



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 **JUNE 17, 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, JUNE 17, 2019 at 5:00 P.M. Chairman Jay Lapp called the meeting to order requesting the "Pledge of Allegiance" be recited.

🔊ROLL CALL:

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

- ✓ Chairman Jay Lapp
- ✓ Vice Chairman Edward Hutchinson
- ✓ Commissioner Thuraissingham Mohanakanthan
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Shirley Anderson

Also in attendance were:

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

Absent:

- ✓ Commissioner Sal Fogarino
- ✓ Commissioner Jennifer Wells

📁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:

Motion to Open the Public Portion

Motion: Commissioner Ed Hutchinson

Second: Commissioner Thuraisingham Mohanakanthan

All in favor

- Ms. Josephine Wiemer indicated that there is a bat in the outside of her unit, Madeline Vazquez called the exterminator and Animal Control, however, bats are a NJ protected species and there is nothing that can be done at this point.
- Ms. Jean Brelsford would like to request a taller toilet seat, ED Gober recommended her to call the WO line and request another seat.
- Ms. Wilma Calloway would like an update on her question regarding fire extinguishers on every unit. ED Gober is not sure if they are required by the Fire Marshall and is reviewing the code applicable to GHA.
- Ms. Calloway also indicated that the trees need to be trimmed. Madeline Vazquez indicated that they were trimmed last week. Ms. Calloway indicated that it was not high enough. ED Gober indicates the landscapers can only trim up to certain height, in order not to damage the tree. Any higher cuts should be made by an arborist, at an additional price.
- Ms. Calloway would like smoke detectors' batteries to be replaced on the same schedule. Her smoke detector started to beep during the weekend, since it was not an emergency she had to wait till Monday to call the WO and request to have them replaced. A regularly scheduled change of all batteries would prevent this situation in the future. Madeline indicates that this is not feasible because most units have a combo unit with batteries that last for 10 years. GHA is gradually updating the units throughout the complexes. ED Gober would like to know who told Ms. Calloway this was not an emergency, and will follow up on this case.
- Ms. Nash requests a reimbursement for a bead curtain that was damaged in her unit. During a repair to her unit, the bead curtains were taken down and placed on the floor, when Ms. Nash returned from a doctor's visit; her companion rode over them while returning her wheelchair to its place. ED Gober recommends Ms. Nash to put her request in writing.
- Ms. Elvira George indicates that the speed signage is not big enough for most drivers to see, they are always speeding thru the street only to find out there is no outlet. ED Gober indicates that there is signage in place that indicates the allowed speed and no outlet, but will look to see if they need better placement.
- Ms. Nash would like to point out that there is a rose bush encroaching on the sidewalk close to her unit, making it difficult to pass by with a wheelchair.
- Ms. Wiemer would like to have a resident's association, Chairman Lapp indicates that the residents have the right to have an association, and that other locations have it but is the responsibility of the tenants to choose their president and hold meetings. GHA can facilitate the space for the meeting but otherwise not be involved in the activities.
- Residents present would like the Board to revisit the idea of installing speed bumps, Chairman Lapp indicates that this idea has been visited in the past but can be looked into again. Commissioner Hutch indicates there is a lot of rules and laws that need to be followed before any changes can be made, both Commissioners thank the residents for coming to the meeting and bringing their concerns. Chairman Lapp also adds that issues concerning Work Order should be brought to Madeline's attention first.

Motion to Close the Public Portion

Motion: Commissioner Andrew Halter

Second: Commissioner Shirley Anderson

All in favor

AGENDA

MINUTES:

Motion to approve the Minutes from May 2019, as read.

Motion: Vice Chairman Ed Hutchinson

Second: Commissioner Andrew Halter

All in favor

FINANCIALS:

- ED Gober indicates the Audits are well under way, and are anticipated to be presented to the Board during the July meeting. Auditors are waiting for the GASB68 numbers issued by the State; this number represents the State's portion of unfunded liability for pensions.
- Grace Seenev indicates GHA is performing well. ED Gober indicates that Williams had the roof and lights replaced and Summit had their lights replaced as well.
- The House has passed a federal budget that is very favorable to our operations; however, it has yet to be approved by the Senate. As you know, during previous years we have operated under a continuing resolution and just recently we have received funding notifications for the voucher program. RAD is has more stable funding and is easier to anticipate the revenue. Chairman Lapp would like to know if it would be helpful to reach out to our Senators, ED Gober indicates that is always a good idea to advocate for our programs to our representatives.
- HUD proposed changes regarding the way assistance is calculated for families that contain non-citizens. Currently, assistance is pro-rated so that no federal funds are being spent on behalf of non-citizens; however, the new ruling proposed would make it a requirement to evict the entire family from the unit. The chance of an eviction being upheld on a paying renter is very low and the administrative cost would be staggering. Advocate groups were involved and it looks like the changes may be rescinded, ED Gober will keep everyone updated on any changes.

No comments or questions by the Commissioners

Motion to accept the Financial Report

Motion: Vice Chairman Edward Hutchinson

Second: Commissioner Andrew Halter

All in favor

DIRECTORS REPORT:

- ED Gober would like to give a summary on the status of the Redevelopment. Glassboro Council was in favor of moving in the direction of the Cottage Style Apartments, however, Council was not in favor of deferring the payments of the loan, which was anticipated. Pennrose has fully engaged the architects and engineers to move forward to get to closing with the HMFA. GHA representatives and Pennrose attended a meeting with the Land Use Workshop on June 11th, to present the status of the project and get feedback from them. These suggestions and comments are being incorporated into the plan; an application to the planning board is expected to be ready in July.

- Federal Home Bank requested additional questions regarding our application, which is a good sign. Announcements of awards are expected in the fall.
- There are still 24 RAD units left from the Ellis Site. GHA is requesting HUD to convert these units to PBV's and a conference call is scheduled for tomorrow (June 18th) on the subject.
- Commissioner Anderson asks if the Federal Home Loan Bank will close the current gap funding. ED Gober indicates that this loan will cover about 80% of the estimated gap for the cottage style house option.
- Commissioner Hutchinson asks if there are any important dates we need to keep in mind. ED Gober indicates that the NJHMFA has a rolling application and works on a 2 year schedule.
- In order to apply for the Special Needs Housing Trust Funds is necessary to engage professional services, because requires presenting site plan approvals and other documents that cost money, Pennrose is currently covering these needs.
- After listening to some of the concerns brought to the Board by the residents, Commissioner Anderson would like to suggest to the Board and management that some resident concerns must be forwarded to the appropriate County office or entity responsible. GHA cannot always serve as an intermediary, especially when there is no further action possible, as residents may see this as GHA's failure to act, frustrating everyone. Commissioner Anderson also suggests distributing the County Directory flyer to all residents on a regular basis.

No further comments or questions by the Commissioners.

Motion to accept the Reports:

Motion: Vice Chairman Edward Hutchinson

Second: Commissioner Thuraisingham Mohanakanthan

All in favor

NEW BUSINESS- RESOLUTIONS:

<u>2019-28</u>	RESOLUTION APPROVING REGULAR MONTHLY EXPENSES MOTION: COMMISSIONER ANDREW HALTER SECOND: VICE CHAIRMAN EDWARD HUTCHINSON ALL IN FAVOR
<u>2019-29</u>	CONSIDER RESOLUTION AUTHORIZING DISPOSITION AND WRITE OFF OF EXPENDED PROPERTY MOTION: COMMISSIONER THURASINGHAM MOHANAKANTHAN SECOND: COMMISSIONER SHIRLEY ANDERSON ALL IN FAVOR
<u>2019-30</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION MOTION: COMMISSIONER THURASINGHAM MOHANAKANTHAN SECOND: VICE CHAIRMAN EDWARD HUTCHINSON ALL IN FAVOR

 **ADJOURNMENT**

Motion to Adjourn

Motion: Commissioner Shirley Anderson

Second: Commissioner Andrew Halter

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

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: June 17, 2019