



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 **OCTOBER 17, 2022**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro, met in session on Monday, October 17, 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 Thurasingham Mohanakanthan (virtually)
- ✓ Commissioner Jennifer Wells (virtually)
- ✓ Commissioner Shirley Anderson (virtually)

Absent:

- ✓ Commissioner Andrew Halter

Also in attendance were:

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

All in favor

MINUTES:

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

Motion: Vice Chairman Edward Hutchinson

Second: Commissioner Jennifer Wells

All in favor

FINANCIAL REPORT:

- Grace Seeney, Finance Director, indicates GHA must adopt their budget FY2023 at the end of the year. GHA is required to approve the numbers for review by NJDCA during the October meeting. The budget includes about \$300k more for expenses and \$34k more for revenue than last year’s budget, this is due to increases in salaries and maintenance since the cost of materials has gone up considerably.
- September Financials include a net loss of \$161k, adding depreciation and non-cash items, we are operating at a loss of about \$90k.
- E.D. Kimberly Gober adds that Section 8 Administrative Fees are awarded after the amounts are reconciliated at a rate of 89% on the dollar of what HUD thinks is necessary to run the program. Continuing to say that the current rents for the RAD units are insufficient to cover the expenses but GHA cannot request an increase and keep up with the current market.
- E. D. Gober also notes that Williams usually shows a loss because their expenses typically exceed their revenue.
- GHA is hoping that the improvements to the units will help increase leasing, some of these units were offline during the renovations and were not generating revenue.
- Vice Chairman Hutchinson asks if any of the upgraded units are leased. E.D. Gober responds yes, most modernized units are already leased and hopes the revenue stream improves.

Motion to Accept the Financial Reports

Motion: Commissioner Shirley Anderson

Second: Vice Chairman Edward Hutchinson

All in favor

DIRECTORS REPORT:

- The State announced a 24% increase in cost for the State Health benefits program. GHA has 3 employees participating, representing an increase in cost, however, Pennrose expects to start the leasing process at the beginning of December, and this will generate additional administrative fees. Currently, GHA only receives administrative fees for 24 RAD units.
- E.D. Gober asks the Board to consider the following: HAGC, the management agency for GHA, is replacing their contracted security guards posted in 4 out of 5 of their buildings with a security system overseen by HAGC security employees. HAGC plans to outfit a security operations center at Colonial Park apartments, staffed with their current guard staff to monitor the cameras 24/7 and hire a supervisory roving guard, who would be assigned a vehicle to patrol the buildings and respond to suspected threats.
- Currently, GHA uses HAGC's security guards to place emergency maintenance calls during off hours, E.D. Gober wants to know if the Board would be interested in pursuing connection of GHA's security camera's feed to this system for 24/7 monitoring, as well as the roving guard. If the Board is interested, more information can be gathered and presented for consideration next month. Commissioners are interested and request more concrete information to review and decide what is needed.
- E.D/ Gober informs the Board that NJNAHRO is having their Fall Conference, if any Commissioner is interested, they can contact us for registration.

No further questions or comments by the Commissioners.

Motion to accept the Reports:

Motion: Commissioner Shirley Anderson

Second: Commissioner Jennifer Wells

All in Favor

NEW BUSINESS- RESOLUTIONS:

2022-53	CONSIDER RESOLUTION AUTHORIZING PAYMENT OF MONTHLY EXPENSES Motion: Commissioner Jennifer Wells Second: Vice Chairman Edward Hutchinson All in Favor
2022-54	CONSIDER RESOLUTION APPROVING BUDGET FY2023 ROLL CALL All in Favor
2022-55	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION - TABLED

ADJOURNMENT:

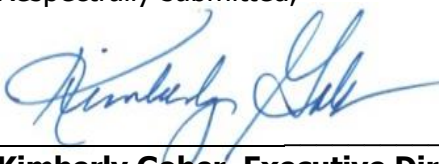
Motion to Adjourn,

Motion: Commissioner Thuraisingham Mohanakanthan

Second: Commissioner Jennifer Wells

All in Favor

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: October 17, 2022