



JAY LAPP □ Chairman
ANDREW HALTER □ Commissioner
SHIRLEY ANDERSON □ Commissioner

EDWARD HUTCHINSON □ Vice Chairman
THURASINGHAM MOHANAKANTHAN □ Commissioner
KIMBERLY GOBER □ Secretary/Executive Director

ANNUAL MEETING MINUTES **FEBRUARY 21, 2023**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro, met in session on TUESDAY, FEBRUARY 21, 2023 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 Thurasingham Mohanakanthan (virtually)

Absent:

- ✓ Commissioner Shirley Anderson

Also in attendance were:

- ✓ Kimberly Gober, Executive Director
- ✓ Jeffrey Daniels, Esq., Deputy Executive Director
- ✓ Nelly Rojas, Executive Assistant
- ✓ Mike Watson, Esq. Solicitor (virtually)
- ✓ Grace Seeney, Finance Director
- ✓ Madeline Vasquez, Property 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 member of the public present.

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 JANUARY 2023, as read,

Motion: Commissioner Thuraisingham Mohanakanthan

Second: Vice Chairman Edward Hutchinson

All in favor

FINANCIAL REPORT:

NO FINANCIALS DUE TO YEAR END CLOSEOUT

- E.D. Gober indicates Finance Director Grace Seeney will be entering information into HUD’s system by February 28, 2023. The Finance Director is in consultation with BDO PHA Finance, GHA has had a relationship with the finance consulting company for the past few years with respect to accounting. There are changes this year involving new accounting standards with respect to leases, which from an accounting perspective may be handled differently, we will review with the Board at next month’s meeting. The audits are underway, and GHA is on target with HUD deadlines.

Motion to accept Accountants Report,

Motion: Commissioner Thuraisingham Mohanakanthan

Second: Vice Chairman Edward Hutchinson

All in favor

DIRECTORS REPORT:

- E.D. Gober indicates that RES# 2023-21 asks the Board to consider executing an agreement for Professional Consulting Service with BDO PHA Finance who specializes in fee accounting services for Public Housing Authorities. RES# 2023-22 asks the Board to consider joining a national cooperative purchasing system, Sourcewell, which will expand our procurement options. RES# 2023-20 asks the Board to authorize amendments to GHA’s By-Laws to reflect the changes discussed in the January 2023 Board Meeting, regarding moving the meetings from the third Monday to the third Tuesday of the month.
- E.D. Gober indicates Board packets include communication regarding the AFFH rule, initially the Obama administration provided a very detailed Affirmative Fair Housing Rule that was put on hold, it is now back with some changes, once fully reviewed we will review with the Board.
- E.D. Gober explains there is correspondence in the Board packets regarding HOTMA. Which is a law passed in 2016, HUD is now implementing a final rule to comply with the law, this will affect how income and assets are calculated.

- E.D. Gober notes an article included in the Board packets, deals with three individuals from Minnesota that were found guilty of fraud in the Section 8 HCV Program. The Executive Director had family members who were recipients of HCV funds that were going to a fictitious property that was setup, they paid restitution in the amount of \$336K. E.D. Gober notes when GHA enters any new property into our system a copy of the deed or proof of ownership is required to do so. Another article included is regarding TARS, Tenant Accounts Receivable, Housing Authorities across the nation are struggling as their Accounts Receivables from their tenants have increased so much, this stems from the eviction moratorium, all along our stance has been that the eviction moratorium should not apply to anyone paying an income-based rent because they were paying a rent that is 30% of their adjusted monthly income. GHA has been aggressively pursuing collections and will likely have to have some write offs as some residents have vacated and have not fully paid their rents. GHA will pursue eviction of non-rent paying tenants that are still occupying units.
- E.D. Gober indicates that HUD is implementing waivers for the Build America By America Act, these will take affect for all HUD federal financial assistance obligated by HUD to agencies on February 22, 2023, this would affect Public Housing.
- E.D. Gober explains as authorized in the January 2023 Board Meeting, HAGC is performing SEMPA FY2022 for GHA, which is an audit of Housing Choice Voucher Program files, all is on target to meet the February 28, 2023 deadline.
- E.D. Gober notes that Village at Harmony Garden's HQS Inspections are being scheduled. Ingerman has all inspections and are waiting on the building grading plans to be approved by the Borough Engineer. Buildings 1-14 have passed all construction inspections. We are planning for a ribbon cutting ceremony once the residents are occupying the units, Pennrose will circulate dates to make sure the Commissioners and the Borough are available, we will update as this progresses.

No further questions by the Commissioners.

Motion to accept the Reports:

Motion: Commissioner Thuraisingham Mohanakanthan
Second: Vice Chairman Edward Hutchinson
All in Favor

NEW BUSINESS- RESOLUTIONS:

<u>2023-19</u>	CONSIDER RESOLUTION APPROVING REGULAR MONTHLY EXPENSES Motion: Vice Chairman Edward Hutchinson Second: Commissioner Thuraisingham Mohanakanthan All in Favor
<u>2023-20</u>	CONSIDER RESOLUTION RATIFYING THE EXECUTION OF AN AGREEMENT FOR THE HOME SUPPORT PROGRAM GRANT FY2023 Motion: Vice Chairman Edward Hutchinson Second: Commissioner Thuraisingham Mohanakanthan All in Favor
<u>2023-21</u>	CONSIDER RESOLUTION APPROVING AN INCREASE IN PAYMENT STANDARDS FY 2023 Motion: Vice Chairman Edward Hutchinson Second: Commissioner Thuraisingham Mohanakanthan All in Favor
<u>2023-22</u>	CONSIDER RESOLUTION HONORING COMMISSIONER JENNIFER WELLS Motion: Commissioner Andrew Halter Second: Vice Chairman Edward Hutchinson All in Favor
<u>2023-23</u>	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION - TABLED

 **ADJOURNMENT**

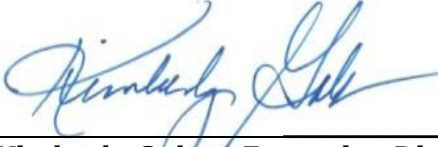
Motion to Adjourn

Motion: Commissioner Thuraisingham Mohanakanthan

Second: Vice Chairman Edward Hutchinson

All in Favor

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: February 21, 2023