



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

EDWARD HUTCHINSON • Vice Chairman
THURAISSINGHAM MOHANAKANTHAN • Commissioner
SALVATORE FOGARINO • Commissioner
JENNIFER WELLS • Commissioner

REGULAR MEETING MINUTES **MARCH 18, 2019**

"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 MONDAY, MARCH 18, 2019 at 5:00 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
- ✓ Commissioner Jennifer Wells
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Edward Hutchinson
- ✓ Commissioner Shirley Anderson

Also in attendance were:

- ✓ Kim Gober, Executive Director
- ✓ Mark Asselta, Esq. Solicitor
- ✓ Nelly Rojas, Administrative Aide
- ✓ Anna Miller, Liaison from the Borough of Glassboro

Absent:

- ✓ Commissioner Sal Fogarino
- ✓ Vice Chairman Thuraissingham Mohanakanthan

📁EXECUTIVE DIRECTOR:

Declared a quorum present

📖 SOLICITOR:

The Solicitor 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:

Chairman Lapp:

Motion to Open the Public Portion
Motion: Commissioner Andrew Halter
Second: Commissioner Edward Hutchinson

All in favor

Seeing no one from the Public, motion to close:
Motion: Commissioner Edward Hutchinson
Second: Commissioner Shirley Anderson
All in favor

AGENDA

MINUTES:

Executive Director Kim Gober stated there were minor revisions to the minutes and requested that the Commissioners would please read them.

Motion to approve the Minutes:
Motion: Commissioner Ed Hutchinson
Second: Commissioner Andrew Halter

FINANCIALS:

- Grace Seeney (Finance Director) is back.
- Financial Statements for 12/31/18 are required to be submitted to HUD in the REAC system by March 15, 2019. We used the assistance from BDO Finance to do that. Grace states the numbers shown are before GASB 68. These numbers are unaudited and not final. The Glassboro Audit has not begun yet. It looks like GHA is breaking even for the year.
- When we go to closing, (hopefully within the next 60 days) for the nine lots we are in the process of selling, this will help to reimburse the high expenditures made to research the properties.
- **Motion to approve the Financial Report:**
- **Motion: Commissioner Ed Hutchinson**
- **Second: Commissioner Andrew Halter**
ALL IN FAVOR

DIRECTORS REPORT:

- Executive Director Kim Gober states we still don't have numbers for the 2019 Funding from HUD for the Voucher Program. In RAD, the rents are pre-set. In the Voucher program you have two things: the number of units you are allowed to lease and then two pots of money, a programmatic pot of money and an admin pot of money. We still don't have the numbers for the Program or the Admin Fees. Sometimes we find out in July how much we are allowed to spend for the year.

Commissioner Halter would like to open the meeting to the public since a few residents have arrived.

PUBLIC PORTION:

- **Motion to Open the Public Portion**
 - **Motion: Commissioner Andrew Halter**
 - **Second: Commissioner Edward Hutchinson**
All in favor

 - Resident Peggy Briggs, 151: There is a lot of trash around the property. Madeline Vasquez offered that Hannibal and Delores (GHA employees) will be working overtime on a Saturday to work on this. She will request that "Back to the Borough" participants will pick up the trash as well. ED Kim Gober suggests residents bag the trash securely.

 - **Motion to close:**
 - **Motion: Commissioner Edward Hutchinson**
 - **Second: Commissioner Andrew Halter**
All in favor
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- Atlantic City Electric responded quickly after a tree fell and we had a power outage. The staff was very responsive and power was restored quickly.
 - Bed Bug presentations were made here at GHA, which we try to do annually. Bed Bugs are a problem. They can be transferred from anywhere, a dressing room, movie house, school bus and used furniture. We try to keep the residents educated and the need to report any sightings to the office.
 - The President's Budget: Each year the President has slashed our programs. The last couple years we have been getting more money after they finally agreed on a Budget. It has to go through a process and that process takes time.
 - ED Kim Gober will be attending the NAHRO Washington Conference to advocate with Senator Menendez. It's always good to advocate with your elected officials.

- Coraluzzo: Three checks have to be paid to Fund Commissioners for their determination of the value of the lots which is required by the courts. Mark Asselta, Esq. offered that by the end of April or beginning of May, Coraluzzo should be ready for the closing.
- March 7, 2019: Vice Commissioner Hutchinson, Commissioner Halter, Executive Director Kim Gober, Rick Ginetti, Jacob Fisher and Noah Frieberg from Pennrose all attended the Borough Council Meeting. Pennrose made a proposal to Council and the Council has some additional concerns. A call from Deborah Fourre requested Kim and Rick attend the next council meeting, being held on March 26 at 7:00 PM. with Commissioner Halter, Commissioner Hutchinson, and Commissioner Lapp.

The High Rise plan just doesn't work. The gap is too large. Commissioner Anderson questioned if the developers fee is more money for Pennrose? Kim answered it is not. There is a maximum fee for the Developers Fee. A portion is paid up front; a portion is deferred as your cash flow permits it to be paid. With the Cottage/Garden Style, Pennrose would get less money up front and not more in total. It is not beneficial for them. We have cap/limitations from HUD and NJHMFA to raise the rent. Also, the construction wages must be prevailing wage on this site because it is on public housing land. This is not negotiable. The wage rates are higher in Gloucester County then in some North Jersey towns.

We have the funding for the Cottage/ Garden Style with a gap that is doable. Pennrose is foregoing some of their fee and would like the Borough to do the same to make this a go. We can't go to closing until the funding gap is closed. Commissioner Anderson questioned who finds the money for the gap? ED Gober replied it is Pennrose's responsibility. Mark Asselta, Esq. states that Pennrose has a lot of incentives to make this work. They have a lot of out of pocket costs as well.

- Mike Watson met with CWA (Union) and they have set April 2 for further employee negotiations.
- Chairman Lapp questioned how many residents requested "Back to Boro". Madeline answered she only had 3 residents bring in their applications. All residents were notified.
- There is a Resolution on the Agenda to purchase a van. Currently GHA has three (3) 2005 pickups which are getting older and starting to be in need of repairs. The real reason we are making the suggestion is to have a van with tools and parts would be a more efficient way of working instead of going back and forth to the maintenance shop or Home Depot. Hannibal has stated he is going to retire and we would like to have someone train under him before he leaves with his wealth of knowledge. It makes sense to outfit a van before this time. As far as the trucks go, one of the trucks has a lift (for refrigerators and ovens, etc.) and we need that vehicle. Dolores and Hattie use the trucks to go to the store for residents and clean at different locations. Kim suggests GHA should keep the trucks until they are no longer able to be used.
- Commissioner Anderson requested a part time maintenance person. ED Kim Gober thoughts are once the Pennrose site is done we may be able to get another full time person. We will discuss this in Executive Session.

Motion to accept the reports:

**Motion: Commissioner Shirley Anderson
Second: Commissioner Edward Hutchinson
ALL IN FAVOR**

NEW BUSINESS- RESOLUTIONS:

2019-13	RESOLUTION APPROVING REGULAR MONTHLY EXPENSES MOTION: COMMISSIONER HUTCHINSON SECOND: COMMISSIONER ANDERSON ALL IN FAVOR
2019-14	RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT FOR SITE LIGHTING LOCATED AT WHITNEY GARDENS MOTION: COMMISSIONER HUTCHINSON SECOND: COMMISSIONER ANDERSON ALL IN FAVOR
2019-15	RESOLUTION AUTHORIZING AN AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES BETWEEN THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO AND BDO PHA FINANCE MOTION: COMMISSIONER HUTCHINSON SECOND: COMMISSIONER ANDERSON ALL IN FAVOR
2019-16	RESOLUTION AUTHORIZING THE PURCHASE OF A CARGO VAN MOTION: COMMISSIONER HUTCHINSON SECOND: COMMISSIONER WELLS ALL IN FAVOR
2019-17	RESOLUTION AUTHORIZING EXECUTIVE SESSION MOTION: COMMISSIONER HUTCHINSON SECOND: COMMISSIONER ANDERSON ALL IN FAVOR UNION NEGOTIATIONS

EXECUTIVE SESSION:

UNION NEGOTIATIONS

ADJOURNMENT

**Motion to Adjourn
Motion:
Second: Ed Hutchinson**

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



Kimberly Gober, Executive Director

DATED: April 1, 2019