



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

JACOB HINES □ Vice Chairman
THURAISSINGHAM MOHANAKANTHAN □ Commissioner
DAVID WITTS □ Commissioner

REGULAR MEETING MINUTES **JULY 15, 2025**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro met in session at 181 Delsea Manor Drive, Glassboro, NJ 08028 on TUESDAY, JULY 15, 2025 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 Jacob Hines
- ✓ Commissioner Andrew Halter
- ✓ Commissioner David Wits

Absent:

- ✓ Commissioner Thuraissingham Mohanakanthan
- ✓ Commissioner Shirley Anderson

Also in attendance were:

- ✓ Kimberly Gober, Executive Director
- ✓ Jeffrey Daniels, Deputy Executive Director
- ✓ Nelly Rojas, Executive Assistant
- ✓ Mark Asselta, Esq. Solicitor
- ✓ Grace Turchi, Finance Director
- ✓ Barbara Nicholson, GHA 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: Vice Chairman Jacob Hines

Second: Commissioner Andrew Halter

All in favor

Members of the public present:

- Crystal Frye of 131 Grillo presents the Board with the following comments:
 - Concerns regarding another GHA resident/large dog and safety.

- Solicitor Mark Asselta, Esq., and E.D. Gober say the matter will be investigated and advises if any additional incidents occur to report them to GHA in writing with specificity.
- Tanya Walker of 114 Grillo presents the Board with the following comments:
 - Discusses concerns regarding another GHA resident/aggressive dog, harassment, police complaint made, safety concern, inability to use GHA facilities due to uncontrolled dog.
 - E.D. Gober advises the matter will be investigated.
- Lorretta Howard of 122 Grillo presents the Board with the following comments:
 - Discusses concerns regarding another GHA resident/inability to use GHA facilities due to uncontrolled dog, police complaint and safety concern.
 - Solicitor Mark Asselta, Esq., and E.D. Gober say the matter will be investigated and advises if any additional incidents occur to report them to GHA in writing with specificity.
- Sharon Charlton of 126 Grillo presents the Board with the following comments:
 - Discusses concerns regarding another GHA resident/violent dog, safety concern, inability to use GHA facilities due to uncontrolled dog.
 - Solicitor Mark Asselta, Esq., and E.D. Gober say the matter will be investigated and advises if any additional incidents occur to report them to GHA in writing with specificity.
- Commissioner Andrew Halter appreciates the residents reporting their concerns and indicates the matter will be investigated and can reach out to the Glassboro police if needed.
- E.D. Gober generically indicates that whether an animal is a pet or an assistance animal the animal is expected to comply with the lease, meaning to not present a safety hazard, GHA will follow the lease.
- Commissioner Andrew Halter indicates he has spoken to the police chief regarding the noise complaints previously raised by residents of Delsea Manor and was advised that the police have increased patrols in the area. E.D. Gober indicates correspondence was shared with the residents regarding the matter, adding that residents that feel unsafe should contact the police.

Motion to Close the Public Portion

Motion: Commissioner Andrew Halter

Second: Commissioner David Witts

All in favor

MINUTES:

Motion to approve the Minutes from JUNE 2025, as read,

Motion: Commissioner David Witts

Second: Vice Chairman Jacob Hines

All in favor

FINANCIAL REPORT:

- Grace Turchi, Finance Director indicates as of June 2025 GHA is operating at a net income before adding depreciation. Williams Street is operating in the negative. Regarding audits, the pension report has been released, the auditors have advised there is a missing component that is needed to complete the audits. Audits are due to HUD by September 30, 2025.

Motion to approve the Financials:

Motion: Commissioner David Witts

Second: Vice Chairman Jacob Hines

All in favor

DIRECTORS REPORT:

- E.D. Gober indicates as previously discussed that HUD notified GHA that the Tenant Based Rental Assistance Housing Choice Voucher (HCV) Program is in shortfall. This means the funding allocation received for the year, notification of funding was received in May 2025, and the housing authority's

HUD held reserves are not sufficient to pay the Housing Assistance Payments (HAP) for the units currently under lease through the end of 2025. GHA has applied for shortfall funding and in doing so GHA has certain obligations to fulfill such as not issuing any new vouchers in order to use available funds on current leases and avoid terminating families from the program.

- E.D. Gober indicates the one big beautiful bill was signed into law recently, it did include an expansion on the low-income housing tax credit and the house appropriations subcommittee release their proposed spending bill, it proposes funding cuts on the HCV program and possibly eliminating funding for the home investment partnership program, although not a direct impact on GHA, it would impact the County who receives an allocation of HOME funds. E.D. Gober will advise as more information is available.
- E.D. Gober indicates there is an article in the Board packets regarding the relocation of the HUD headquarters.
- E.D. Gober provides a brief summary of the agenda items, adding that last month the Board approved the replacement of the roof of the Williams Street building that was beyond its useful life, the work will start on 7/18/25.
- E.D. Gober indicates GHA continues conversations with the Borough regarding the possible redevelopment of the Williams and Grillo properties as well as the plot of land on Higgins Blvd. E.D. Gober recommends establishing a development committee.

No further questions from the Commissioners.

Motion to accept the Reports:

Motion: Commissioner David Witts

Second: Vice Chairman Jacob Hines

All in Favor

NEW BUSINESS- RESOLUTIONS:

<u>2025-42</u>	RESOLUTION APPROVING PAYMENT OF MONTHLY EXPENSES Motion: Vice Chairman Jacob Hines Second: Commissioner Andrew Halter All in Favor
<u>2025-43</u>	RESOLUTION AUTHORIZING PAYMENT OF MONTHLY EXPENSES FOR AUGUST 2025 Motion: Vice Chairman Jacob Hines Second: Commissioner Andrew Halter All in Favor
<u>2025-44</u>	RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR THE HOME SUPPORT PROGRAM ADVERTISED BY GLOUCESTER COUNTY, DIVISION OF SENIOR SERVICES Motion: Vice Chairman Jacob Hines Second: Commissioner Andrew Halter All in Favor
<u>2025-45</u>	RESOLUTION APPROVING EXECUTIVE SESSION - TABLED

ADJOURNMENT

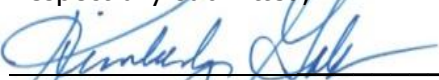
Motion to Adjourn

Motion: Commissioner David Witts

Second: Commissioner Andrew Halter

All in Favor

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: JULY 15, 2025