

September 28th, 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 July 27th, 2026, Meeting.

CALLED TO ORDER AT: Charles Pacifico, Chairman

ROLL CALL:

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

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

ACTION ON PREVIOUS MINUTES

Motion to accept Previous Minutes: E. Walsh - yes and seconded by J. Murphy. All those in favor, say aye.

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

ACTION ON EXECUTIVE MINUTES:

Motion to accept Executive Minutes: R. Michel - yes and seconded by G. Hillman. All those in favor, say aye.

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

COMMUNICATIONS: None

BILLS- None

TREASURER'S REPORT:

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

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

PRD REPORT

Motion to accept PRD's report: R. Michel - yes and seconded by J. Murphy. All those in favor, say aye.

Roll Call: C. Pacifico - yes, J. Murphy - yes, G. Hillman - yes, R. Michel, - yes, E. Walsh - yes, B. Parry - 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

Bruce Parry, (Mayoral Appointment) Commissioner was appointed for five years ending February 28, 2031. Mr. Parry was sworn in at the July 27th, 2026, meeting of the Board of Commissioners; Resolution: 26-07-90.

Charles Wigginton was nominated and renewed as legal counsel for one year.

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 E. Walsh.

MOTION TOO COME OUT OF EXECUTIVE SESSION

R. Michel and seconded by G. Hillman.

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.



Activity Report for Gloucester Towne as of 09.20.2026

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: No update at this time.

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: The parties entered into a Release and Settlement Agreement.

Occupancy /Vacancy updates:

This property is 98.90% 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	229
Apartment Turnovers	9	16	10
Currently Vacant Units (Rented but still awaiting move-in)	N/A	N/A	2
*pending MI this next month			0

Pending move-ins: 41SBUR, 124KIN, 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 that day.
 - The Gloucester City Housing and Building Department or the Gloucester City Fire Department will complete the 2026 Lead-Safe Certificate and Report for all scattered-site properties. 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 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-14 residents.

VARIOUS EVENTS HELD

- Friday Sept 4 CCDiv of Senior & Disabled service Peggy Murphy- 10-11:30 Mind over Matter 9 attended
- Friday Sept 11 CCDiv of Senior & Disabled service Peggy Murphy- 10-11:30 Nutrition & exercise 6 attended
- Wednesday BroadZero- Medicare 101- 1:30-2:30 7 attended
- Thursday, August 13th SNAP applications: 7 resident appointments only

FUTURE EVENTS: -scheduled

- Wednesday, Sept 23- 2 pm Wellpoint BINGO Medicare 101
- Friday Sept 25 CCDSDS Peggy Murphy- 10-11:30 Heart Health
- Wednesday, Oct 7- 10:30-11:30 Keeping Your Mind Sharp w/Koran Norwood CCDSDS
- Wednesday, October 14 & 28 -Lobby Medicare questions answered appt scheduling 10:30
- Wednesday, Oct 21, 10:30 Broad Zero Info Session trivia & refreshments