



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

MEETING MINUTES **OCTOBER 19th, 2020**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro, met in session on MONDAY, OCTOBER 19, 2020 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 (via Conference Call)
- ✓ Commissioner Andrew Halter (via Conference Call)
- ✓ Commissioner Thuraisingham Mohanakanthan (via Conference Call)
- ✓ Commissioner Jennifer Wells (via Conference Call)

Absent:

- ✓ Commissioner Sal Fogarino
- ✓ Commissioner Shirley Anderson

Also in attendance were:

- ✓ Kim Gober, Executive Director
- ✓ Nelly Rojas, Administrative Assistant
- ✓ Grace Seeney, Finance Director
- ✓ Mike Watson, Esq. Solicitor (via Conference Call)
- ✓ Madeline Vazquez, Site Manager (via Conference Call)
- ✓ Anna Miller, Council Representative (via Conference Call)

📁 EXECUTIVE DIRECTOR:

Declared a quorum present.

📖 SOLICITOR:

The Solicitor stated "In accordance with the Open Public Meetings Act of 1975, this meeting is called to order pursuant to notice of Regular Meeting, a copy of which has been made available to newspapers of general local public circulation, a copy of which has been made available to the Clerk of Gloucester County, and a copy of which has been posted publicly in accordance with the law."

PUBLIC PORTION:

Motion to Open the Public Portion

Motion: Vice Chairman Edward Hutchinson
Second: Commissioner Andrew Halter

All in favor

No Public Present. (via Conference Call)

Motion to Close the Public Portion

Motion: Vice Chairman Edward Hutchinson
Second: Commissioner Jennifer Wells
All in favor

MINUTES

Motion to Approve the Minutes from SEPTEMBER 2020, as read,

Motion: Vice Chairman Edward Hutchinson
Second: Commissioner Thuraisingham Mohanakanthan
All in favor

FINANCIAL REPORT:

- Grace Seeney, Finance Director indicates this year's budget has no variances of 10% from the previous year. E.D. Gober indicates the budget gets submitted to State of New Jersey Department of Community Affairs (NJDCA), as a public body of the state we are required to submit a budget even though GHA does not receive any funding from NJDCA.
- Grace Seeney, Finance Director indicates GHA is operating consistent with the previous month with Williams Street operating at a negative.

Motion to Approve the Financial Report,

Motion: Commissioner Andrew Halter
Second: Commissioner Jennifer Wells
All in favor

DIRECTORS REPORT:

- E.D. Gober indicates that Council Woman Anna Miller advised that the street names Ferren Avenue & Roland Avenue have been approved for the new development.
- E.D Gober indicates with the Lincoln Boulevard project GHA has achieved a milestone, on the agenda is a resolution for the board's consideration for the acceptance of the RAD Conversion Commitment for the remaining 24 units. GHA will close with RAD first then close with HMFA.
- E.D Gober indicates Coronavirus cases in NJ are at 221,205 positive cases 14,425 deaths, Gloucester County has 5,210 positive cases 228 deaths and Glassboro had 734 positive cases

and 8 deaths. Gloucester county's population makes up 1.8% of positive cases. Gloucester County long term care facilities account for 1,058 of the positive cases and 154 deaths. Throughout the county most schools have a hybrid model in place, some are all virtual. On the state's website in Gloucester County two schools have reported outbreaks with 10 cases being attributed to those outbreaks.

- E.D. Gober indicates GHA is still closed to the public, the community rooms are still closed, we are becoming increasingly concerned about the mental health of the residents whom like to use the community rooms and don't have many outlets to socialize, holidays are typically times where the elderly become more depressed when they don't have family to turn to. We have opened the community room for supervised bingo, it was wonderful to see the residents enjoyed it. We are contemplating opening the room for a couple of hours a day during operating hours, there would be some supervision, but not as much. E.D. Gober thanks Dennis for building a raised garden bed for the garden club and would like to recognize the work of those residents who participated, we are glad that it was an outside activity the residents could enjoy during the pandemic.
- Chairman Jay Lapp asks about how the unpaid rent is affecting GHA. E.D. Gober indicates our rent collections have decreased by about 30%, we are in process of preparing a letter to anyone who is delinquent in their rent as a reminder they are responsible to pay, to again inform of interim evaluations and also to offer an opportunity to enter into a repayment agreement.
- E.D. Gober indicates we have shared voting information from the Gloucester County Clerk's Office with our residents.

No further comments or questions by the Commissioners.

Motion to accept the Reports:

Motion: Vice Chairman Edward Hutchinson

Second: Commissioner Jennifer Wells

All in Favor

 NEW BUSINESS- RESOLUTIONS:

<u>2020-43</u>	CONSIDER RESOLUTION APPROVING REGULAR MONTHLY EXPENSES Motion: Vice Chairman Edward Hutchinson Second: Commissioner Thuraisingham Mohanakanthan All in Favor
<u>2020-44</u>	CONSIDER RESOLUTION RATIFYING AGREEMENT WITH BOWMAN & COMPANY TO SUBMIT IRS FORM 1023 ON BEHALF OF AHCG Motion: Vice Chairman Edward Hutchinson Second: Commissioner Jennifer Wells All in Favor
<u>2020-45</u>	RESOLUTION ESTABLISHING UPDATED PAYMENT STANDARDS FY 2020-2021 SECTION 8 HOUSING CHOICE VOUCHER PROGRAM Motion: Vice Chairman Edward Hutchinson Second: Commissioner Thuraisingham Mohanakanthan All in Favor

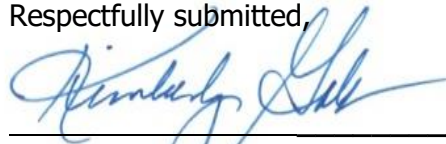
<u>2020-46</u>	CONSIDER RESOLUTION APPROVING BUDGET FY2021 Motion: Vice Chairman Edward Hutchinson Second: Commissioner Thuraisingham Mohanakanthan All in Favor ROLL CALL VOTE– ALL COMMISSIONERS RESPONDING “AYE”
<u>2020-47</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF THE RAD CONVERSION COMMITMENT (RCC)FOR ELLIS MANOR AND TO TAKE ALL ACTIONS NECESSARY TO COMPLETE THE RAD CONVERSION CONSISTENT WITH THE TERMS AND CONDITIONS SET FORTH IN THE RCC Motion: Vice Chairman Edward Hutchinson Second: Commissioner Andrew Halter All in Favor
<u>2020-48</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION - TABLED

 **ADJOURNMENT**

Motion to Adjourn:

Motion: Commissioner Thuraisingham Mohanakanthan
Second: Commissioner Jennifer Wells
All in Favor

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: OCTOBER 19, 2020