



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 **MARCH 2, 2022**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro, met in session on WEDNESDAY, MARCH 2, 2022 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 (virtually)
- ✓ Commissioner Andrew Halter (virtually)
- ✓ Commissioner Shirley Anderson (virtually) @ 5:13pm
- ✓ Commissioner Jennifer Wells (virtually)

Absent:

- ✓ Commissioner Sal Fogarino
- ✓ Commissioner Thuraisingham Mohanakanthan

Also in attendance were:

- ✓ Kimberly Gober, Executive Director
- ✓ Nelly Rojas, Administrative Assistant
- ✓ Michael Watson, Esq. Solicitor (virtually)
- ✓ Grace Seeney, Finance Director

📁 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 Andrew Halter

All in favor

No members of the Public.

Motion to Close the Public Portion

Motion: Commissioner Shirley Anderson

Second: Commissioner Jennifer Wells

All in favor

MINUTES:

Motion to approve the Minutes from JANUARY 2022, as read,

Motion: Vice Chairman Edward Hutchinson

Second: Commissioner Jennifer Wells

All in favor

FINANCIAL REPORT:

- Finance Director, Grace Seeney indicates GHAs the REAC submission has been submitted on February 28th, 2022, which is GHA’s unaudited financials. In comparing last year to this year, GHA shows less tenants revenue, but overall revenue was about \$14K higher than last year. GHA shows a higher loss this year due to legal and consulting expenses from the Pennrose Project, E.D. Gober adds that during closing additional funds were negotiated to be received towards the project’s expenses. Finance Director, Grace Seeney indicates GHA has a positive cash flow and the only component left to be entered for the submission is the GASB68 adjustment for the unfunded pension liability once the information is received from the State.

Motion to accept Accountants Report,

Motion: Commissioner Shirley Anderson

Second: Commissioner Jennifer Wells

All in favor

DIRECTORS REPORT:

- E.D. Gober indicates that Pennrose is proposing the name “Village at Harmony Garden” for the Lincoln Boulevard project.
- E.D. Gober indicates Ingerman presented an issue with a load bearing wall at the maintenance shop, there may be some additional things needed to be addressed during the construction and there was also some termite damage, once more information is obtained it will be reported to the Board.
- E.D. Gober indicates included in the Packets is information on the upcoming PHADA conference in the end of May, for any Commissioners who are interested in attending. Also, NJNAHRO has a regional conference in Atlantic City from May 1st – 3rd at the Hard Rock Hotel.
- E.D. Gober indicates that at the Federal level we are operating under a continuing resolution until March 11th, 2022.
- E.D. Gober indicates GHA has adjusted operations to be in compliance with the Fair Chance in Housing Act, the State offered training the beginning of February.

- E.D. Gober indicates GHA continues to perform units modernizations, included in the board packets is a detailed report. Ten units are completed and three are being currently worked on.
- E.D. Gober indicates Resolution #2022-19 authorizes revisions to the Section 8 Administrative Plan for the Housing Choice Voucher Program for the subsidy standard and will allow greater flexibility in assigning bedroom sizes, hopefully providing a better chance at finding housing in the tight rental market.

No further questions by the Commissioners.

Motion to accept the Reports:

Motion: Commissioner Shirley Anderson

Second: Commissioner Jennifer Wells

All in Favor

NEW BUSINESS- RESOLUTIONS:

<u>2022-18</u>	<p>CONSIDER RESOLUTION APPROVING REGULAR MONTHLY EXPENSES Motion: Vice Chairman Edward Hutchinson Second: Commissioner Shirley Anderson All in Favor</p>
<u>2022-19</u>	<p>CONSIDER RESOLUTION AUTHORIZING REVISIONS TO THE SECTION 8 ADMINISTRATIVE PLAN SUBSIDY STANDARDS Motion: Vice Chairman Edward Hutchinson Second: Commissioner Shirley Anderson All in Favor</p>
<u>2022-20</u>	<p>CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION - TABLED</p>

ADJOURNMENT

Motion to Adjourn,

Motion: Commissioner Shirley Anderson

Second: Commissioner Jennifer Wells

All in Favor

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: March 2, 2022