



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

REGULAR MEETING MINUTES **SEPTEMBER 20, 2021**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro, met in session on MONDAY, September 20, 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
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Thurasingham Mohanakanthan
- ✓ Commissioner Jennifer Wells
- ✓ Commissioner Shirley Anderson @ 5:11pm

Absent:

- ✓ Commissioner Sal Fogarino

Also in attendance were:

- ✓ Kim Gober, Executive Director
- ✓ Nelly Rojas, Administrative Assistant
- ✓ Mike Watson, Esq. Solicitor
- ✓ Grace Seeney, Finance Director
- ✓ Madeline Vasquez, Site 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: Vice Chairman Edward Hutchinson

Second: Commissioner Thuraisingham Mohanakanthan

All in favor

No members of the public are present.

Motion to Close the Public Portion,

Motion: Vice Chairman Edward Hutchinson

Second: Commissioner Andrew Halter

All in favor

MINUTES

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

Motion: Commissioner Thuraisingham Mohanakanthan

Second: Vice Chairman Edward Hutchinson

All in favor

FINANCIAL REPORT:

- Finance Director, Grace Seeny indicates all funds show a loss although when depreciation is added GHA is at a net income of approximately \$38K. Williams Street property is at a loss of approximately \$34K. E.D. Gober indicates GHA is working with the County of Gloucester to recoup rental arrears. The County is administering Emergency Rental Assistance Program funds in which both the landlord and tenant must apply for, and the tenant must certify that the rent delinquencies are due to COVID-19 related reasons. GHAs application to request Emergency Rental Assistance Program funds totals approximately \$16K in rental arrears.

Motion to approve the Financials,

Motion: Vice Chairman Edward Hutchinson

Second: Commissioner Shirley Anderson

All in favor

DIRECTORS REPORT:

- E.D. Gober indicates a roof at the Williams Street property has been damaged by a fallen tree, due to the roofs age and the amount of damage it is in GHAs best interest to replace the roof rather than repair. Resolution 2021-53 asks for the Commissioners consideration for the award of contract for replacement of the roof at Williams Street. A discussion was held regarding the rehab of the vacant units involving the length of time for turnover, E.D. Gober indicates two Williams Street units are close to completion, there are minor punch list items to be completed and if the Commissioners wish to see the rehabbed units, they can coordinate times to do so with the Site Manager Madeline Vasquez in accordance with the sunshine law.

- E.D Gober indicates on September 13, 2021, a public notice was published in the newspaper to announce that GHA will be accepting applications for the RAD PBV program for the units at Delsea Manor, Williams, and Grillo Streets for elderly (62yr. old or older) and near-elderly disabled (50-62yr. old and disabled) households. Applications will be accepted between September 28, 2021 and September 30, 2021.
- E.D. Gober indicates a conference call is scheduled with the County to coordinate a groundbreaking ceremony for Lincoln Blvd.; the Commissioners will be informed once more information is obtained.
- E.D. Gober indicates that HUD has issued new Fair Market Rents, which we base our Payments Standards for the Housing Choice Voucher program on. GHA will continue to set the Payment Standards at 110% of HUDs established Fair Market Rents due to difficulty leasing in the Housing Choice Voucher program. Leasing difficulties are not only seen in Glassboro or Gloucester County but nationwide and HUD recognizes this difficulty with the program. Between high property values and governmental rent policies meaning the eviction moratoriums, the effect on the turnover of units and smaller landlords selling to owner occupied units is leading to less rental properties on the market.
- E.D. Gober indicates after consulting with counsel GHA will remain virtual throughout the end of the year and be reevaluated at that time.
- E.D. Gober indicates GHA has closed with Pennrose on August 3, 2021. Pennrose was onsite on August 4th starting construction. E.D. Gober expressed concern of possible supply chain issues, but the project is moving forward.

No further questions by the Commissioners.

Motion to accept the Reports:

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

NEW BUSINESS- RESOLUTIONS:

<u>2021-48</u>	CONSIDER RESOLUTION APPROVING REGULAR MONTHLY EXPENSES Motion: Commissioner Thuraisingham Mohanakanthan Second: Commissioner Shirley Anderson All in Favor
<u>2021-49</u>	CONSIDER RESOLUTION APPROVING AN EXTENSION TO THE CONTRACT FOR SNOW REMOVAL SERVICES Motion: Vice Chairman Edward Hutchinson Second: Commissioner Shirley Anderson All in Favor
<u>2021-50</u>	CONSIDER RESOLUTION APPROVING AN EXTENSION TO THE CONTRACT FOR LANDSCAPING SERVICES Motion: Vice Chairman Edward Hutchinson Second: Commissioner Shirley Anderson All in Favor
<u>2021-51</u>	CONSIDER RESOLUTION APPROVING SUBMISSION OF CIVIL RIGHTS CERTIFICATION Motion: Vice Chairman Edward Hutchinson Second: Commissioner Shirley Anderson All in Favor
<u>2021-52</u>	CONSIDER RESOLUTION ESTABLISHING UPDATED PAYMENT STANDARDS FY2021-2022 Motion: Vice Chairman Edward Hutchinson Second: Commissioner Thuraisingham Mohanakanthan All in Favor

2021-53	CONSIDER RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR REPLACEMENT OF ROOF AT WILLIAMS STREET Motion: Vice Chairman Edward Hutchinson Second: Commissioner Shirley Anderson All in Favor
2021-54	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION - TABLED

ADJOURNMENT

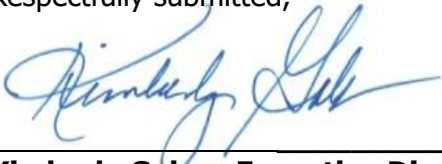
Motion to Adjourn

Motion: Commissioner Thuraisingham Mohanakanthan

Second: Commissioner Jennifer Wells

All in Favor

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: September 20, 2021