



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 **APRIL 19, 2021**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro, met in session on MONDAY, APRIL 16, 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 (in at 5:15pm)
- ✓ Vice Chairman Edward Hutchinson
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Thuraisingham Mohanakanthan
- ✓ Commissioner Shirley Anderson

Absent:

- ✓ Commissioner Sal Fogarino
- ✓ Commissioner Jennifer Wells

Also in attendance were:

- ✓ Kim Gober, Executive Director
- ✓ Nelly Rojas, Administrative Assistant
- ✓ Mike Watson, Esq. Solicitor
- ✓ Anna Miller, Counsel Representative
- ✓ Grace Seeney, Finance Director
- ✓ Madeline Vasquez, Property Manager

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 PORTION:

Motion to Open the Public Portion

Motion: Commissioner Andrew Halter

Second: Commissioner Shirley Anderson

All in favor

No members of the Public.

Motion to Close the Public Portion

Motion: Commissioner Andrew Halter

Second: Commissioner Shirley Anderson

All in favor

MINUTES

Motion to approve the Minutes from MARCH 2021, as read,

Motion: Commissioner Andrew Halter

Second: Commissioner Shirley Anderson

All in favor

FINANCIAL REPORT:

- Grace Seeney, Finance director indicates that GHA is currently operating at a loss of about \$34,000, this is after depreciation of \$26,000, which is mostly due to Williams Street. Williams Streets loss is about \$13,000. The upcoming capital improvements will be made from the R&R fund and we also have a FEMA application we will be completing for COVID related expenses.

Motion to approve the Financials,

Motion: Commissioner Andrew Halter

Second: Commissioner Shirley Anderson

All in favor

DIRECTORS REPORT:

- E.D. Gober indicates resolution 2021-27, mentioned in the financial report regarding the modernization of the apartments using R&R funds. GHA has published an invitation for bid and received two responsive bids, there is a difference of about \$7,000 between the two for per unit price. The concept is upon vacancy we would then rehab the unit. We feel this is the best way to start the rehabs this way we do not incur any costs moving and relocating residents, which would use a good portion of our budget and leave us with less funds available to rehab the units. There is also no minimum number of units that we are obligated to rehab, it will be on an as needed basis and we can evaluate as we move forward.

- E.D. Gober indicates resolution 2021-26 is authorizing the amendment of the S8 Administrative Plan, this amendment was needed due to President Biden’s Executive Order 13988 regarding the enforcement of the fair housing act. GHA is changing the S8 Administrative Plan to read “ The Authority is committed to administer the programs to ensure that individuals and households are not discriminated against because of their race, color, religion, sex, national origin, age, familial status, disability, sexual orientation, gender identity and marital status.” GHA has operated in compliance of the Executive Order prior to its publishing, but this addition will state it more affirmatively.

- E.D. Gober indicates the CDC has an eviction moratorium that has been extended through June 30, 2021, Governor Murphy also has an eviction moratorium, both are for preventing evictions due to non-payment of rent. The states moratorium is more stringent than the CDC’s, so GHA is following the guidance of the states. The states moratorium is in place for 60 days after the public health emergency ends. The purpose of the moratoriums is to prevent individuals from losing housing in the midst of a public health emergency if they have suffered some type of income loss and are unable to pay their bills. Our residents pay an income-based rent, this is no excuse to not pay rent, if our residents have suffered from some type of income loss, they should contact GHA and we are obligated to change their rent, unfortunately we are dealing with this. GHA is sending letters out to remind residents it is not a moratorium on paying rent it is a moratorium on evictions and their rent is still due and owing, they have the option to enter into a repayment agreement or if they do have a change in circumstances that they can contact GHA, and we will adjust their rent.

- E.D. Gober indicates Pennrose has a budget that can be taken to closing, there is still a gap, but the investor will accept it. Mark Asselta, Rick Ginnetti and E.D. Gober have spent a tremendous amount of time negotiating with Pennrose then sharing the documents for approval from Bank of America. We have made a lot of headway in the last month. E.D. Gober anticipates summer closing. There are two closing that will be simultaneous one with NJHMFA and a closing on the RAD units with HUD.

- Commissioner Edward Hutchinson asks about any additional funds coming from the President. E.D. Gober explains the budget proposed by the President is to increase the number of vouchers and increase the funding that HUD receives, this still must go through the rest of the administration.

- E.D. Gober indicates with the COVID numbers there is a bit of an uptick but seems as though our area has stabilized. Involving vaccinations, we have been using the NJ state website for information at this time which is reporting 215,875 doses of the vaccine administered, the County Megasite has been full force and with resolution 2021-28, GHA would like to thank the County with sincere appreciation for coming to our facilities to vaccinate our residents and also providing transportation for the few residents that needed it. We have talked about the County coming out one last time with the Johnson & Johnson vaccine, but at this point it is not an option as the vaccine was paused. About 80% of GHA resident’s population has been vaccinated and that is really thanks to the County. GHA cannot express enough how considerate the staff onsite was to our residents and how kind and caring they were. They did a great job of keeping the process efficiently moving while providing care and concern to our residents.

- Commissioner Andrew Halter indicates that if any assistance is needed navigating at the Megasite to reach out and also indicates that the County Megasite has been vaccinating about 7,500 individuals a day recently, with a total of 343,000 vaccinations.

- E.D. Gober indicates that financial disclosure forms are needed from the Commissioners to be filed with the state by April 30, 2021.

No further questions by the Commissioners.

Motion to accept the Reports:

Motion: Vice Chairman Edward Hutchinson

Second: Commissioner Shirley Anderson

All in Favor

NEW BUSINESS- RESOLUTIONS:

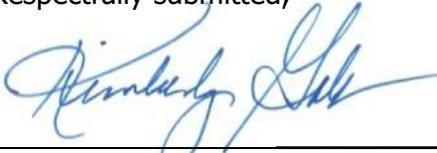
<u>2021-25</u>	CONSIDER RESOLUTION APPROVING REGULAR MONTHLY EXPENSES Motion: Vice Chairman Edward Hutchinson Second: Commissioner Shirley Anderson All in Favor
<u>2021-26</u>	CONSIDER RESOLUTION AUTHORIZING AMENDING THE S8 ADMINISTRATIVE PLAN TO INCLUDE REVISED LANGUAGE FROM EO13988 REGARDING FAIR HOUSING ACT Motion: Commissioner Shirley Anderson Second: Vice Chairman Edward Hutchinson All in Favor
<u>2021-27</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION FOR CONTRACT FOR MODERNIZATION AND IMPROVEMENT OF VACANT UNITS Motion: Commissioner Andrew Halter Second: Vice Chairman Edward Hutchinson All in Favor
<u>2021-28</u>	CONSIDER RESOLUTION OF RECOGNITION AND APPRECIATION TO THE COUNTY OF GLOUCESTER Motion: Commissioner Shirley Anderson Second: Vice Chairman Edward Hutchinson All in Favor
<u>2021-29</u>	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION - TABLED

ADJOURNMENT

Motion to Adjourn

Motion: Vice Chairman Edward Hutchinson
Second: Commissioner Shirley Anderson
All in Favor

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: April 19, 2021