



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 **DECEMBER 20, 2021**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro, met in session on MONDAY, DECEMBER 20, 2021, at 5:00 P.M. Vice Chairman Edward Hutchinson 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":

- ✓ Vice Chairman Edward Hutchinson
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Thurasingham Mohanakanthan (virtually)
- ✓ Commissioner Jennifer Wells (virtually)

Absent:

- ✓ Chairman Jay Lapp
- ✓ Commissioner Shirley Anderson
- ✓ Commissioner Sal Fogarino

Also in attendance were:

- ✓ Kimberly Gober, Executive Director
- ✓ Nelly Rojas, Administrative Assistant
- ✓ Mike Watson, Esq. Solicitor (virtually)
- ✓ Grace Seeney, Finance Director
- ✓ Madeline Vasquez, Site Manager(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 PORTION:

Motion to Open the Public Portion,

Motion: Commissioner Andrew Halter

Second: Commissioner Jennifer Wells

All in favor

No members of the public are present.

Motion to Close the Public Portion,

Motion: Commissioner Andrew Halter

Second: Commissioner Jennifer Wells

All in favor

MINUTES

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

Motion: Commissioner Andrew Halter

Second: Commissioner Thuraisingham Mohanakanthan

All in favor

FINANCIAL REPORT:

- Finance Director, Grace Seeney indicates collectively GHA is in the red about \$43K and when the non-cash items of depreciation are added, GHA is at about \$53K positive cash flow. E.D. Gober indicates that auditors have been onsite.

Motion to approve the Financials,

Motion: Commissioner Andrew Halter

Second: Commissioner Jennifer Wells

All in favor

DIRECTORS REPORT:

- E.D. Gober indicates Housing Authorities are struggling to lease in the voucher program, GHA has historically had additional challenges such as being a college town where rental units are more in demand. Policies put in place such as the eviction moratoriums have resulted in less available units. GHA’s new voucher holders coming off the waitlist are having more trouble locating units, this is a nationwide issue. HUD has published a notice allowing Housing Authorities to apply for a waiver to raise payment standards to 120%, currently our payment standards are set at the maximum amount of 110% of the SAFMR established by HUD to maximize our leasing. HUD is allowing as a waiver to move that amount to 120% of SAFMR. GHA will submit a waiver request to HUD to increase the subsidy standard which allows the rents to be higher. Also, with unemployed individuals HUD states they can not pay more than 40% of adjusted income towards rent and utilities, even with a voucher the rents are higher and the amount over the payment standard the tenant pays is over the 40%. If the waiver request is approved by HUD, we will ask the Board to approve the increase.
- E.D. Gober indicates the state has passed the Fair Chance in Housing Act, which changes the way any landlord does business with their tenants. Initially when first drafted the bill excluded any landlord with

federally assisted property, when the bill became law this provision was not included. The Act states landlords have to make a conditional offer to a prospective tenant before performing any criminal background check, there is some conflict with this and some regulations of the HCV and Public Housing programs. As of January 1, 2022 this will take effect and GHA will operate in compliance of the law, this new law will increase the amount of time units are vacant as we must follow certain disclosure notices. The law also limits the types of criminal activity for which tenancy can be denied. The state published guidance December 15, 2021 as to how this law is to be implemented, more information will be provided to the Board once reviewed.

- E.D. Gober indicates Resolution 2021-72 asks the Board to ratify a site easement for the Pennrose Project. Solicitor, Mark Asselta, Esq. advised there is no effect on the remaining parcel of land and recommended the site easement be executed.
- E.D. Gober indicates Commissioners’ Citizen leadership forms are needed by the end of the year, as well as signatures needed for updating signatories on checking and payroll accounts.
- E.D. Gober informs the Board of proposed names for the Pennrose Project, Harmony Landing, Harmony Commons, Higgins Corner, Higgins Landing and Higgins Village. Harmony is a tie into Glassboro’s local glass manufacturing history of Harmony Glass Works.
- E.D. Gober indicates Resolution 2021-71 asks the Board to approve the Management Agreement between HAGC and GHA, counsel reviewed this document and advises it is similar to the previous. E.D. Gober discusses the compensation in the agreement.
- Vice Chairman Edward Hutchinson inquires about marijuana use issues, E.D. Gober explains that being federally assisted it is not permitted.
- E.D. Gober indicates that Resolution 2021-68 is a Roll Call Vote to adopt the approved budget for FY2022.

No further questions by the Commissioners.

Motion to accept the Correspondence:

Motion: Commissioner Andrew Halter
Second: Commissioner Jennifer Wells
All in Favor

NEW BUSINESS- RESOLUTIONS:

<u>2021-67</u>	CONSIDER RESOLUTION APPROVING REGULAR MONTHLY EXPENSES Motion: Commissioner Thuraisingham Mohanakanthan Second: Commissioner Andrew Halter All in Favor
<u>2021-68</u>	CONSIDER RESOLUTION ADOPTING BUDGET FY2022 - ROLL CALL VOTE Motion: Commissioner Andrew Halter Second: Commissioner Jennifer Wells All in Favor
<u>2021-69</u>	CONSIDER RESOLUTION DESIGNATING A PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.) Motion: Commissioner Andrew Halter Second: Commissioner Jennifer Wells All in Favor
<u>2021-70</u>	CONSIDER RESOLUTION APPOINTING A FUND COMMISSIONER FOR THE JIF INSURANCE FUND Motion: Commissioner Andrew Halter Second: Commissioner Jennifer Wells All in Favor
<u>2021-71</u>	CONSIDER RESOLUTION APPROVING AN INTERLOCAL AGREEMENT FOR THE HAGC TO PERFORM MANAGEMENT SERVICES FOR GHA Motion: Commissioner Andrew Halter Second: Commissioner Jennifer Wells

	All in Favor
2021-72	CONSIDER RESOLUTION RATIFYING THE GRANT OF A SITE EASEMENT TO GLOUCESTER COUNTY IN CONNECTION WITH THE PENNROSE PROJECT Motion: Commissioner Andrew Halter Second: Commissioner Jennifer Wells All in Favor
2021-73	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION

EXECUTIVE SESSION:

- Mike Watson, Esq., indicates there is need to go into executive session to discuss a matter of potential litigation and matters falling under attorney client privilege.

Motion to Open the Executive Session at 5:38PM,

Motion: Commissioner Andrew Halter

Second: Commissioner Jennifer Wells

All in favor

Motion to Close the Executive Session at 5:55PM,

Motion: Commissioner Thuraisingham Mohanakanthan

Second: Commissioner Andrew Halter

All in favor

ADJOURNMENT

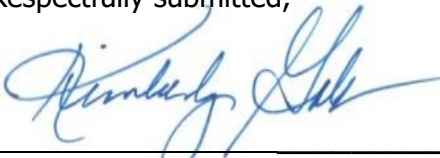
Motion to Adjourn

Motion: Commissioner Andrew Halter

Second: Commissioner Jennifer Wells

All in Favor

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: DECEMBER 20, 2021