



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 **JUNE 21, 2022**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro, met in session on Tuesday, June 21, 2022 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 (virtually)
- ✓ Commissioner Jennifer Wells (virtually)
- ✓ Commissioner Thurasingham Mohanakanthan(virtually)
- ✓ Commissioner Shirley Anderson(virtually)

Absent:

- ✓ Chairman Jay Lapp

Also in attendance were:

- ✓ Kimberly Gober, Executive Director
- ✓ Nelly Rojas, Executive 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: Commissioner Thuraisingham Mohanakanthan

Second: Commissioner Shirley Anderson

All in favor

No members of the Public.

Motion to Close the Public Portion

Motion: Commissioner Jennifer Wells

Second: Commissioner Thuraisingham Mohanakanthan

All in favor

MINUTES:

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

Motion: Commissioner Jennifer Wells

Second: Commissioner Shirley Anderson

All in favor

FINANCIAL REPORT:

- E.D. Gober indicates the auditors are working on schedule, we are waiting on the State to publish GASB68 reports. This should be available June/July.
- Accountant, Michael Jezierski indicates overall GHA is not as profitable as last month, as a result of Admin expenses and more HAP payments being made than last month. RAD program will absorb some of these expenses at the end of the month. E.D. Gober explained that we get 54K annually from the County for Home Support helping clients age in place by providing services. This money is awarded quarterly.
- Renovation work causing a slight loss. This work is progressing on schedule and units look modern.

Motion to accept Accountants Report,

Motion: Commissioner Shirley Anderson

Second: Commissioner Thuraisingham Mohanakanthan

All in favor

DIRECTORS REPORT:

- E.D. Gober stated that GHA and New Jersey Public Housing Authority take part in a Joint insurance program – 6/8/2022 JA Montgomery Consulting performed a risk assessment – 3 minor items identified – mitigated successfully.
 - Housing Choice Voucher program – increased expense because of the housing assistance payments required for the Pennrose Project (\$12,888 per month for units converted to RAD) to be paid until units are leased. This expense is shared with HUD, but their funds are lagging.
 - E.D. Gober indicates the Village at Harmony Garden construction is progressing well, the road is not yet in place because a water main part is needed and not available, due to covid related material shortage. Looking for work-around solution that would satisfies Borough regulations.
 - Previously the board approved an easement to widen county road. This requires sewer easement as well. Work is progressing.

- October is still the target date for first units to be available.
- Solicitor, Michael Watson, Esq. provides a status report on negotiations with the CWA. There is no need for in-person meetings, finalizing details of contract. Memorandum should be presented to board in July.
- E. D. Gober reported that HUD has made some additional funding available for the voucher program. We are looking into applying for this funding for the Glassboro voucher program.

No further questions by the Commissioners.

Motion to accept the Reports:

Motion: Commissioner Andrew Halter

Second: Commissioner Shirley Anderson

All in Favor

NEW BUSINESS- RESOLUTIONS:

<u>2022-35</u>	CONSIDER RESOLUTION APPROVING REGULAR MONTHLY EXPENSES Motion: Commissioner Shirley Anderson Second: Commissioner Andrew Halter All in Favor
<u>2022-36</u>	CONSIDER RESOLUTION APPROVING A CONTRACT FOR COIN-OPERATED LAUNDRY SERVICES Motion: Commissioner Andrew Halter Second: Commissioner Shirley Anderson All in Favor
<u>2022-37</u>	CONSIDER RESOLUTION AUTHORIZING AN EXTENSION OF THE CONTRACT FOR LANDSCAPING SERVICES Motion: Commissioner Andrew Halter Second: Commissioner Thuraisingham Mohanakanthan All in Favor
<u>2022-38</u>	CONSIDER RESOLUTION AUTHORIZING AN EXTENSION OF THE CONTRACT FOR EXTERMINATING SERVICES Motion: Commissioner Shirley Anderson Second: Commissioner Thuraisingham Mohanakanthan All in Favor
<u>2022-39</u>	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION RESOLUTION TABLED

ADJOURNMENT:

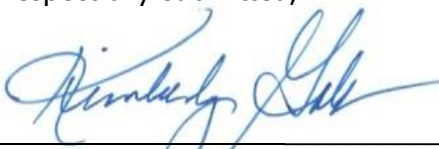
Motion to Adjourn,

Motion: Commissioner Shirley Anderson

Second: Commissioner Jennifer Wells

All in Favor

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: June 21, 2022