awaiting move-in) | N/A | N/A | 2 |
| *pending MI this month | | | 2 |

Special Claims: None at the present time.

Physical / Maintenance updates:

Inspections

- Security Assessment - A proposal was received from Trase. Trase will provide an evaluation of the property. The proposal amount is \$8000.00.

- 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 |
|--|------|------|
| | | |
| | | |

| 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

- Property staff continue to keep spending within the budget and spent only what is necessary in order to keep the property running smoothly.

Resident Life and Activities:

RECURRING EVENTS HELD MONTHLY

- Tenants Association -Kitchen events closed for August
- 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
- Every Tuesday Thursday & Friday Night-Game Night 6:30 pm -14 residents attend (Pokeno-ShuffleBoard-Cards or Right-Left-Center)

VARIOUS EVENTS HELD

6/26/24 WELLPOINT INS. SEMINAR & BINGO -10 residents attended

7/10/24 US SENIOR SERVICES-LIFE INSURANCE SEMINAR-15 residents attended

7/24/24 TRINITY HEALTH-PACE PROGRAM SEMINAR-canceled 1 resident signed up

7/17/24 RESIDENT MEETING W/FIRE DEPT PRESENT- 40 residents attended

8/14/24 ACTIVE ADULT DAY CARE 2PM W/BINGO

8/14/24 CAPTION CALL -FREE HOUSE PHONE-10AM

FUTURE EVENTS; -scheduled

WELLPOINT INS. -OPEN ENROLLMENT MEETINGS OCT-NOV

ANNIVERSARY DINNER- PENDING FUNDS

IM OK- FLOOR CAPTAINS MEETING

Other / Misc. updates None.