

**April 28, 2025**

**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 24,2025 Meeting

**CALLED TO ORDER AT:** Charles Pacifico, Chairman

**ROLL CALL:**

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

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

**ACTION ON PREVIOUS MINUTES**

**Motion to accept Previous Minutes:** M. McSweeney - yes and seconded by R. Michel. All those in favor, say aye.  
Roll Call: C. Pacifico - yes, M. McSweeney - yes, G. Hillman - yes, C. Kain, - yes, R. Michel, - yes, E. Walsh - yes, J. Murphy, - yes, Motion passed.

**ACTION ON EXECUTIVE MINUTES:**

**Motion to accept Executive Minutes:** M. McSweeney - yes and seconded by R. Michel. All those in favor, say aye.  
Roll Call: C. Pacifico - yes, M. McSweeney - yes, G. Hillman - yes, C. Kain, - yes, R. Michel, - yes, E. Walsh - yes, J. Murphy, - yes, Motion passed.

**COMMUNICATIONS:**

Received (TRA) Transportation Resources Associates review and advised PRD to prioritize on need.

**BILLS- None**

### **TREASURER'S REPORT:**

**Motion to accept Previous Treasure's Report:** M. McSweeney - yes and seconded by E. Walsh. All those in favor, say aye.  
Roll Call: C. Pacifico - yes, M. McSweeney - yes, G. Hillman - yes, C. Kain, - yes, R. Michel, - yes, E. Walsh - yes, J. Murphy, - yes, Motion passed.

### **ATTORNEY'S REPORT**

**Motion to accept Attorney's report:** C. Pacifico - yes and seconded by E. Walsh. All those in favor, say aye.  
Roll Call: C. Pacifico - yes, M. McSweeney - yes, G. Hillman - yes, C. Kain, - yes, R. Michel, - yes, E. Walsh - yes, J. Murphy, - yes, Motion passed.

### **PRD REPORT**

**Motion to accept PRD's report:** C. Kain - yes and seconded by J. Murphy. All those in favor, say aye.  
Roll Call: C. Pacifico - yes, M. McSweeney - yes, G. Hillman - yes, C. Kain, - yes, R. Michel, - yes, E. Walsh - yes, J. Murphy, - yes, Motion passed.

### **OLD 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.

### **NEW BUSINESS**

Approved Resolutions - 25-03-72, Official Newspaper, 25-03-73, Official Bank, TD Bank, 25-03-74, GCHA Meeting Schedule.

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.

### **MOTION TOO GO INTO EXECUTIVE SESSION**

R. Michel and seconded by C. Pacifico.

### **Adjournment**

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

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**Meeting immediately following caucus meeting.**



## Activity Report for Gloucester Towne as of 04.21.2025

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

### Financial updates & Board Action Items:

#### 2025-2026 Budget

Darryl Yorkman, Controller, will present the budget for board review and approval.

234 Essex Street— The property at 234 Essex Street, which was severely damaged by fire and has since been demolished, is no longer viable for residential use. In response, the City is facilitating the transfer of 34 North King Street to the Gloucester City Housing Authority (GCHA) as a replacement site. This acquisition ensures GCHA can continue to meet the community's housing needs and supports the City's broader revitalization efforts.

Insurance Claim—335 Hudson Street resident Stacy Johnson has filed a civil action complaint against the Gloucester City Housing Authority. The complaint has been sent to both Brown & Brown and Connerstrong, and legal counsel from Brown & Brown has been contacted.

#### Occupancy /Vacancy updates:

This property is 96.70% occupied in available units. 234 Street has been marked as an uninhabitable unit and taken offline (no subsidy will be received).

Overview of Vacancies	2023	2024	2025
# of Applicants on the waitlist	195	187	197
Apartment Turnovers	9	9	7
Currently Vacant Units (Rented but still awaiting move-in)	N/A	N/A	6
*pending MI this next month			6

Pending move-ins: 405 Bergen Street - May 6, 2025 pending C/O

Apt. 506 - May 6, 2025 pending C/O



Apt. 316 - TBA May 2025

Apt. 315, Apt. 217 and Apt. 318 - pending

**Special Claims:** submitted claim in the amount of \$130.00

**Physical / Maintenance updates:**

**Inspections**

- HUD REAC inspection: We received 97c on October 18th, 2021. The next REAC will be scheduled for 2024/2025.
- Other Annual Inspections:
  - Gloucester City Housing and Building's Annual Rental Registration Inspections for the 91 units have been completed for 2024. We have received a Lead-Safe Certificate and Report for all the scattered sites, which will be completed every two years. The next scheduled inspections will be in 2026.
  - Infrared Inspection was completed on April 17th, 2025, for the building.
  - Bedbugs & Pest Management: None

Large Maintenance Items Completed in the Last six months	Date	Cost
Emergency Generator Repairs	03.31.2025	3,745.56

Large Maintenance Items planned for the next six months	Target Date	Est Cost
Front & Rear Security Entry Doors	TBA	\$40,000.00
Fencing, Updated Access Gates and Fob System	TBA	\$15,000.00
Perimeter Lighting	TBA	\$7,000.00

### **Other Maintenance Updates & Special Projects: None**

- Property staff keep spending within the budget and spend only what is necessary to keep the property running smoothly.

### **Resident Life and Activities:**

#### **RECURRING EVENTS HELD MONTHLY**

- First Friday of each month- Communion with St. Mary's Church- Avg. 4 residents
- Epiphany Church sings along & bible verses on the first Saturday of each month - Avg 12 residents.
- Every Tuesday, Thursday, Friday & Saturday Night- Game Night 6:30 pm -12 residents attend (Pokeno-ShuffleBoard-Cards or Right-Left-Center)
- BINGO -Wednesday nights at 6 pm-15 residents
- Dinner at 5 pm on Wednesdays and Lunch on Fridays -15 residents attend

#### **VARIOUS EVENTS HELD**

- NOTE -The Tenants Association will be closing the kitchen for the summer
- April 16-whole life Insurance Presentation with Lincoln Heritage 2 residents
- Cooling Application sign-ups- 6 residents
- Verizon Internet -9 residents
- Camden County Board of Social Services Assistance Programs Meeting-March 21-11 residents
- Good Friday Tuna Hoagies- 20 residents

#### **FUTURE EVENTS: -scheduled**

- Caption Call April 25
- Camden County Road Show-Star Band May 7
- Wellcare-BINGO May 14
- ANCHOR applications 5 days in May, one per floor (3 applications for each resident) paper applications only due to new IDME login requirements

### **Other / Misc. updates: None.**