

July 27th, 2026

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 April 27th, 2026, Meeting.

CALLED TO ORDER AT: Charles Pacifico, Chairman

ROLL CALL:

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

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

ACTION ON PREVIOUS MINUTES

Motion to accept Previous Minutes: C. Kain - yes and seconded by G. Hillman. All those in favor, say aye.

Roll Call: C. Pacifico - yes, J. Murphy - yes, G. Hillman - yes, C. Kain, - yes, R. Michel - A, E. Walsh - A, - Motion passed.

ACTION ON EXECUTIVE MINUTES:

Motion to accept Executive Minutes: C. Kain - yes and seconded by J. Murphy. All those in favor, say aye.

Roll Call: C. Pacifico - yes, J. Murphy - yes, G. Hillman - yes, C. Kain, - yes, R. Michel - A, E. Walsh - A, - Motion passed.

COMMUNICATIONS:

Chairman Charles Pacific thanked outgoing Commissioner Charles Kain for his many years of outstanding service to the Committee.

BILLS- None.

TREASURER'S REPORT:

Motion to accept Previous Treasure's Report: C. Kain - yes and seconded by J. Murphy. All those in favor, say aye.

Roll Call: C. Pacifico - yes, J. Murphy - yes, G. Hillman - yes, C. Kain, - yes, R. Michel - A, E. Walsh - A, - Motion passed.

ATTORNEY'S REPORT

Motion to accept Attorney's report: C. Kain - yes and seconded by G. Hillman. All those in favor, say aye.

Roll Call: C. Pacifico - yes, J. Murphy - yes, G. Hillman - yes, C. Kain, - yes, R. Michel - A, E. Walsh - A, - 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, J. Murphy - yes, G. Hillman - yes, C. Kain, - yes, R. Michel - A, E. Walsh - A, - 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 Resolution 26-04-88: Adopting the 2026-2027 Budget after the Auditor presented it through Lap Top Video, Written copies were supplied to all members.

Approved Resolution 26-04-89: For open Meeting Act.

Roll Call: C. Pacifico - yes, J. Murphy - yes, G. Hillman - yes, C. Kain, - yes, R. Michel - A, E. Walsh - A, - Motion passed.

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

C. Kain and seconded by G. Hillman.

MOTION TOO COME OUT OF EXECUTIVE SESSION

C. Kain and seconded by J. Murphy, all those in favor say aye, answered unanimously. Motion passed.

Adjournment

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

Meeting immediately following caucus meeting.



Activity Report for Gloucester Towne as of 07.22.2026

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

Financial updates & Board Action Items:

234 Essex Street / Proposed Conveyance of 34 North King Street: HUD legal had several questions, which were addressed by C. Wigginton, and a response was emailed to HUD on July 14th. We are awaiting HUD Legal's response to our answers.

Legal Bids: Management sent out a request for proposal for the legal services for GCHA. Management will present the bids for board approval.

Insurance Claim – Stacy Johnson

Stacy Johnson, a resident of 335 Hudson Street, filed a civil complaint against the Gloucester City Housing Authority. On May 22, 2025, Brown & Brown's legal counsel contacted us, and Elizabeth O'Connell of Zarwin Baum subsequently requested that GCHA provide documentation and information regarding the complaint.

Update: We received correspondence from Elizabeth O'Connell regarding the draft responses to the interrogatories, which she prepared using information from GCHA staff and the insurance carrier. The defendant's responses were signed on September 29, 2025. There have been no further updates as of today.

Occupancy /Vacancy updates:

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

Overview of Vacancies	2024	2025	2026
# of Applicants on the waitlist	187	198	236
Apartment Turnovers	9	16	9
Currently Vacant Units (Rented but still awaiting move-in)	N/A	N/A	5
*pending MI this next month			0

Pending move-ins: 41sbur, 124kin, Apt. 110, Apt. 401, and Apt. 404.

Special Claims: None at the present time.

Physical / Maintenance updates:

Inspections

- The HUD REAC/NSPIRE was completed on May 27, 2026, and received a final NSPIRE inspection score of 97! The Gloucester Towne team dedicated countless hours of hard work, commitment, and collaboration to achieve this outstanding result.
- **Other Annual Inspections:**
 - Gloucester City Housing and Building has completed the Annual Rental Registration inspections for all scattered-site properties. Additionally, 91 units were completed on April 15, 2026, and received their Annual Rental Registration on the same day.
 - The 2026 Lead-Safe Certificate and Report for all scattered-site properties will be completed by the Gloucester City Housing and Building Department or the Gloucester City Fire Department. Notification of the inspection schedule for the 2026 renewal will be sent by mail. If the tenant has remained the same since 2024, the property will not require another inspection until 2027.
 - Bedbugs & Pest Management: None

Large Maintenance Items Completed in the Last Six Months	Date	Cost
Emergency Repair Fire Department Connection Pipe Assembly	05.08.2026	\$12,379.39

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	\$75,700.00
Perimeter Lighting	TBA	\$5,600.00
Swap Access Control System	TBA	\$5,318.00

Other Maintenance Updates & Special Projects: None

Resident Life and Activities:

- First Friday of each month- Communion with St. Mary's Church- Avg. 5 residents
- Epiphany Church sings along and shares Bible verses on the first Saturday of each month, with an average of 8 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-16 residents.

VARIOUS EVENTS HELD

- FREE PHONE REGISTRATION-Caption Call- Apr 24, 2026 11 am-12 pm-9 residents attended
- BINGO Wellcare - May 6, 2026, 2 pm-3 pm-8 residents attended
- BINGO& TRIVIA Trinity Health- PACE Program Info- May 27, 2026-15 residents attended
- Cooling assistance applications with Rene- May 20-27, June 3-30, residents attended
- MONDAY MOVIE NIGHT-May 11-The 6th Sense-11 residents attended
- Elder Fraud- Camden County Prosecutor's Office with GC Police Dept June 17, 2026 2 pm-4 pm-20 residents attended
- CAMDEN COUNTY ROAD SHOW-STAR BAND 6/24/26 2 PM-3 PM 15 residents attended
- Hearing Life -hearing screening 6/24/26 10am-noon 7 residents attended
- A MATTER OF BALANCE-w/ Peggy Murphy of Camden County Div. of Seniors and Disabled Services-Blackwood- every Friday in JUNE & JULY 16 residents started the program
- Elara Caring -personal home care program for seniors with Medicare & Medicaid 4 residents attended
- BroadZero- Medicare 101 & Water Ice Wednesday, July 8 at 1 pm 12 residents attended
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FUTURE EVENTS: -scheduled

- Trinity Health- National Hot Dog Day & BINGO-July 15 noon-1:15 pm postponed
- Camden County Senior Services - Farmers Market Vouchers Distribution-July 22, 10 am-noon=cancelled; Camden County ran out of vouchers
- Thursday August 13th SNAP applications: 6 resident appointments only
- Hearing life 7/29/26 at 10-noon
- Dan Soler-3D PT discussion on Fall prevention and exercises that will help stabilize your balance July 24 at 10am-noon with Peggy Murphy's class
- August 5th Standing tall Against Falls -Koran Norwood