



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

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

REGULAR MEETING MINUTES **FEBRUARY 17, 2026**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro met in session at 28 Williams Street, Glassboro, NJ 08028 on TUESDAY, FEBRUARY 17, 2026 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 Thuraisingham Mohanakanthan
- ✓ Commissioner David Witts

Absent:

- ✓ Vice Chairman Jacob Hines
- ✓ Commissioner Andrew Halter

Also in attendance were:

- ✓ Kimberly Gober, Executive Director
- ✓ Jeffrey Daniels, Esq., Deputy Executive Director
- ✓ Nelly Rojas, Executive Assistant
- ✓ Margaret McHugh, Esq. Solicitor
- ✓ Michael Jezierski, Accountant
- ✓ Barbara Nicholson, GHA Site Manager

📁 EXECUTIVE DIRECTOR:

Declared a quorum present.

📖 SOLICITOR:

"This meeting is held in accordance with the Open Public Meetings Act of 1975, and the electronic notice standards of P.L. 2025, c. 72. This meeting is called to order pursuant to notice of a Regular Meeting. Adequate notice has been provided by posting the full meeting notice on the official website of the GHA, by posting a copy on the principal bulletin board of the GHA, by filing with the Borough of Glassboro, the Gloucester County Clerk, and by publishing a directive in the official newspapers referring the public to the official website."

🗨️ PUBLIC PORTION:

Motion to Open the Public Portion

Motion: Commissioner David Witts

Second: Commissioner Thuraisingham Mohanakanthan

All in favor

No members of the public present.

Motion to Close the Public Portion

Motion: Commissioner David Witts
Second: Commissioner Shirley Anderson
All in favor

 MINUTES:

Motion to approve the Minutes from JANUARY 2026, as read,

Motion: Commissioner Shirley Anderson
Second: Commissioner Thuraisingham Mohanakanthan
All in favor

 FINANCIAL REPORT:

- No financials due to end of year closeouts.
- E.D. Gober indicates GHA Financials must be submitted to HUD by 2/28/26, HUD provides a two-week grace period which would come to 3/14/26. HUD is still in the process of reviewing GHA's audited Financials for the FYE 12/31/2024, if the 2024 audited financials are not approved before the new submission it will cause additional work with the entry of the 2025 data to be submitted. The auditors have also started control and compliance testing.

Motion to Approve Financial Report,

Motion: Commissioner Shirley Anderson
Second: Commissioner Thuraisingham Mohanakanthan
All in Favor

 DIRECTORS REPORT:

- E.D. Gober provides the Board with a brief summary of the proposed resolutions. There is a discussion regarding the needed roof replacement at Whitney Garden.
- E.D. Gober indicates GHA's HCV Program continues to operate under shortfall, meaning GHA will continue to cease issuance of new vouchers, rental increase restrictions to landlords, and implement other cost savings measures. GHA hopes to receive additional shortfall funding.
- E.D. Gober indicates on 2/4/26 the President signed a five bill minibus, including the T-HUD bill. GHA still does not have its budget for the HCV Program, GHA should have its budget 60 days after the bill is signed, which would be early April 2026, so GHA will be four months into the year without knowing the programmatic budget. The bill shows an 8.8% increase for voucher contract renewals and 2.4% for admin fees, 8.8% is not necessarily what GHA will receive, that is a nationwide amount, HUD formulates what each Housing Authority will receive. The cost of the program nationwide is imploding, last year GHA received 4.69%.
- E.D. Gober discusses the Development Committee meeting, a massing study has been conducted and yielded a few options of a possible 75 units, a call has been made with HUD who indicated there would be some hurdles.

NO QUESTIONS OR COMMENTS FROM COMMISSIONERS.

Motion to accept the Reports:

Motion: Commissioner David Witts
Second: Commissioner Shirley Anderson
All in Favor

 PUBLIC PORTION:

Motion to Open the Public Portion

Motion: Commissioner Shirley Anderson
Second: Commissioner Thuraisingham Mohanakanthan
All in favor

Members of the public present.

- Frederico Feliciano comments concerns for his mother regarding the concrete ceiling at Whitney Gardens.
 - E.D. Gober indicates all repairs have been completed in accordance with the structural engineer's plan, AHO will reinspect the work to determine if additional work is needed.

Motion to Close the Public Portion

Motion: Commissioner David Witts
Second: Commissioner Thuraisingham Mohanakanthan
All in favor

NEW BUSINESS- RESOLUTIONS:

2026-16	CONSIDER RESOLUTION AUTHORIZING PAYMENT OF MONTHLY EXPENSES MOTION: VICE CHAIRMAN EDWARD HUTCHINSON SECOND: COMMISSIONER JENNIFER WELLS ALL IN FAVOR
2026-17	CONSIDER RESOLUTION AUTHORIZING CONTRACT FOR ROOF REPLACEMENT – WJ GROSS – WHITNEY GARDEN
2026-18	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION Motion to Open Executive Session, Motion: Commissioner Shirley Anderson Second: Commissioner Thuraisingham Mohanakanthan All in Favor <ul style="list-style-type: none">• Contract Negotiation Matter Motion to Open Executive Session, Motion: Commissioner Shirley Anderson Second: Commissioner David Witts All in Favor

PUBLIC PORTION:

Motion to Open the Public Portion

Motion: Commissioner Shirley Anderson
Second: Commissioner David Witts
All in favor

Members of the public present.

- Anna Testino comments concerns on the following items: surveillance video, cracked concrete ceiling near unit at Whitney Gardens, maintenance issues regarding bathroom plumbing and window locks.
 - Anna Testino was directed to utilize the work order line to report any maintenance needs.

Motion to Close the Public Portion

Motion: Commissioner Shirley Anderson

Second: Commissioner David Witts

All in favor

 ADJOURNMENT

Motion to Adjourn

Motion: Commissioner Shirley Anderson

Second: Commissioner Thuraisingham Mohanakanthan

All in Favor

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: FEBRUARY 17, 2026