



JAY LAPP • Chairman
ANDREW HALTER • Commissioner
SHIRLEY ANDERSON • Commissioner
KIMBERLY GOBER • Secretary/Executive Director

THURASINGHAM MOHANAKANTHAN • Vice Chairman
EDWARD HUTCHINSON • Commissioner
SALVATORE FOGARINO • Commissioner

REGULAR MEETING **MINUTES: MARCH 19, 2018**

"The Board of Commissioners of the Housing Authority of the Borough of Glassboro, County of Gloucester and State of New Jersey met in session on WEDNESDAY, MARCH 19, 2018 At 6:00 P.M. Chairman Jay Lapp called the meeting to order requesting the "Pledge of Allegiance" be proclaimed.

ROLL CALL:

Executive Director Kimberly Gober called the roll and the following answered "aye":

- ✓ Chairman Jay Lapp
- ✓ Vice Chairman Thuraisingham Mohanakanthan
- ✓ Commissioner Edward Hutchinson
- ✓ Commissioner Shirley Anderson

Also in attendance were:

- ✓ Executive Director Kim Gober
- ✓ Mark Asselta, Esq. Solicitor
- ✓ Grace Seeney, Finance Director
- ✓ Madeline Vazquez, GHA Manager
- ✓ Nelly Rojas, Administrative Aide
- ✓ Anna Miller, Liaison to the Borough of Glassboro

Absent:

- ✓ Commissioner Sal Fogarino
- ✓ Commissioner Andrew Halter

SOLICITOR:

The Solicitor declared a quorum present as well as called the meeting to order and announced public notice of the meeting had been properly given to the South Jersey Times, Gloucester County and posted at the Borough Hall in accordance with the Open Public Meetings Act.

PUBLIC PORTION:

Motion to **Open Meeting to the Public**

MOTION: COMMISSIONER EDWARD HUTCHINSON

SECOND: VICE CHAIRMAN THURASINGHAM MOHANAKANTHAN

NO PUBLIC ATTENDING

Motion to **Close**

MOTION: COMMISSIONER EDWARD HUTCHINSON

SECOND: VICE CHAIRMAN THURASINGHAM MOHANAKANTHAN

AGENDA

MINUTES:

Motion to approve the **Minutes:**

MOTION: COMMISSIONER EDWARD HUTCHINSON

SECOND: COMMISSIONER SHIRLEY ANDERSON

FINANCIALS:

Financial Director Grace Seeney:

- The December net loss is due to the demolition of Ellis Manor which is \$ 1.6 Million for the demolition even though it was paid for by the Borough.
- In the February Financials, the funds surplus is \$430,000. That is more where Glassboro is at this time.
- It is not required by HUD or GASB but as a management perspective we thought we would separate each site to see what the financial performance is. Williams Street is the only building with a deficit.
- We do not have the ROSS grant since we converted to RAD.

DIRECTOR'S REPORT AND CORRESPONDENCE:

Executive Director Kim Gober:

- **The Section 8 voucher program and RAD leasing.** RAD is underfunded. This is very common. HUD doesn't know until a few months into the RAD leasing how much the tenants rent is. Grace has been contacting HUD via telephone and mailing the VMS reports, telling them what they are providing is not sufficient. The VMS report is sent

monthly and that is what HUD uses to correct the rental amount. It should be corrected soon.

- **Commissioner Shirley Anderson** questioned "Is the government going to change the 30% rent which tenants pay? After reading an article provided in the Board Packet, it doesn't benefit the tenant. The government pays so much for the rent and the tenant pays so little".

ED Gober stated that the article is talking about the regular HUD vouchers, not the senior population currently helped at the Housing Authority of Glassboro. It has not reached the rule making stage. The Government is talking about doing away with the Capital Fund, and that is what we are worried about at this time. Congress has still not passed an appropriations bill and to get back to Ms. Anderson's comment, the population that is able bodied and can work needs to contribute more to the rent. There is a disincentive to work to afford the housing. It's not fair to the people who work and come in just over the median income. HUD is discouraging people from working.

Ms. Anderson states this is the exact opposite of what they teach clients at her office. (Social Services) They need people to go to work, find a job. This HUD rule enables the tenants to behave this way, not to work; it is not conducive to people who are trying to help themselves.

ED Gober: We currently have an applicant that has a full time job at Heritages and over the extremely low income limit. She has to wait four times longer than the person who is not helping themselves. This rule was enacted by HUD in 1998. Prior to that, housing was based on a prorated basis. Then in 2004 Or 2005 HUD states expenses are out of control. Congress can't seem to figure this out. Industry groups are lobbying and saying what Ms. Anderson is saying....this is a horrible thing for Housing Authorities to Administrate. It hurts a lot of people in Gloucester County who try to help themselves. It would control the costs if we were able to go straight down the waitlist and encouraged people to work.

- **BDO**

ED Gober: We used the Accounting Firm of BDO who has a division devoted to Housing Authorities. GHA had a lot of technical things like the RAD and the Demo. We used them in preparation of the #1231. It is always good to have experts who were able to figure out the RAD entries.

- **Resolutions:**

ED Kim Gober: SAFMR (Small Area Fair Market Rent). HUD is requiring this be implemented by April 1st. The training was on March 14, 2018. HUD is saying that the Fair Market Rent is by Zip Codes now. Now we have several Payment Standards instead of one.

- **Maintenance Shop:**

ED Gober: She is waiting for the Chief to vocalize what the EMS needs. Because it is Public Housing, Kim will have to go to HUD about this. This is a little tricky. It is considered a non-dwelling asset.

Chairman Lapp voiced that it's GHA's property. Our Public housing changed to RAD, it should carry into RAD.

ED Gober indicated that it is on the site where the Ellis Manor site was. We have 24 RAD units on that site for Pennrose. It's a unique situation.

Commissioner Anderson: Do we need Pennrose's permission?

Mark Asselta, Esq.: I don't think we need their permission. We reserved the right to keep the Maintenance Shop on site.

ED Gober: Regardless what happens with EMS, the shop must be cleaned out.

Commissioner Anderson: Can we use Community Service for the cleanout? Who do we have to contact?

Mark Asselta Esq.: The Borough would be the contact point. Check with administrator's office to see how it works and to see how flexible that program is.

ED Gober: There are other things to check on with the Borough, she will reach out to them on this as well.

➤ **Delsea Manor Security Cameras:**

ED Kim Gober: We have a quote for 11 new security cameras at the Delsea Manor location. They can be expanded to up to 16 cameras. The quote received was about \$5000.00.

Madeline Vasquez, On site Manager: It is necessary to have the cameras. There are locations where she cannot see that would be a detriment to the tenants. We don't have a camera facing the parking lot or the back gate.

The Commissioners direct the Executive Director to acquire three quotes and get the lowest qualified quote.

➤ **HUD'S NO SMOKING RULE:**

ED Kim Gober: We have been educating the residents and designating a non-smoking area at each site. We don't like to enforce this but it is a HUD mandate and the GHA must enforce it. On the positive side, it is healthier for the residents. The Housing Authority is offering a smoking cessation program and looking at a three strike rule. We are not trying to get the residents evicted.

Chairman Lapp suggests charging a fee if the smoking residents keep violating the rule.

July 1st is the date of enforcement.

➤ **LIGHTING AT SUMMIT PARK:**

ED Kim Gober: The light standards at Summit Park are extremely old. It is time to replace them. The Architects wanted \$20,000 to look at the lighting and the Grading was \$40,000. These are just the design fees. We did have the Architect work on the balcony there. Ron and Paul went to a planning board meeting and proposed instead of putting the wiring underground, GHA would be installing the wiring through the attics and onto the building. The Parking Lots must be lit.

Commissioner Hutchinson: questioned, what about solar lights?

ED Kim Gober replied that there is a lot of foliage there, a detriment to the sunlight.
Commissioner Lapp offered that the Mailbox and dumpsters need lighting.
ED Kim Gober: the GHA will continue working with the planning board.

➤ **POT HOLES:**

Chairman Lapp: Is anything happening with the roads being paved and pot holes filled?

ED Gober: Ron Bernardini is looking into that. The bid for the paving came back high, so we will be re-bidding this. Hannibal has been putting in cold patches as recommended by **Commissioner Hutchinson.**

Chairman Lapp: The area around the bend on Grillo has a deep pot hole.

Commissioner Hutch: If the borough has a sign on it, doesn't the borough have to maintain it?

Mark Asselta, Esq: the GHA must go with the right of way line which is found on the tax map. That will tell you the width of this. Mark suggests talking to Glassboro Public Works (Chip) and find out if that is a public right of way. If the borough has the right of way, we have an argument.

➤ **EHS AND GRADING AT DEMO SITE**

EHS has committed to grade the demo site and reseeding. The chain link fence will stay in place until May 15th but they are leaving the silt fence there until the Borough permits them to remove it.

➤ **VETERANS HOUSING:**

ED Kim Gober participates in programs for homeless veterans. The article in the March packet can somewhat change perception on homeless veterans. The Camp Salute project will be leasing up the end of May or beginning of June.

- **MOTION: COMMISSIONER ED HUTCHINSON**
- **SECOND: COMMISSIONER SHIRLEY ANDERSON**

ALL IN FAVOR

NEW BUSINESS- RESOLUTIONS:

2018-18	RESOLUTION APPROVING REGULAR MONTHLY EXPENSES MOTION: COMMISSIONER HUTCHINSON SECOND: COMMISSIONER ANDERSON
2018-19	RESOLUTION AUTHORIZING IMPLEMENTING THE SMALL AREA FAIR MARKET RENTS (SAFMR) MOTION: COMMISSIONER HUTCHINSON

	SECOND: VICE CHAIRMAN THURAISINGHAM MOHANAKANTHAN
2018-20	RESOLUTION AUTHORIZING EXECUTIVE SESSION (CONTRACT NEGOTIATIONS WITH PENNROSE AND CORRALUZO TRUCKING, INC.) MOTION: COMMISSIONER HUTCHINSON SECOND: COMMISSIONER ANDERSON

EXECUTIVE SESSION:

THE EXECUTIVE SESSION WILL CONTAIN THE FOLLOWING SUBJECTS:

- **CONTRACT WITH PENNROSE PROPERTIES**
- **CONTRACT NEGOTIATIONS WITH CORRALUZO TRUCKING**

- **MOTION: COMMISSIONER HUTCHINSON**
- **SECOND: COMMISSIONER ANDERSON**

ADJOURNMENT

Motion to **Adjourn**

**MOTION: COMMISSIONER HUTCHINSON
SECOND: COMMISSIONER ANDERSON**

The motion was carried by a unanimous voice vote of the Commissioners present.
Respectfully submitted,



Kimberly Gober, Executive Director

DATED: April 2, 2018