

JAY LAPP

Chairman

ANDREW HALTER □ Commissioner SHIRLEY ANDERSON □ Commissioner

KIMBERLY GOBER □ Secretary/Executive Director

JACOB HINES

Vice Chairman

THURAISINGHAM MOHANAKANTHAN

Commissioner

DAVID WITTS

Commissioner

REGULAR MEETING MINUTES OCTOBER 21, 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, OCTOBER 21, 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 (in at 5:10pm)
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Thuraisingham Mohanakanthan
- ✓ Commissioner Shirley Anderson
- ✓ Commissioner David Witts

Absent:

Also in attendance were:

- ✓ Kimberly Gober, Executive Director
- ✓ Jeffrey Daniels, Esq., Deputy Executive Director
- ✓ Nelly Rojas, Executive Assistant
- ✓ Margaret McHugh, 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: Commissioner Andrew Halter Second: Commissioner Thuraisingham Mohanakanthan All in favor

Members of the public present.

• Josephine Wiemer 157DM presents the Board with the following comments:

- Comments on having to call the Work Order Line rather than presenting to the office and notify Site Manager, Barbara Nicholson and indicates a bush in the common area is creating an issue.
 - E.D. Gober indicates calling the work order line to report needed maintenance has been in effect since 2015 and discusses the reason management uses this process. The work order line information is also published each month in the newsletter. Common area issues such as the bush should be called into the work order.
- Patricia Grundy 176DM presents the Board with the following comments:
 - Comments she has observed illegal drug activity and resident communication with maintenance staff.
 - E.D. Gober indicates if a resident witness's illegal activity they should call 911, a discussion is held regarding communication with maintenance staff and using the work order line. Deputy Executive Director, Jeffrey Daniels, Esq. discusses further calling the police when witnessing any illegal activity.
- Theresa Moore 144DM presents the Board with the following comments:
 - Comments on the smoking section when there is inclement weather, the work order line and questions regarding a Resident Board appointment.
 - E.D. Gober indicates appointments of the GHA Board is handled by the Borough. Site Manager Barbara Nicholson discusses the work order line and stopping/calling the maintenance staff.
- A comment is made regarding the late issue of the GHA resident newsletter, E.D. Gober indicates we will do our best to issue the newsletter ahead of time.

Motion to Close the Public Portion

Motion: Commissioner Thuraisingham Mohanakanthan Second: Vice Chairman Jacob Hines

All in favor

MINUTES:

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

Motion: Commissioner Shirley Anderson Second: Commissioner David Witts

All in favor

AFINACIAL REPORT:

 Grace Turchi, Finance Director indicates September Financials show GHA operating at a profit of \$38K, Williams Street is operating at a loss under \$5K. GHA's 2026 Budget has an increase in revenue and expenses based on area rents and OCAF adjustments, all other items have an increase of less than 10%. The Federal Budget for 2026 has not been received due to the government shutdown, GHA's 2026 Budget is based on the current leased units and area rents. E.D. Gober indicates part of the increase mentioned above is for the Housing Choice Voucher Program, which management believes is needed.

Motion to Approve Financial Report,

Motion: Commissioner David Witts Second: Vice Chairman Jacob Hines

All in Favor

DIRECTORS REPORT:

- E.D. Gober discusses the agenda items with the Board.
- Deputy Executive Director discusses Resolution 2025-58 regarding the state's new public notice requirements.
- E.D. Gober indicates the two-story building on Williams Street has a concrete balcony that is failing, staff noticed the concrete was deteriorating, a structural engineer was brought on site to perform exploratory work and to design a wooden structure that staff will complete, a steel structure is being designed for repair. The certified structural engineer has indicated all is safe for residents.
- E.D. Gober discusses modernization of the property and that a monthly memo will be issued to the modernization committee and will report to the Board.
- E.D. Gober discusses the RAD Operating Cost Adjustment Factor one-time adjustment, the deadline to submit application is the end of the year, this is under management review.
- E.D. Gober discusses the government shutdown; GHA has received notification of funding for November 2025.
- E.D. Gober indicates SSI and Social Security payments are not expected to have any interruptions to participants.
- E.D. Gober notes HUD staff has had a reduction of over 440 individuals, about 103 from Public and Indian Housing, 114 FHEO, CBD, etc.
- E.D. Gober indicates the Housing Authority of Gloucester County in conjunction with Gloucester County and Rowan College at South Jersey have scheduled a Ribbon Cutting Ceremony for the Residence at South College Drive project which has been scheduled for October 29, 2025 at 11:00am. All Board members are invited to attend.

NO QUESTIONS OR COMMENTS FROM COMMISSIONERS.

A NEW BUSINESS- RESOLUTIONS:

	DOSINESS RESOLUTIONS!
<u>2025-54</u>	RESOLUTION AUTHORIZING PAYMENT OF MONTHLY EXPENSES
	Motion: Commissioner Shirley Anderson
	Second: Vice Chairman Jacob Hines
	All in Favor
2025-55	RESOLUTION APPROVING BUDGET FY2026
	Motion: Commissioner Andrew Halter
	Second: Commissioner Shirley Anderson
	All in Favor
	ROLL CALL VOTE
2025-56	RESOLUTION APPROVING POLICIES CONTAINED IN THE REVISED PERSONNEL POLICIES AND
	EMPLOYEE MANUAL
	Motion: Commissioner Shirley Anderson
	Second: Commissioner David Witts
	All in Favor
2025-57	RESOLUTION APPROVING REVISED ANIMAL POLICY
	Motion: Commissioner Shirley Anderson
	Second: Commissioner Andrew Halter
	All in Favor
2025-58	RESOLUTION AMENDING RESOLUTION #2025-01 NEWSPAPER DESIGNATION
	Motion: Vice Chairman Jacob Hines
	Second: Commissioner Thuraisingham Mohanakanthan
	All in Favor

ADJOURNMENT

Motion to Adjourn

Motion: Commissioner Shirley Anderson Second: Commissioner David Witts

All in Favor

Respectfully submitted,

Kimberly Gober, Executive Director DATED: October 21, 2025