



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** **June 21<sup>st</sup>, 2021**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro, met in session on MONDAY, June 21, 202, 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 Andrew Halter
- ✓ Commissioner Thurasingham Mohanakanthan
- ✓ Commissioner Shirley Anderson
- ✓ Commissioner Jennifer Wells

Absent:

- ✓ Commissioner Sal Fogarino

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 Jennifer Wells**  
**Second: Commissioner Andrew Halter**  
**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 MAY 2021, as read,**

**Motion: Commissioner Shirley Anderson**  
**Second: Commissioner Andrew Halter**  
**All in favor**

## **💰 FINANCIAL REPORT:**

- Finance Director, Grace Seeney, indicates the financials for May show GHA in the negative about \$54,000 after depreciation, mostly due to Williams St. A discussion takes place regarding a unit with tenant damage amounting to about \$14,000, which adds to this negative amount.

### **Motion to approve the Financials,**

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

## **📁 DIRECTORS REPORT:**

• E.D. Gober updates the Board on the RAD transaction. HUD originally gave direction to proceed by removing the entire parcel of land from the Declaration of Trust (deed restriction HUD has on the property) which would take place once the RAD conversion is complete. A higher branch of HUD is stating we cannot do so until we go through Special Applications Center (SAC). For background, there is normally an approval to take units offline, then conversion to RAD, and then complete rehab or demolition. GHA had received permission to demolish our units early, which would not normally happen until after the RAD conversion. HUD’s counsel suggests that GHA put the deed transferring the parcel of land with the pump station in escrow because HUD will not just let GHA transfer it. We must go through the SAC and receive a different approval from HUD. Since this was a condition of the planning board approval process, we have been in contact with the planning boards counsel who has also been in contact with the Borough’s general counsel and redevelopment counsel, it seems everyone is accepting of this. We now must formulate a letter and make a

special application to the planning board to be before the planning board July 6<sup>th</sup> and in light of this additional step Resolution 21-41 will be tabled. In addition, HUD has recently issued regulations that may revive some of the other units from the Ellis site, we would like to digest HUD's new regulations before taking any action. With respect to documents including those from Pennrose, Bank of America, the Borough and the Housing Authority, HUD has approved the documents for the RAD transaction. Closing is anticipated in July or August, after RAD closing we would then close with HMFA and can then break ground.

- E.D. Gober indicates Pennrose and GHA are working on the management agreement going through a matrix of responsibilities to determine who is responsible for what. Pennrose is to supply GHA with a draft management plan for review.
- E.D. Gober indicates the Eviction Moratorium has been extended and indicates there is also proposed legislation A1919 that if signed into law will change how criminal background checks are conducted. Essentially, we will not be able to conduct the checks until after we determine if we are offering a unit to that individual which will slow our leasing process, once more is learned the Commissioners will be advised.
- E.D. Gober and the Board of Commissioners discuss the use of the Delsea Manor's Community Room as a polling station.
- E.D. Gober indicates we would like the Commissioners to see before and after the unit's rehab and Property Manager, Madeline Vasquez will coordinate times in compliance with the sunshine law.
- E.D. Gober indicates on the eve of June 18th the President declared Juneteenth as a federal holiday. Our contract reads any federally declared holiday may be given to employees. There was not enough notice to plan ahead, also the contract does not give E.D. Gober the authority to take any action. Counsel was contacted and in agreement of no action taken. E.D. Gober advises for future negotiations the Commissioners can consider how they wish to handle this.

**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:**

<a href="#"><u>2021-39</u></a>	CONSIDER RESOLUTION APPROVING REGULAR MONTHLY EXPENSES <b>Motion: Commissioner Shirley Anderson</b> <b>Second: Vice Chairman Edward Hutchinson</b> <b>All in Favor</b>
<a href="#"><u>2021-40</u></a>	CONSIDER RESOLUTION ACKNOWLEDGING CLOSEOUT OF CFP FY2018 <b>Motion: Vice Chairman Edward Hutchinson</b> <b>Second: Commissioner Shirley Anderson</b> <b>All in Favor</b>
<a href="#"><u>2021-41</u></a>	CONSIDER RESOLUTION AUTHORIZONG AND REQUESTING THE TERMINATION OF THE PUBLIC HOUSING ANNUAL CONTRIBUTIONS CONTRACT (ACC) WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND CONFIRMING THAT ALL CLOSEOUT REQUIREMENTS OF THE RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM HAVE BEEN MET - <b>TABLED</b>
<a href="#"><u>2021-42</u></a>	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION - <b>TABLED</b>

 **ADJOURNMENT**

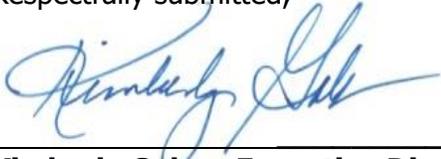
**Motion to Adjourn**

**Motion: Vice Chairman Edward Hutchinson**

**Second: Commissioner Shirley Anderson**

**All in Favor**

Respectfully submitted,



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**Kimberly Gober, Executive Director**

**DATED: June 21, 2021**