



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** **NOVEMBER 16<sup>th</sup>, 2020**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro, met in session on MONDAY, OCTOBER 16, 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 Thuraissingham Mohanakanthan (via Conference Call)
- ✓ Commissioner Shirley Anderson (via Conference Call)

Absent:

- ✓ Commissioner Sal Fogarino
- ✓ Commissioner Jennifer Wells
- ✓ Anna Miller, Council Representative

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)

### **📁 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 Thuraisingham Mohanakanthan**

**All in favor**

No Public Present (via Conference Call)

### **Motion to Close the Public Portion**

**Motion: Commissioner Thuraisingham Mohanakanthan**

**Second: Commissioner Shirley Anderson**

**All in favor**

## **MINUTES**

### **Motion to Approve the Minutes from OCTOBER 2020, as read,**

**Motion: Commissioner Andrew Halter**

**Second: Commissioner Shirley Anderson**

**All in favor**

## **FINANCIAL REPORT:**

- Grace Seeney, Finance Director indicates that after this billing cycle the last of the CARES Act money will be used. GHA is operating consistent with the previous month with Williams Street still operating at a negative.
- E.D. Gober indicates there is a resolution on the agenda regarding the audit (2020-51), there was an item that needed to be reclassified on the balance sheet. Grace Seeney, Finance Director explains what was corrected.

### **Motion to Approve the Financial Report,**

**Motion: Commissioner Thuraisingham Mohanakanthan**

**Second: Commissioner Andrew Halter**

**All in favor**

## **DIRECTORS REPORT:**

- E.D. Gober indicates on the agenda there is a resolution (2020-50) to amend the payment standards. HUD allows for the payment standards to be anywhere between 90-110% of the fair market rent, which HUD establishes, and is how HUD controls what is subsidized for the Housing Choice Program. GHA has difficulty leasing in Glassboro because there is such a tight rental market due to student housing. GHA believes that increasing the Payment Standard Schedule to the maximum extent of 110%, as allowed by HUD, will be an efficient use of HAP funding and facilitate leasing by allowing our subsidized families to be competitive in the open rental market, providing more opportunities for voucher participants to lease up in Glassboro.
- E.D. Gober indicates there is a resolution regarding snow removal services (2020-52), GHA handles snow removal of the sidewalks and brings in a third party to plow the parking lots.
- E.D. Gober indicates Coronavirus cases in NJ are rising, GHA is sending reminders out to the residents to remind to wear masks, wash hands and follow protocols. GHA has canceled activities, we believe with the spike in cases this is best. In long-term care facilities there are currently 130 active resident cases and 116 active staff cases. Regarding schools there are

currently 4 schools that have outbreaks, and 18 cases are linked to those school outbreaks. Glassboro currently has 928 positive cases and 8 deaths. Commissioner Andrew Halter recommends we continue to take the precautions we have been and keep our residents informed.

- E.D. Gober indicates that our counsel and Pennrose’s counsel are reviewing documents for the RAD conversion. HUD issued GHA an RCC, GHA was awarded CDBG money, GHA has not received any word from the Federal Home Loan Bank, which no applicants have yet. The site plan is in its final steps of approval and building permits should be available in December, once all final approvals are granted.

**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:**

<b><u>2020-49</u></b>	<p><b>CONSIDER RESOLUTION APPROVING REGULAR MONTHLY EXPENSES</b>  <b>Motion: Commissioner Thuraisingham Mohanakanthan</b>  <b>Second: Commissioner Andrew Halter</b>  <b>All in Favor</b></p>
<b><u>2020-50</u></b>	<p><b>CONSIDER AMENDING PAYMENT STANDARDS FY 2020-2021 SECTION 8 HOUSING CHOICE VOUCHER PROGRAM</b>  <b>Motion: Vice Chairman Edward Hutchinson</b>  <b>Second: Commissioner Thuraisingham Mohanakanthan</b>  <b>All in Favor</b></p>
<b><u>2020-51</u></b>	<p><b>CONSIDER RESOLUTION ACCEPTING AND APPROVING REISSUED AUDIT FOR PERIOD JANUARY 1, 2019 TO DECEMBER 31, 2019 AS PREPARED BY BOWMAN &amp; COMPANY</b>  <b>Motion: Commissioner Thuraisingham Mohanakanthan</b>  <b>Second: Commissioner Shirley Anderson</b>  <b>All in Favor</b></p>
<b><u>2020-52</u></b>	<p><b>CONSIDER RESOLUTION APPROVAL OF CONTRACT FOR SNOW REMOVAL SERVICES</b>  <b>Motion: Commissioner Thuraisingham Mohanakanthan</b>  <b>Second: Vice Chairman Edward Hutchinson</b>  <b>All in Favor</b></p>
<b><u>2020-53</u></b>	<p><b>CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION - <b>TABLED</b></b></p>

** ADJOURNMENT**

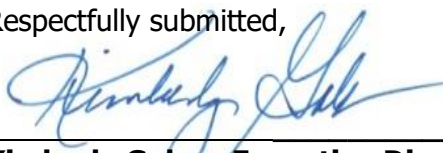
**Motion to Adjourn:**

**Motion: Commissioner Shirley Anderson**

**Second: Commissioner Thuraisingham Mohanakanthan**

**All in Favor**

Respectfully submitted,



**Kimberly Gober, Executive Director**

**DATED: NOVEMBER 16, 2020**