



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

ANNUAL MEETING MINUTES **MARCH 15, 2021**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro, met in session on MONDAY, MARCH 15, 2021 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 (Virtually)
- ✓ Commissioner Thurasingham Mohanakanthan (Virtually)
- ✓ Commissioner Shirley Anderson (Virtually)
- ✓ Commissioner Jennifer Wells (Virtually)

Absent:

- ✓ Commissioner Sal Fogarino
- ✓ Commissioner Andrew Halter

Also in attendance were:

- ✓ Kim Gober, Executive Director
- ✓ Nelly Rojas, Administrative Assistant
- ✓ Mark Asselta, Esq., Solicitor (Virtually)
- ✓ Anna Miller, Counsel Representative (Virtually)
- ✓ Grace Seeney, Finance Director (Virtually)
- ✓ Madeline Vasquez, Property Manager
- ✓ John Rasmus, Modernization Coordinator
- ✓ Rick Ginnetti, Consultant (Virtually)

EXECUTIVE DIRECTOR:

Declared a quorum present.

SOLICITOR:

"In accordance with the Open Public Meetings Act of 1975, this meeting is called to order pursuant to both, adequate notice and electronic notice of a 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, a copy of which has been posted publicly and a copy of which has been posted online in the Authority's website in accordance with the law. Members of the public may make public comments remotely during a remote public meeting when permitted in accordance with the meeting agenda. Members of the public may submit public comments in writing forty-eight hours in advance of a remote

public meeting to be read aloud during public comment. All public comments, whether made remotely or in writing in advance of a remote public meeting, shall be limited to five (5) minutes per person. Members of the public attending the meeting shall be muted until public comments are permitted, at which time they may ask to be recognized. In the event that a member of the public becomes disruptive during a remote public meeting, including during public comment, the Board Chair, or his/her designee, shall mute or continue muting such disruptive member of the public. After receiving a warning, continued disruptive acts may result in such disruptive individual being muted, kept on mute for the remainder of the meeting, or removed from the meeting at the discretion of the Board Chair. During the course of the meeting, a portion of the meeting may be closed to the public to discuss matters falling under exceptions to the Open Public Meetings Act”.

 PUBLIC HEARING:

2021-21	<p>CONSIDER RESOLUTION AUTHORIZING CHANGES TO THE WAITING LIST LOCAL PREFERENCE FOR THE PROJECT-BASED VOUCHER RENTAL ASSISTANCE DEMONSTRATION PROGRAM</p> <p>Motion to Approve: MOTION: Vice Chairman Edward Hutchinson SECOND: Commissioner Thuraisingham Mohanakanthan All in Favor</p>
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Motion to Open Public Hearing:
MOTION: Vice Chairman Edward Hutchinson
SECOND: Commissioner Thuraisingham Mohanakanthan
All in Favor

No members of the Public.

Motion to Close Public Hearing:
MOTION: Vice Chairman Edward Hutchinson
SECOND: Commissioner Thuraisingham Mohanakanthan
All in Favor

Motion to Approve:
MOTION: Vice Chairman Edward Hutchinson
SECOND: Commissioner Thuraisingham Mohanakanthan
All in Favor

 MINUTES

Motion to Approve the Minutes from FEBRUARY 2021, as read,
Motion: Commissioner Thuraisingham Mohanakanthan
Second: Commissioner Shirley Anderson
All in Favor

 FINANCIAL REPORT:

- E.D. Gober indicates the FY2020 audits are in progress.
- Grace Seeney, Finance Director indicates submission has been made to REAC, adjustments may be made for any auditor findings and once the state completes their actuary report, the GASB68 pension liability adjustment will be entered.

Motion to Accept Financial Report:

Motion: Vice Chairman Edward Hutchinson

Second: Commissioner Jennifer Wells

All in Favor

DIRECTORS REPORT:

- E.D. Gober indicates that through the graciousness of the County, HAGC has been able to offer the COVID-19 vaccines at all HAGC owned/managed facilities. The County Health Department was onsite at the Williams & Grillo location as well as the Delsea Manor location twice to administer the vaccines and have committed to providing transportation to anyone who did not get their second shots from those two visits, as some could not be present for the first offering and received their first shot on the second visit from the County. They will transport the group of individuals to the Mega Site to receive their second shot. The County has also committed to return a third time to offer the Johnson & Johnson one dose vaccine to anyone who missed out on the other chances to receive. The process has been labor intensive, but we have made a lot of progress and the residents were very grateful they were able to receive the vaccines onsite and did not have to go through the difficult registration process, it worked out very well and the County did a great job.
- E.D. Gober indicates the House passed the American Rescue Plan in which there is a component for Emergency Housing Vouchers, E.D. Gober will be participating in a HUD webinar regarding this to learn how this will affect GHA.
- E.D. Gober indicates the Senate confirmed Marcia Fudge as the new HUD Secretary.
- E.D. Gober indicates included in the Board packets there is information on NJ COVID numbers and indicates the County Mega Site is doing a great job with the vaccines they are doing about 6,000 a day and are making adjustments to better serve the population that we serve along with other special populations. E. D Gober indicates the County Mega Site is really going out of their way to provide help those that need special considerations.

No further questions by the Commissioners.

Motion to Accept Director Report:

Motion: Vice Chairman Edward Hutchinson

Second: Commissioner Thuraisingham Mohanakanthan

All in Favor

NEW BUSINESS- RESOLUTIONS:

<u>2021-22</u>	CONSIDER RESOLUTION APPROVING REGULAR MONTHLY EXPENSES Motion: Vice Chairman Edward Hutchinson Second: Commissioner Jennifer Wells All in Favor
<u>2021-23</u>	CONSIDER RESOLUTION APPROVING FINAL EXTENSION OF CONTRACT FOR COIN OPERATED LAUNDRY EQUIPMENT Motion: Vice Chairman Edward Hutchinson Second: Commissioner Jennifer Wells All in Favor

EXECUTIVE SESSION:

- Mark Asselta, Esq. indicates there is need to go into Executive Session to discuss three contract matters that fall under the Exceptions to the Open Public Meeting Act. The modernization/rehab of units, Lincoln Blvd Project and land at Ellis Manor Site.

Motion to Open Executive Session

Motion: Vice Chairman Edward Hutchinson

Second: Commissioner Shirley Anderson

All in Favor

<u>2021-24</u>	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION <ul style="list-style-type: none">• Modernization/Rehab of units• Lincoln Boulevard Project• Land at Ellis Manor Site
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Motion to Close Executive Session,

Motion: Commissioner Jennifer Wells

Second: Commissioner Shirley Anderson

All in Favor

ADJOURNMENT:

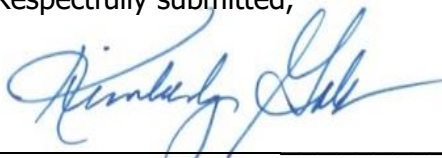
Motion to Adjourn

Motion: Vice Chairman Edward Hutchinson

Second: Commissioner Shirley Anderson

All in Favor

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: March 15, 2021