



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

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

REGULAR MEETING MINUTES **NOVEMBER 18TH, 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, NOVEMBER 18TH, 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 Thuraisingham Mohanakanthan
- ✓ Commissioner Jennifer Wells

Absent:

- ✓ Commissioner Andrew Halter
- ✓ Commissioner Shirley Anderson
- ✓ Commissioner Sal Fogarino

Also in attendance were:

- ✓ Kim Gober, Executive Director
- ✓ Mark Asselta, Esq. Solicitor
- ✓ Nelly Rojas, Administrative Aide
- ✓ Grace Seeney, Finance Director
- ✓ Madeline Vasquez, Property Manager

📁 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: Vice Chairman Edward Hutchinson

Second: Commissioner Thuraisingham Mohanakanthan

All in favor

Seeing no members of the Public present,

Motion to Close the Public Portion

Motion: Vice Chairman Ed Hutchinson

Second: Commissioner Thuraisingham Mohanakanthan

All in favor

MINUTES

Motion to approve the Minutes from October 2019, as read,

Motion: Vice Chairman Ed Hutchinson

Second: Commissioner Jennifer Wells

All in favor

FINANCE REPORT

- Finance Director Grace Seeney indicates we have received the check from the sale of the land parcels, it will appear on next meeting's financial report. The October Financial Report shows we have a deficit, due to the large ticket items GHA had to spend on this year (vehicle, lighting and roof repair, additional Maintenance Staff); once the check is counted, we will be on the surplus.

No further questions from the Commissioners.

DIRECTORS REPORT:

- E.D. Gober indicates that GHA closed with Coraluzzo on November 13th and received a check in accordance with the agreement of sale approved by the Board. In today's packet there is a copy of the deed which indicates a restriction regarding the storage of the fuel oils dispensed into the tankers, which was a concern of Vice Chairman Hutchinson. The restriction runs with the land and binds the trustee and its successors and assigned.

- E.D. Gober indicates she has received a call from a realtor interested on buying property on Ellis St; it is possible the interest stems from the opening of the hospital.

- We are still operating under a continuing resolution, which expires November 21st. HUD has issue notices that indicate HA's will receive funding until December, however, with the ongoing impeachment proceedings taking up center stage, there is a chance that Congress will not reach an agreement before the end of the week. There is a supplement with information in today's packet, as E.D. Gober sits on a Legislative Committee at the National NAHRO and has access to up to date information. Leadership has agreed to vote on a short-term spending package which would expire Friday, December 20th, however, it is advisable that Commissioners, employees and the public in general, advocate for a comprehensive spending bill, more information can be found at NAHRO's website.

- The Budget for 2020 was submitted to NJDCA and after responding to a couple of questions, it was approved and will be presented for adoption by the Board on the December agenda.

- Thanksgiving Luncheons are scheduled for November 20 (Williams/Grillo) and November 22 (Delsea Manor). Christmas Luncheons are scheduled for December 20 and December 22.
- We have identified only one company that has a Public works certificate to install the flag poles, we will have a quote for the Board next month, including the cost of an electrician to light the flag, so that the Board can decide before the work is requested.
- We are gathering quotes for debris and leaf clean-up, we will wait until most, if not all, have fallen in order to avoid having to do it twice. Tree trimming will also be done in conjunction with the clean-up.
- On November 6, the Glassboro Fire Department conducted an inspection of our units. Management will meet with the County Fire Marshall and Glassboro Fire Chief to review the final report.
- Commissioners Hutchinson and Wells will be attending the NJNAHRO Fall Conference in Atlantic City.
- There are 3 Resolutions on today's agenda related to Legal, Audit and Consultant Services, we have reviewed all proposals and our recommendations are noted on the Resolutions.

No further comments or questions by the Commissioners.

NEW BUSINESS- RESOLUTIONS:

<u>2019-46</u>	CONSIDER RESOLUTION APPROVING REGULAR MONTHLY EXPENSES MOTION: VICE CHAIRMAN EDWARD HUTCHINSON SECOND: COMMISSIONER JENNIFER WELLS ALL IN FAVOR
<u>2019-47</u>	CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR PRIMARY AND SECONDARY LEGAL SERVICES FY2020 MOTION: VICE CHAIRMAN EDWARD HUTCHINSON SECOND: COMMISSIONER JENNIFER WELLS ROLL CALL
<u>2019-48</u>	CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR AUDIT SERVICES FYE2019 MOTION: VICE CHAIRMAN EDWARD HUTCHINSON SECOND: COMMISSIONER JENNIFER WELLS ALL IN FAVOR
<u>2019-49</u>	CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR CONSULTING SERVICES FY2020 MOTION: VICE CHAIRMAN EDWARD HUTCHINSON SECOND: COMMISSIONER THURASINGHAM MOHANAKANTHAN ALL IN FAVOR
<u>2019-50</u>	CONSIDER RESOLUTION AUTHORIZING DISPOSITION AND WRITE-OFF OF EXPENDED PROPERTY MOTION: VICE CHAIRMAN EDWARD HUTCHINSON SECOND: COMMISSIONER THURASINGHAM MOHANAKANTHAN ALL IN FAVOR
<u>2019-51</u>	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION TABLED

 **ADJOURNMENT**

Motion to Adjourn

Motion: Vice Chairman Edward Hutchinson

Second: Commissioner Thuraisingham Mohanakanthan

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

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: November 18, 2019