



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 21, 2022**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro, met in session on MONDAY, MARCH 21, 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)
- ✓ Commissioner Jennifer Wells (virtually)
- ✓ Commissioner Thurasingham Mohanakanthan (virtually)

Absent:

- ✓ Commissioner Sal Fogarino

Also in attendance were:

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

### **📁 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.

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

**Motion:** Vice Chairman Edward Hutchinson

**Second:** Commissioner Shirley Anderson

**All in favor**

## **MINUTES:**

### **Motion to approve the Minutes from FEBRUARY 2022, as read,**

**Motion:** Commissioner Shirley Anderson

**Second:** Commissioner Thuraisingham Mohanakanthan

**All in favor**

## **FINANCIAL REPORT:**

- Finance Director, Grace Seeney indicates GHAs unaudited 2021 financials were approved. As of February 2022, GHA is in the positive about \$4K. Williams Street remains in the negative.

### **Motion to accept Accountants Report,**

**Motion:** Commissioner Thuraisingham Mohanakanthan

**Second:** Commissioner Shirley Anderson

**All in favor**

## **DIRECTORS REPORT:**

- E.D. Gober notes Resolution 2022-23 is in honor of Commissioner Salvatore Fogarino, who has resigned from the Board, we want to thank him for his term of service and great leadership that he provided.

- E.D. Gober indicates that counsel has commenced negotiations with the CWA, the Board will be supplied with additional information as available.

- E.D. Gober refers to an article in the Board packets regarding a fire in Millville Housing Authority and mentions another fire about a week later involving Salem Housing Authority, which is managed by Millville Housing Authority. E. D. Gober had reached out to the Authority to see if any assistance was needed and indicates there were no injuries from the fire. E.D. Gober mentions with the recent fires that our properties are inspected by the County Fire Marshall and any recommendations made to us we do implement.

- E.D. Gober explains the FEDs passed a budget that is relatively favorable for HUDs programs, a summary is included in the Board packets. Most relevant to GHAs operations is the Section 8 Housing Assistance Payments Renewals have received about \$1B increase nationwide and the ongoing administration fees, which are the fees HUD pays Housing Authorities to administer the programs, have been prorated by HUD at about 80-84% of what HUD says it takes to operate the program, this is due to insufficient funding. This proration is estimated to raise to 92% for 2022. E.D. Gober indicates it is difficult to run the voucher program not knowing what your funding is. In addition to the funding making leasing

challenging, across the nation Housing Authorities are struggling to lease in the voucher program. Property values are skyrocketing causing small landlords to sell their properties to owner occupied units making less affordable housing units available to be rented and a large part of the remaining properties are being taken over by bigger landlords raising the rents making those units less affordable even with rental assistance.

- E.D. Gober indicates regarding GHAs modernized units, there are two available to look at until being leased on 3/25/22, if any Commissioners would like to see the units they should contact Madeline. At this time there are two units about 75% complete and four more units are scheduled.

- E.D. Gober indicates the Pennrose development has been named "Village at Harmony Garden". With the name finalized Pennrose was able to setup a webpage for the development. GHA has accumulated an interest list and shared with Pennrose, we will inform each individual who has expressed interest of the new housing of Pennrose's webpage so they can receive updates directly from Pennrose. We will also inform the individuals on the interest list when we open the waitlist for the PBV vouchers and the RAD PBV vouchers.

- E.D. Gober explains the closing we had with the Pennrose project was prior to the Federal Home Loan Bank awarding the project \$1M, we now need to update HUD a revised budget that includes the Federal Home Loan Bank funds, we are in the process of doing this. Also part of the closing and in accordance with the HAP contract the Housing Authority is to pay Pennrose \$12,888 monthly, it's called rehab rental assistance, HUD is to be providing this to us, but HUD is only providing us about 60% of that amount. Currently, we are engaging with HUD for the remaining balance of those funds. We are recording on our financial statements a receivable from HUD for the gross amount and a payable to Pennrose for the gross amount since it is part of the HAP contract with Pennrose and part of the closing with HUD. E.D. Gober adds this is not uncommon.

**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:**

<b><u>2022-21</u></b>	<p><b>CONSIDER RESOLUTION APPROVING REGULAR MONTHLY EXPENSES</b>  <b>Motion:</b> Commissioner Thuraisingham Mohanakanthan  <b>Second:</b> Commissioner Jennifer Wells  <b>All in Favor</b></p>
<b><u>2022-22</u></b>	<p><b>CONSIDER RESOLUTION AUTHORIZING AN AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES BETWEEN GHA AND BDO PHA FINANCE</b>  <b>Motion:</b> Commissioner Shirley Anderson  <b>Second:</b> Commissioner Jennifer Wells  <b>All in Favor</b></p>
<b><u>2022-23</u></b>	<p><b>CONSIDER RESOLUTION HONORING SALVATORE FOGARINO</b>  <b>Motion:</b> Commissioner Jennifer Wells  <b>Second:</b> Vice Chairman Edward Hutchinson  <b>All in Favor</b></p>
<b><u>2022-24</u></b>	<p><b>CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION</b></p>

## **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,**

**Motion:** Commissioner Andrew Halter

**Second:** Commissioner Shirley Anderson

**All in favor**

### **Motion to Close the Executive Session,**

**Motion:** Commissioner Thuraisingham Mohanakanthan

**Second:** Commissioner Jennifer Wells

**All in favor**

## **ADJOURNMENT:**

### **Motion to Adjourn,**

**Motion:** Commissioner Shirley Anderson

**Second:** Commissioner Jennifer Wells

**All in Favor**

Respectfully submitted,



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**Kimberly Gober, Executive Director**

**DATED:** March 21, 2022