

RESOLUTION #2025-65

RESOLUTION APPROVING REGULAR MONTHLY EXPENSES

WHEREAS, the Housing Authority of the Borough of Glassboro (GHA) incurred various financial obligations since the last meeting; and it is the desire of the Board of Commissioners of the Housing Authority of the Borough of Glassboro ("Board") to have their obligations kept current and;

WHEREAS, prior to the Board meeting, members of the Board read and reviewed the itemized list of incurred expenses attached hereto and does recommend payment.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the Borough of Glassboro hereby authorize the Finance Director to pay the monthly bills presented to the Board for consideration on this date.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 16th day of December 2025 by a vote of 5 in favor, 0 opposed and 0 abstentions.

<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Shirley Anderson		✓	✓			
Andrew Halter			✓			
Jacob Hines	✓		✓			
Thuraisingham Mohanakanthan						✓
David Witts			✓			

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO



JAY LAPP, CHAIRMAN

ATTEST:



KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: DECEMBER 16, 2025

RESOLUTION #2025-66

RESOLUTION ADOPTING

**THE HOUSING AUTHORITY OF
THE BOROUGH OF GLASSBORO BUDGET FY2026**

JANUARY 1, 2026 TO DECEMBER 31, 2026

WHEREAS, the Annual Budget and Capital Budget/Program for the Glassboro Housing Authority for the fiscal year beginning January 01, 2026 and ending December 31, 2026 has been presented for adoption before the governing body of the Glassboro Housing Authority at its open public meeting of December 16, 2025; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of **\$5,614,695.00**, Total Appropriations, including any Accumulated Deficit, if any, of **\$5,541,050.00**, and Total Unrestricted Net Position utilized of **\$37,000.00**; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of **\$310,000.00** and Total Unrestricted Net Position Utilized of **\$0.00**; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Housing Authority of the Borough of Glassboro at an open public meeting held on December 16, 2025 that the Annual Budget and Capital Budget/Program of the Glassboro Housing Authority for the fiscal year beginning January 01, 2026 and ending December 31, 2026 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 16th day of December 2025 by a vote of 5 in favor, 0 opposed and 0 abstentions.

<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Shirley Anderson		✓	✓			
Andrew Halter			✓			
Jacob Hines	✓		✓			
Thuraisingham Mohanakanthan						✓
David Witts			✓			

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO



JAY LAPP, CHAIRMAN

ATTEST:


KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: DECEMBER 16, 2025

RESOLUTION #2025-67

RESOLUTION APPROVING REVISED
SECTION 8 ADMINISTRATIVE PLAN

WHEREAS, the Section 8 Administrative Plan is the Housing Authority of the Borough of Glassboro’s (GHA) written statement of policies used to carry out the Section 8 Housing Choice Voucher and Section 8 Moderate Rehabilitation Programs; and

WHEREAS, GHA has reviewed and updated the Section 8 Administrative Plan in connection with the Annual Agency Plan submission and has attached a revised version.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Glassboro that the revised Section 8 Administrative Plan, as attached hereto, be and hereby is adopted and shall supersede all prior resolutions addressing the subject matter of this resolution.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 16th day of December 2025 by a vote of 5 in favor, 0 opposed and 0 abstentions.

<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Shirley Anderson	✓		✓			
Andrew Halter			✓			
Jacob Hines			✓			
Thuraisingham Mohanakanthan						✓
David Witts		✓	✓			

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO


JAY LAPP, CHAIRMAN

ATTEST:

KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: DECEMBER 16, 2025

RESOLUTION # 2025-68

RESOLUTION APPROVING REVISED

**SECTION 8 ADMINISTRATIVE PLAN – RENTAL ASSISTANCE
DEMONSTRATION ADDENDUM**

WHEREAS, via RES #2018-33, the Housing Authority of the Borough of Glassboro (GHA) adopted the Section 8 Administrative Plan Project Based Voucher and Rental Assistance Demonstration Addendum; and

WHEREAS, GHA has reviewed and revised the Section 8 Administrative Plan Project Based Voucher and Rental Assistance Demonstration Addendum, now entitled “Section 8 Administrative Plan – Rental Assistance Demonstration Addendum,” a copy of which is attached hereto and incorporated herein by reference (“Revised Addendum”); and

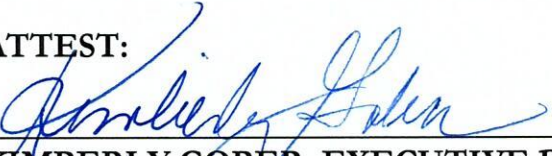
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Glassboro that the Revised Addendum, be and hereby is adopted pending legal review and shall supersede all prior versions thereof.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 12th day of December 2025 by a vote of 5 in favor, 0 opposed and 0 abstentions.

<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Jacob Hines			✓			
Shirley Anderson	✓		✓			
Andrew Halter			✓			
Thuraisingham Mohanakanthan						✓
David Witts		✓	✓			

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO


JAY LAPP, CHAIRMAN

ATTEST:

KIMBERLY GOBER, EXECUTIVE DIRECTOR
DATED: DECEMBER 16, 2025

RESOLUTION #2025-69

RESOLUTION DESIGNATING A

PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.) FY2026

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO

WHEREAS, the Housing Authority of the Borough of Glassboro is (GHA) deemed a public agency by the State of New Jersey, Department of the Treasury; and

WHEREAS, every public agency is required by law to designate a Public Agency Compliance Officer (P.A.C.O.) in accordance with N.J.A.C. 17:27-3.2; and

WHEREAS, the P.A.C.O. will be the point of contact for all matters concerning implementation & administration of the legal requirements of the Equal Employment Opportunity Monitoring Program & administering contracting procedures pertaining to equal employment regarding both the GHA and its service providers.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the Borough of Glassboro does hereby appoints **Kimberly Gober** as its Public Agency Compliance Officer for the State of New Jersey, Department of the Treasury.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 16th day of December 2025 by a vote of 5 in favor, 0 opposed and 0 abstentions.

<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Shirley Anderson	✓		✓			
Andrew Halter			✓			
Jacob Hines			✓			
Thuraisingham Mohanakanthan						✓
David Witts		✓	✓			

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO



JAY LAPP, CHAIRMAN

ATTEST:



KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: DECEMBER 16, 2025

RESOLUTION #2025-70

RESOLUTION APPOINTING A FUND COMMISSIONER OF

THE NEW JERSEY PUBLIC HOUSING AUTHORITY

JOINT INSURANCE FUND (JIF) FY2026

WHEREAS, the Housing Authority of the Borough of Glassboro is a member of the New Jersey Public Housing Authority Joint Insurance Fund; and

WHEREAS, the bylaws of said Fund require that each member Housing Authority appoint a **FUND COMMISSIONER** to represent and serve such Authority as its' representative to said Fund; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the Borough of Glassboro does hereby appoints **Kimberly Gober** as its Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund for the Fund Year 2026.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 16th day of December 2025 by a vote of 5 in favor, 0 opposed and 0 abstentions.

<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Shirley Anderson	✓		✓			
Andrew Halter			✓			
Jacob Hines			✓			
Thuraisingham Mohanakanthan						✓
David Witts		✓	✓			

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO



JAY LAPP, CHAIRMAN

ATTEST:



KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: DECEMBER 16, 2025

RESOLUTION #2025-71

**RESOLUTION AUTHORIZING AND ACCEPTING CONTRACTS FOR
PRIMARY AND SECONDARY GENERAL COUNSEL FOR THE
HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO**

BROWN AND CONNERY, LLP

ANGELINI, VINIAR AND FREEDMAN, LLP

RFP 25-002

WHEREAS, there exists a need for the designation of Primary and Secondary General Counsel to provide legal services for the Housing Authority of the Borough of Glassboro (GHA), where the Primary General Legal Provider will become the Attorney of Record, and the Secondary General Legal Provider will assist with Landlord-Tenant matters and perform back-up legal assistance in the event of a conflict of interest and/or unavailability by the Primary Counsel; and

WHEREAS, GHA has requested proposals for legal services through public advertisement; and

WHEREAS, GHA has reviewed, rated, and ranked the proposals received; and

WHEREAS, the proposals by **BROWN & CONNERY, LLP**, and **ANGELINI, VINIAR & FREEDMAN, LLP** as detailed in the proposal documents, are proper and responsive to the specifications.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of GHA as follows:

1. That Michael Watson, Esq., and the law firm of **BROWN & CONNERY, LLP** be and are hereby appointed Primary General Counsel for GHA, commencing on January 1, 2026 and continuing through December 31, 2026, unless replaced, to perform such duties as required by GHA.

2. That James Pierson, Esq., and the law firm of **ANGELINI, VINIAR & FREEDMAN, LLP** be and are hereby appointed Secondary General Counsel for GHA, commencing on January 1, 2026 and continuing through December 31, 2026, unless replaced, to assist with Landlord-Tenant matters and perform back-up legal assistance in the event of a conflict of interest and/or unavailability by the Primary Counsel

3. These contracts are awarded with competitive proposals, pursuant to a Request for Proposal solicited by requirement of the United States Department of Housing & Urban Development directive and as a "Professional Service" under the provisions of the Local Public Contracts Law *N.J.S.A 40A:11-4.1 et seq.* encompassing professional services recognized, licensed and regulated by law, and of a nature where it is not possible to obtain competitive proposals as there are unique qualitative

professional requirements relative to these professional services.

4. The Executive Director is hereby authorized to negotiate, execute, and sign a contract to provide Legal Services for a fee not to exceed the proposed amount stated on the attached Proposal Tabulation Sheet.

5. A brief notice stating the contract awards and this resolution are on file and available for public inspection in the office of the Executive Director and shall be published on GHA’s website pursuant to the requirements of the Local Public Contracts Law.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 16th day of December 2025 by a vote of 5 in favor, 0 opposed and 0 abstentions.

<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Shirley Anderson	✓		✓			
Andrew Halter			✓			
Jacob Hines			✓			
Thuraisingham Mohanakanthan						✓
David Witts		✓	✓			

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO



JAY LAPP, CHAIRMAN

ATTEST:


KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: DECEMBER 16, 2025

RESOLUTION #2025-72

RESOLUTION AWARDING

AUDIT SERVICES CONTRACT FOR FISCAL YEAR

JANUARY 1, 2025 to DECEMBER 31, 2025

BOWMAN AND COMPANY, LLP

RFP 25-003

WHEREAS, the Housing Authority of the Borough of Glassboro (GHA) is a certified Housing Authority and authorized to act in said capacity relative to the United States Department of Housing and Urban Development (HUD); and

WHEREAS, HUD requires an audit of its activities; and

WHEREAS, said audit must be performed by a Certified Public Accountant not having any interest, direct or indirect, in GHA such as a family relationship with GHA members, officials or any other related activity and said audit may not be performed by the Fee Accountant; and

WHEREAS, GHA has requested proposals for legal services through public advertisement; and

WHEREAS, GHA has reviewed, rated, and ranked the proposals received; and

WHEREAS, the proposal by **BOWMAN AND COMPANY, LLP** as detailed in the proposal documents, is proper and responsive to the specifications.

NOW, THEREFORE, BE IT RESOLVED by Board of Commissioners of GHA that the Executive Director is hereby authorized to enter into a contract with **BOWMAN AND COMPANY, LLP**, a Professional Limited Liability Partnership, Certified Public Accountants, in accordance with the tabulation attached hereto for GHA for the exclusive purpose of performing an audit of the books and records of GHA in compliance with the statutes and regulations of HUD, specifically the "Audit Guide for Audits of Public Housing Agencies - HUD Handbook for period ending 12/31/25."

IT IS FURTHER RESOLVED that the Executive Director be and is hereby authorized to negotiate, execute, and sign a contract for Audit Services FY 2025 for a fee of **\$34,215.00 with an estimated time budget of 196 hours, as stated on the attached Proposal Tabulation sheet.**

BE IT FURTHER RESOLVED that a brief notice stating the contract award and this resolution are on file and available for public inspection in the office of the Executive Director and shall be published on GHA's website pursuant to the requirements of the Local Public Contracts Law.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 16th day of December 2025 by a vote of 5 in favor, 0 opposed and 0 abstentions.

<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Shirley Anderson	✓		✓			
Andrew Halter			✓			
Jacob Hines			✓			
Thuraisingham Mohanakanthan						✓
David Witts		✓	✓			

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO



JAY LAPP, CHAIRMAN

ATTEST:


KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: DECEMBER 16, 2025

RESOLUTION #2025-73
RESOLUTION AWARDING PROFESSIONAL
HOUSING DEVELOPMENT CONSULTING SERVICES
THE BROOKE GROUP, LLC
RFP 25-004

WHEREAS, there exists a need for the designation of a Housing Development Consultant to provide Housing Development Consulting services for the Housing Authority of the Borough of Glassboro (GHA) for the year 2026; and

WHEREAS, GHA has requested proposals for such services through public advertisement; and

WHEREAS, GHA has reviewed, rated, and ranked the proposals received.

WHEREAS, the proposal by **THE BROOKE GROUP, LLC**, as detailed in the proposal documents, is proper and responsive to the specifications.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of GHA, that the Executive Director is hereby authorized to enter into a contract with **THE BROOKE GROUP, LLC** to provide such services for a fee not to exceed the proposed amount stated on the attached Proposal Tabulation Sheet, which will not exceed **\$50,000.00**.

BE IT FURTHER RESOLVED that a brief notice stating the contract award and this resolution are on file and available for public inspection in the office of the Executive Director and shall be published on GHA’s website pursuant to the requirements of the Local Public Contracts Law.

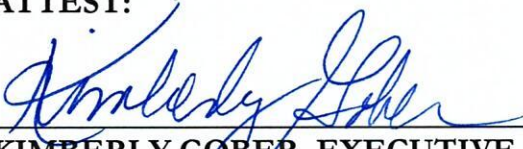
ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 16th day of December 2025 by a vote of 5 in favor, 0 opposed and 0 abstentions.

<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Shirley Anderson	✓		✓			
Andrew Halter			✓			
Jacob Hines			✓			
Thuraisingham Mohanakanthan						✓
David Witts		✓	✓			

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO



JAY LAPP, CHAIRMAN

ATTEST:


KIMBERLY GOBER, EXECUTIVE DIRECTOR
DATED: DECEMBER 16, 2025

RESOLUTION #2025-74

**RESOLUTION AUTHORIZING CONTINUED PARTICIPATION IN
VARIOUS COOPERATIVE PRICING SYSTEMS FOR THE YEAR 2026**

WHEREAS, *N.J.S.A.* 40A:11-11(5) authorizes contracting units to establish and participate in Cooperative Pricing Systems for the provision or performance of goods or services; and

WHEREAS, each Cooperative Pricing System (“Lead Agency”) is responsible for complying with the provisions of the Local Public Contracts Law (*N.J.S.A.* 40A:11-1 *et seq.*) and all other applicable provisions of the revised statutes of the State of New Jersey; and

WHEREAS, GHA is a participant in the following Cooperative Pricing Systems:

- OMNIA PARTNERS GOVERNMENT PURCHASING ALLIANCE
- SOURCEWELL NATIONAL COOPERATIVE PURCHASING SYSTEM
- CAMDEN COUNTY EDUCATIONAL SERVICES COMMISSION (CCESC)
- EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY (ESCNJ)
- GLOUCESTER COUNTY COOPERATIVE CONTRACT PURCHASING SYSTEM
- THE INTERLOCAL PURCHASING SYSTEM (TIPS)
- STATE OF NJ COOPERATIVE PURCHASING PROGRAM

WHEREAS, as needed, GHA intends to purchase goods or services for the year 2026 from vendors participating in Cooperative Pricing Systems; and

WHEREAS, any purchases authorized by this Resolution shall be subject to all terms and conditions of the applicable Lead Agency contracts and current GHA Procurement Policy; and

WHEREAS, at the time of purchase, the Purchasing Agent shall review the underlying Lead Agency contracts procurement for compliance with applicable federal laws and regulations.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the Borough of Glassboro hereby authorizes the continued participation in the above-mentioned Cooperative Pricing Systems:

BE IT FURTHER RESOLVED that the Board of Commissioners of the Housing Authority of the Borough of Glassboro hereby authorizes the Purchasing Agent to purchase goods or services from Lead Agency contract vendors in accordance with this Resolution.

BE IT FURTHER RESOLVED that the Board of Commissioners of the Housing Authority of the Borough of Glassboro, pursuant to *N.J.A.C. 5:30-5.5(b)*, after inquiring about the availability of funds, shall either certify the full maximum amount against the budget at the time the contract is awarded, or no contract amount shall be chargeable or certified until such time as the goods or services are ordered or otherwise called for prior to placing the order, and a certification of availability of funds is made by the Executive Director.

BE IT FURTHER RESOLVED that the purchasing authority granted herein shall expire on December 31, 2026.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 16th day of December 2025 by a vote of 5 in favor, 0 opposed and 0 abstentions.

<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Shirley Anderson	✓		✓			
Andrew Halter			✓			
Jacob Hines			✓			
Thuraisingham Mohanakanthan						✓
David Witts		✓	✓			

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO



JAY LAPP, CHAIRMAN

ATTEST:


KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: DECEMBER 16, 2025

TABLED
RESOLUTION #2025-75

RESOLUTION AUTHORIZING EXECUTIVE SESSION

WHEREAS, While the Sen. Byron M. Baer Open Public Meetings Act (OPRA, NJSA 10:4-6et seq.) requires all meetings of the Borough of Glassboro Housing Authority to be held in public, NJSA 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in “Executive Session”, i.e., without the public being permitted to attend and:

WHEREAS, the Borough of Glassboro Housing Authority has determined that _____ issues are permitted by NJSA 10:4-12 (b) to be discussed without the public in attendance shall be discussed during an Executive Session to be held on December 16th, 2025, 5:00 P.M. and;

WHEREAS, the nine (9) exceptions to public meetings set forth in NJSA 10:4-12(b) are listed below with the number of issues and any additional information shall be written:

- 1) **“Any matter which, by express provision of Federal law, State statute or rule of court shall be rendered confidential or excluded from public discussion”** the legal citation to the provision at issue is _____ and the nature of the matter described as specifically as possible without undermining the need for confidentiality is _____

- 2) **“Any matter in which the release of information would impair a right to receive funds from the federal government.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

- 3) **“Any material the disclosure of which constitutes an unwarranted invasion of privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, healthy, custodial, child protections, rehabilitation, legal defenses, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual’s personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

- 4) **“Any collective bargaining agreement, or the terms and conditions of which are proposed for inclusion in any collective bargaining agreement, including the negotiation of terms and conditions with employees or representatives of employees of the public body.”** The collective bargaining contract(s) discussed are between the Board and _____

5) **“Any matter involving the purchase lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is_____

6) **“Any tactics and techniques utilized in protecting the safety and property of the public provide that their disclosure could impair such protection. Any investigations of violations or possible violations of the law.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is_____

7) **“Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matter falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.”** The parties to and docket number of each item of litigation and/or the parties to each contract discussed are_____

and the nature of the discussion, described as specifically as possible without undermining the need for confidentiality is_____

8) **“ Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance, promotion or disciplining in of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.”** Subject to the balancing of the public’s interest and the employee’s privacy rights under South Jersey Publishing Co. vs New Jersey Expressway Authority, 124 NJ 478, the employee(s) and nature of the discussion, described as specifically as possible without undermining the need for confidentiality are _____

9) **“ Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act of omission for which the responding party bears responsibility.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is_____

WHEREAS, the length of the Executive Session is estimated to be _____ minutes after which the public meeting of the Borough of Glassboro Housing Authority shall (circle one) reconvene and immediately adjourn or reconvene and proceed with business.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Borough of Glassboro Housing Authority will go into Executive Session for only the above stated reasons;

BE IT FURTHER RESOLVED that the Chairman, Vice Chairman, or their designee, at the present public meeting, shall read aloud enough of this resolution so that members of the public in attendance can understand, as precisely as possible, the nature of the matters that will privately be discussed.

BE IT FURTHER RESOLVED that the Secretary, on the next business day following this, shall furnish a copy of this resolution to any member of the public who requests one at the fees allowed by NJSA 47:1A-1 et seq.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION APPROVED BY THE BOARD OF COMMISSIONERS OF THE BOROUGH OF GLASSBORO HOUSING AUTHORITY AT IT’S PUBLIC MEETING HELD ON DECEMBER 16, 2025.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 16th day of December 2025 by a vote of _____ in favor, _____ opposed and _____ abstentions.

<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp						
Shirley Anderson						
Andrew Halter						
Jacob Hines						
Thuraisingham Mohanakanthan						
David Witts						

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO

JAY LAPP, CHAIRMAN

ATTEST:

KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: DECEMBER 16, 2025