



JAY LAPP • Chairman
ANDREW HALTER • Commissioner
SHIRLEY ANDERSON • Commissioner
KIMBERLY GOBER • Secretary/Executive Director

EDWARD HUTCHINSON • Vice Chairman
THURASINGHAM MOHANAKANTHAN • Commissioner
JENNIFER WELLS • Commissioner

REGULAR MEETING MINUTES **MAY 16, 2022**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro, met in session on MONDAY, MAY 16, 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 Jennifer Wells (virtually)

Absent:

- ✓ Commissioner Shirley Anderson
- ✓ Commissioner Thuraisingham Mohanakanthan

Also in attendance were:

- ✓ Kimberly Gober, Executive Director
- ✓ Nelly Rojas, Administrative Assistant
- ✓ Michael Watson, Esq. Solicitor (virtually)
- ✓ Anna Miller, Council Representative (virtually)
- ✓ Michael Jezierski, Accountant
- ✓ 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: Vice Chairman Edward Hutchinson

Second: Commissioner Jennifer Wells

All in favor

No members of the Public.

Motion to Close the Public Portion

Motion: Commissioner Jennifer Wells

Second: Vice Chairman Edward Hutchinson

All in favor

MINUTES:

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

Motion: Vice Chairman Edward Hutchinson

Second: Commissioner Jennifer Wells

All in favor

FINANCIAL REPORT:

- E.D. Gober indicates the auditors are working on schedule, we are waiting on the State to publish GASB75 numbers.
- Accountant, Michael Jezierski indicates overall minus depreciation GHA would show a \$10K net income. On the balance sheet, the receivables have increased by \$7K since March, GHA is still having a challenge collecting rents. The HCV Program is operating in the positive.

Motion to accept Accountants Report,

Motion: Vice Chairman Edward Hutchinson

Second: Commissioner Jennifer Wells

All in favor

DIRECTORS REPORT:

- E.D. Gober notes the status of the modernized units listed on the Modernization Report, 19 units are complete, 2 units are 75% complete, 4 units only needed paint and 2 units at Grillo are waiting to be started. The contractor’s work has so far been satisfactory.
- E.D. Gober indicates the Board Meeting scheduled for June 20, 2022 would take place on the observance day for Juneteenth and is asking the Board if they would like to move the date to the following day June 21, 2022, all are in favor. Public notice will be published.

Motion to Move Date of June Meeting from Monday, June 20, 2022, to Tuesday, June 21, 2022,

Motion: Vice Chairman Edward Hutchinson

Second: Commissioner Jennifer Wells

All in Favor

- E.D. Gober indicates the Village at Harmony Garden development is moving on schedule, we anticipate having units online starting in October. GHA is working with Pennrose regarding lease-up. GHA is also working with HUD and Pennrose regarding the additional funding from the Federal Home Loan Bank.
- Solicitor, Michael Watson, Esq. provides a status report on negotiations with the CWA, counsel has met with the bargaining unit, the negotiations have gone well so far and hope to have information ready for the Board to vote on by the June Board Meeting.
- E.D. Gober indicates Resolutions 2022-29, 2022-30, 2022-31 and 2022-32 concern GHA's participation in cooperative purchasing agreements, these resolutions are renewing agreements GHA has previously participated in, which helps the Authority take swift action and also take advantage of discounts.
- E.D. Gober notes Resolution 2022-33 regarding the Section 8 HCV Program to revise language that HUD requires in the S8 Administrative Plan regarding project-based vouchers (PBV).
- E.D. Gober advises the Board that herself, Administrative Assistant Nelly Rojas and Vice Chairman Edward Hutchinson will be attending the PHADA Conference in San Antonio, TX.

No further questions by the Commissioners.

Motion to accept the Reports:

- Motion:** Vice Chairman Edward Hutchinson
- Second:** Commissioner Andrew Halter
- All in Favor**

 NEW BUSINESS- RESOLUTIONS:

<u>2022-28</u>	CONSIDER RESOLUTION APPROVING REGULAR MONTHLY EXPENSES Motion: Commissioner Jennifer Wells Second: Vice Chairman Edward Hutchinson All in Favor
<u>2022-29</u>	CONSIDER RESOLUTION AUTHORIZING HAGC TO CONTINUE TO PARTICIPATE IN OMNIA PARTNERS GOVERNMENT PURCHASING ALLIANCE Motion: Vice Chairman Edward Hutchinson Second: Commissioner Jennifer Wells All in Favor
<u>2022-30</u>	CONSIDER RESOLUTION AUTHORIZING GHA TO EXTEND PARTICIPATION IN CCE COOPERATING PRICING SYSTEM Motion: Commissioner Jennifer Wells Second: Vice Chairman Edward Hutchinson All in Favor
<u>2022-31</u>	CONSIDER RESOLUTION AUTHORIZING CONTRACT WITH CERTAIN APPROVED STATE CONTRACT VENDORS FOR CONTRACTING UNITS Motion: Commissioner Jennifer Wells Second: Commissioner Andrew Halter All in Favor
<u>2022-32</u>	CONSIDER RESOLUTION AUTHORIZING CONTRACT WITH CERTAIN APPROVED NATIONAL CONTRACT VENDORS FOR CONTRACTING UNITS Motion: Commissioner Jennifer Wells Second: Vice Chairman Edward Hutchinson All in Favor
<u>2022-33</u>	CONSIDER RESOLUTION AUTHORIZING AMENDMENT OF THE S8 ADMINISTRATIVE PLAN TO REVISE ITS LANGUAGE REGARDING PROJECT BASED VOUCHERS (PBV) Motion: Commissioner Jennifer Wells Second: Vice Chairman Edward Hutchinson

	All in Favor
<u>2022-34</u>	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION - TABLED

 **ADJOURNMENT:**

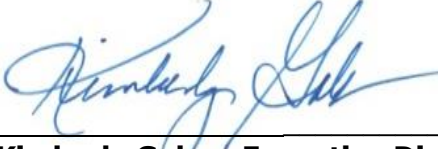
Motion to Adjourn,

Motion: Commissioner Andrew Halter

Second: Vice Chairman Edward Hutchinson

All in Favor

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: May 16, 2022