



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** **NOVEMBER 15, 2021**

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

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, 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 Shirley Anderson**

**All in favor**

No members of the public are present.

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

**Motion: Commissioner Thuraisingham Mohanakanthan**

**Second: Commissioner Jennifer Wells**

**All in favor**

### **MINUTES**

#### **Motion to approve the Minutes from OCTOBER 2021, as read,**

**Motion: Vice Chairman Edward Hutchinson**

**Second: Commissioner Shirley Anderson**

**All in favor**

### **FINANCIAL REPORT:**

- Finance Director, Grace Seeney indicates that overall, the financials for the month are negative \$48K, but once depreciation is added our cash flow is approximately positive \$40K. E.D. Gober indicates that HUD does not fund GHA for non-cash entries such as depreciation, however we are required to book depreciation as our financial statements are in accordance with GAPP.

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

**Motion: Commissioner Shirley Anderson**

**Second: Vice Chairman Edward Hutchinson**

**All in favor**

### **DIRECTORS REPORT:**

- E.D. Gober indicates the final infrastructure package had been signed by the President, once we receive more details, we will distribute more information about the impact on the programs we administer.
- E.D. Gober indicates that as previously discussed our facilities were used on November 2, 2021 for elections, we shared our concerns with the office of Emergency Management and should not have any future issues.
- E.D. Gober indicates the Lincoln Boulevard Groundbreaking Ceremony is planned for November 19, 2021 at 1:00PM. E.D. Gober also indicates a name for the project has not been finalized, a list of names proposed by the developer have been circulated and a discussion regarding the Commissioners thoughts project takes place.
- E.D. Gober indicates GHA has published RFP's for Professionals, one for Primary and Secondary Legal Counsel for FY22, we recommend awarding the contract for Primary Legal Counsel to Brown and Connery, LLP and awarding the contract for Secondary Legal Counsel to Angelini, Viniar and Freedman,

LLP for FY22. Next, Development Consultant, we recommend The Brooke Group for FY22, who has been consultant to GHA for the last several years and lastly, Audit Services we recommend awarding the contract to Bowman and Company, LLP. All fees are consistent with the prior years, and all are the same professionals in place currently.

- E.D. Gober indicates on the agenda RES#2021-65, asks the Board to consider authorizing county easement and designation of authorized signatory for the Lincoln Boulevard project. The easement (an approximate 9ft widening easement) is for the County to widen Ellis Street (Route 641), which is needed to do to obtain our permits to continue building the development. The resolution and attachment have been reviewed by counsel, who recommends we proceed.
- E.D. Gober indicates the County Health Department has been onsite to offer the COVID-19 Booster shot to our residents as well as any first-time vaccines for anyone needing it. The Health Department was also on site to administer flu shots for those who wished to receive.

**No further questions by the Commissioners.**

**Motion to accept the Correspondence:**

**Motion: Commissioner Shirley Anderson**

**Second: Commissioner Thuraisingham Mohanakanthan**

**All in Favor**

**NEW BUSINESS- RESOLUTIONS:**

<b><u>2021-61</u></b>	CONSIDER RESOLUTION APPROVING REGULAR MONTHLY EXPENSES <b>Motion: Commissioner Thuraisingham Mohanakanthan</b> <b>Second: Commissioner Shirley Anderson</b> <b>All in Favor</b>
<b><u>2021-62</u></b>	CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR PRIMARY AND SECONDARY LEGAL SERVICES FY22 <b>Motion: Vice Chairman Edward Hutchinson</b> <b>Second: Commissioner Shirley Anderson</b> <b>All in Favor</b>
<b><u>2021-63</u></b>	CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR HOUSING DEVELOPMENT CONSULTANT SERVICES FY22 <b>Motion: Vice Chairman Edward Hutchinson</b> <b>Second: Commissioner Jennifer Wells</b> <b>All in Favor</b>
<b><u>2021-64</u></b>	CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR AUDIT SERVICES FYE2021 <b>Motion: Commissioner Thuraisingham Mohanakanthan</b> <b>Second: Commissioner Jennifer Wells</b> <b>All in Favor</b>
<b><u>2021-65</u></b>	CONSIDER RESOLUTION AUTHORIZING COUNTY EASEMENT AND DESIGNATION OF AUTHORIZED SIGNATORY FOR THE LINCOLN BLVD PROJECT <b>Motion: Vice Chairman Edward Hutchinson</b> <b>Second: Commissioner Jennifer Wells</b> <b>All in Favor</b>
<b><u>2021-66</u></b>	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION - <b>TABLED</b>

 **ADJOURNMENT**

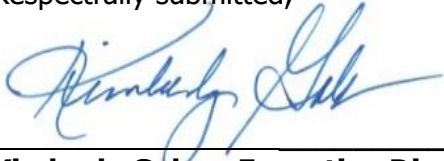
**Motion to Adjourn**

**Motion: Commissioner Thuraisingham Mohanakanthan**

**Second: Commissioner Jennifer Wells**

**All in Favor**

Respectfully submitted,



**Kimberly Gober, Executive Director**

**DATED: NOVEMBER 15, 2021**