



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

EDWARD HUTCHINSON • Vice Chairman
THURASINGHAM MOHANAKANTHAN • Commissioner
JACOB HINES • Commissioner

REGULAR MEETING MINUTES **DECEMBER 19, 2023**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro met in session on TUESDAY, DECEMBER 19, 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
- ✓ Commissioner Shirley Anderson
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Jacob Hines

Absent:

- ✓ Vice Chairman Edward Hutchinson
- ✓ Commissioner Thuraisingham Mohanakanthan

Also in attendance were:

- ✓ Kimberly Gober, Executive Director
- ✓ Jeffrey Daniels, Esq., Deputy Executive Director
- ✓ Nelly Rojas, Executive Assistant
- ✓ Jose Calves, Esq., Solicitor
- ✓ Grace Turchi, Finance Director
- ✓ Madeline Vazquez, Site Manager

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 notice of 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 in accordance with the law."

PUBLIC PORTION:

Motion to Open the Public Portion

Motion: Commissioner Andrew Halter

Second: Commissioner Shirley Anderson

All in favor

No members of the public present.

Motion to Close the Public Portion

Motion: Commissioner Andrew Halter
Second: Commissioner Shirley Anderson
All in favor

MINUTES:

Motion to approve the Minutes from NOVEMBER 2023, as read,

Motion: Commissioner Andrew Halter
Second: Commissioner Shirley Anderson
All in favor

FINANCIAL REPORT:

- Grace Turchi, Finance Director, indicates the financials presented are for the month of November, numbers are not final as there will be year end adjustments. GHA is currently operating at a \$78K loss, after adding depreciation GHA is operating at a \$15K loss. Chairman Jay Lapp inquires what the loss is attributed to, E.D. Gober indicates that the rents are low the 12/1/23 rent increase this year is more substantial than prior years, E.D. Gober explains that the rents can only be increased in accordance with the Operating Cost Adjustment Factor (OCAF). GHA converted to Project Based Voucher Assistance (PBVA). Early RAD converting Housing Authorities that converted to Project Based Rental Assistance (PBRA), which is on the multifamily side of HUD, were granted a onetime increase from HUD for the PBRA rents because of the early rents being so low, HUD has not done that for PBV's. D.E.D. Daniels indicates that high vacancy rates have also been attributed to the loss, E.D. Gober indicates the Affordable Housing Operations Department has been tasked with creating a needs assessment for Williams and Grillo Street as re-renting the units at William and Grillo is difficult.

Motion to approve and accept Financial Report,
Motion: Commissioner Andrew Halter
Second: Commissioner Shirley Anderson
All in favor

DIRECTORS REPORT:

- E.D. Gober indicates the audit will soon commence.
- E.D. Gober indicates Penrose has converted to permanent financing, for every three dollars Penrose receives GHA receives one dollar. So far GHA has received about \$101K in early December and the remaining balance is expected to be received in January 2024.
- E.D. Gober indicates the Federal Government has not passed a budget and we continue to operate under a continuing resolution until mid-January 2024.
- E.D. Gober indicates an article is included in the Board packets regarding Newark Housing Authority being deemed a Troubled Agency.
- Commissioner Andrew Halter inquires about GHA's remaining property near the Village at Harmony Garden. E.D. Gober indicates that the remaining piece of land is under a declaration of trust with HUD, management wants to come up with different options regarding what would be most lucrative for GHA.
- E.D. Gober highlights that RES# 2023-77 is a roll call vote adopting the budget for FY2024 and RES# 2023-80 approves and authorizes an extension of management services agreement between GHA, AHCG and HAGC.

NO FURTHER QUESTIONS FROM THE COMMISSIONERS.

Motion to accept the Reports:
Motion: Commissioner Shirley Anderson
Second: Vice Chairman Edward Hutchinson

All in Favor

 **NEW BUSINESS- RESOLUTIONS:**

2023-76	RESOLUTION AUTHORIZING PAYMENT OF MONTHLY EXPENSES
2023-77	RESOLUTION ADOPTING BUDGET FY2024 ROLL CALL VOTE
2023-78	RESOLUTION DESIGNATING A PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.)
2023-79	RESOLUTION APPOINTING A FUND COMMISSIONER FOR THE JIF INSURANCE FUND
2023-80	RESOLUTION APPROVING AND AUTHORIZING EXTENSION OF MANAGEMENT SERVICES AGREEMENT BETWEEN GHA, AHCG AND HAGC
2023-81	RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR SNOW REMOVAL SERVICES FOR ALL GHA PROPERTIES
2023-82	RESOLUTION APPROVING EXECUTIVE SESSION - TABLED

 **ADJOURNMENT**

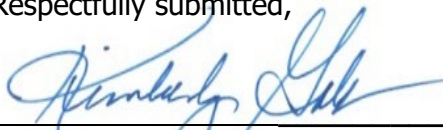
Motion to Adjourn

Motion: Commissioner Andrew Halter

Second: Commissioner Jacob Hines

All in Favor

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: December 19, 2023