



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

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

REGULAR MEETING MINUTES **MARCH 19, 2024**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro met in session on TUESDAY, MARCH 19, 2024 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
- ✓ Commissioner Shirley Anderson
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Jacob Hines

Absent:

- ✓ Commissioner Thuraissingham Mohanakanthan

Also in attendance were:

- ✓ Kimberly Gober, Executive Director
- ✓ Jeffrey Daniels, Esq., Deputy Executive Director
- ✓ Nelly Rojas, Executive Assistant
- ✓ Mark Asselta, Esq., Solicitor
- ✓ Grace Turchi, Finance Director
- ✓ Barbara Nicholson, TII

📁 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: Vice Chairman Edward Hutchinson

Second: Commissioner Jacob Hines

All in favor

No comments/concerns from members of the public present.

Motion to Close the Public Portion

Motion: Vice Chairman Edward Hutchinson
Second: Commissioner Shirley Anderson
All in favor

MINUTES:

Motion to approve the Minutes from FEBRUARY 2024, as read,

Motion: Vice Chairman Edward Hutchinson
Second: Commissioner Shirley Anderson
All in favor

FINANCIAL REPORT:

- Grace Seeney, Finance Director indicates the REAC submission was entered by March 8, 2024. The submission indicated GHA is operating at a loss of about \$262K. On March 18, 2024 the unaudited financials were rejected regarding the Housing Choice Voucher Program due to the HAP funding being insufficiently funded, which indicates that the funding GHA received from HUD was less than what was spent on the program. GHA has requested additional money from HUD and will complete the submission entry to indicate the amount is revenue and record the receivable. Once this amount is recorded along with GHA's non-cash item of depreciation, which was about \$75K, GHA is operating at a positive of \$4K. E.D. Gober indicates that HUD looks at your leasing in the HCV Program and estimates in advance what your expenditures are going to be, there have been increases from landlords such as rent increases and the Harmony Garden units were brought online that effected HUD's funding estimate. E.D. Gober also indicates that GHA's audit is underway.

Motion to approve and accept Financial Report,

Motion: Vice Chairman Edward Hutchinson
Second: Commissioner Jacob Hines
All in favor

DIRECTORS REPORT:

- E.D. Gober indicates that the leasing open house that took place on February 23, 2024 was a success, all units have been leased up and E.D. Gober would like to recognize Barbara Nicholson, TII and the maintenance staff that helped make it possible. Currently, GHA has four vacant units, three of the four units have leases to be signed on 4/1/24 and one unit has a lease to be executed on 4/15/24.
- E.D. Gober indicates that Delsea Manor Building six needed an emergency repair involving the hot water, residents did experience an inconvenience of about three hours without water while repairs were made. The issue was fixed in-house.
- E.D. Gober provides the Board with an update on the newly formed Craft Club at GHA, there are about seven residents have been participating and enjoying the Craft club and we will include an article regarding the club in the April newsletter to try for more resident participation.
- E.D. Gober indicates there is an NJNAHRO conference at the end of April that two Commissioners will be attending and also, PHADA, which is a national group, will be holding an annual conference in June that one GHA Commissioner will be attending, both groups provide relevant training that is beneficial to GHA's operations. E.D. Gober advises the Board of GHA's expected attendance at both conferences.
- E.D. Gober indicates a news alert from PHADA is included in the Board packets regarding the bipartisan T-HUD bill and indicates there are some modest increases in the public housing operating fund and voucher renewal funding relative to 2023 operations, voucher administrative fees see a slight decrease in funding and voucher contract renewals received a

7.6% increase. E.D. Gober further indicates that the President's budget that was recently released regarding items that affect GHA received the following: voucher renewals received a 12.7% increase, and administrative fees received a 2% increase.

- E.D. Gober indicates that NJNAHRO published an article in their latest newsletter included in the Board packets regarding the groundbreaking of Village at Harmony Garden.
- E.D. Gober provides a summary of the items included on the agenda.

NO FURTHER QUESTIONS FROM THE COMMISSIONERS.

Motion to accept the Reports:

Motion: Commissioner Jacob Hines
Second: Commissioner Andrew Halter
All in Favor

 NEW BUSINESS- RESOLUTIONS:

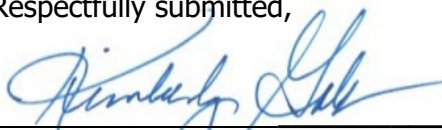
<u>2024-21</u>	RESOLUTION APPROVING REGULAR MONTHLY EXPENSES Motion: Vice Chairman Edward Hutchinson Second: Commissioner Andrew Halter All in Favor
<u>2024-22</u>	RESOLUTION APPROVING AN EXTENSION TO THE CONTRACT FOR COIN OPERATED LAUNDRY EQUIPMENT Motion: Vice Chairman Edward Hutchinson Second: Commissioner Andrew Halter All in Favor
<u>2024-23</u>	RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR LAWN MAINTENANCE Motion: Vice Chairman Edward Hutchinson Second: Commissioner Andrew Halter All in Favor
<u>2024-24</u>	RESOLUTION AUTHORIZING AN AGREEMENT FOR PROFESSIONAL FINANCIAL CONSULTING SERVICES Motion: Vice Chairman Edward Hutchinson Second: Commissioner Andrew Halter All in Favor
<u>2024-25</u>	RESOLUTION APPROVING EXECUTIVE SESSION – TABLED

 ADJOURNMENT

Motion to Adjourn

Motion: Vice Chairman Edward Hutchinson
Second: Commissioner Jacob Hines
All in Favor

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: March 19, 2024