



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

MAY 19, 2026

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, MAY 19, 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
- ✓ Vice Chairman Jacob Hines
- ✓ Commissioner Shirley Anderson
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Thuraissingham Mohanakanthan

Absent:

- ✓ Commissioner David Wits

Also in attendance were:

- ✓ Kimberly Gober, Executive Director
- ✓ Jeffrey Daniels, Esq., Deputy Executive Director
- ✓ Dana Trasferini, Administrative Specialist
- ✓ Mark Asselta, Esq. Solicitor
- ✓ Grace Turchi, Finance Director
- ✓ Barbara Galan, 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 and the Secretary of State's centralized directory for all legal notices."

SOLICITOR:

Mark Asselta, Esq. swears in Commissioner Andrew Halter for reappointment to the Housing Authority of the Borough of Glassboro's Board of Commissioners.

PUBLIC PORTION:

Motion to Open the Public Portion

Motion: Vice Chairman Jacob Hines

Second: Commissioner Thuraisingham Mohanakanthan

All in favor

Members of the public present.

- Lloyd (Kevin) Sippio presents the Board with the following comments:
 - Comments about speeding on Delsea Drive near Delsea Manor.
 - Solicitor Mark Asselta, Esq. discusses and indicates residents should report incidents to the police, GHA has no jurisdiction over the police department. Commissioner Shirley Anderson advises residents to continue to report incidents to the police.
- Cindy Woodards presents the Board with the following comments:
 - Inquires about having a grill at Delsea Manor for the residents.
 - E.D. Gober indicates she will discuss it with property management and provide a response.

Motion to Close the Public Portion

Motion: Commissioner Thuraisingham Mohanakanthan

Second: Commissioner Shirley Anderson

All in favor

MINUTES:

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

Motion: Commissioner Shirley Anderson

Second: Commissioner Thuraisingham Mohanakanthan

Abstain: Commissioner Andrew Halter

All in favor

FINANCIAL REPORT:

- Finance Director, Grace Turchi indicates GHA received its funding notice in May, providing slightly more funding than last year. GHA continues to follow shortfall cost saving measures, GHA anticipates receiving about \$34K in shortfall funding in June from FY2025, this amount covers most of what GHA was short in FY2025. GHA will apply for shortfall funding on 6/1/26 and will continue to evaluate shortfall standing. E.D. Gober discusses the analysis of GHA's funding and current assisted households regarding anticipated measures GHA may have to take regarding shortfall for this year.
- Finance Director, Grace Turchi indicates GHA's financials indicate a positive net income of about \$17K.
- Audits are underway, awaiting pension information for GASB68, unfunded pension liability.

Motion to Approve Financial Report,

Motion: Vice Chairman Jacob Hines

Second: Commissioner Shirley Anderson

All in Favor

DIRECTORS REPORT:

- E.D. Gober discusses an update of a possible redevelopment project, indicating to HUD that the Williams street balcony is an emergent concern and we need to move forward the balcony puts a new level of concern to progress quickly. E.D. Gober further indicates receiving correspondence from the HUD RECAP office in charge of redevelopment indicating they will be holding an event in

Newark on June 16, 2026 to discuss Rental Assistance Demonstration (RAD), E.D. Gober and D.E.D Daniels have both registered to attend the event to represent GHA. E.D. Gober recommends rescheduling the GHA Board of Commissioners meeting scheduled for June 16, 2026. D.E.D .Daniels indicates both he and E.D. Gober have requested a one-on-one meeting with the HUD team during this event, it is unknown if that meeting will be granted at this time.

Motion to change the date of GHA June Board of Commissioners Meeting from June 16, 2026 to June 17, 2026, location and time remaining the same,

Motion: Commissioner Andrew Halter

Second: Commissioner Thuraisingham Mohanakanthan

All in Favor

- D.E.D Daniels discusses RES# 2026-27 regarding shortfall revisions such as section 7.03 Subsidy standards, the revision makes the administrative plan consistent with the federal regulations. Section 14.04 has been added to include additional information regarding how GHA denies moves when there is insufficient funding, two types of moves are: a move within operating jurisdiction and portability moves. Also added is a provision added regarding the denial of moves when GHA can determine if there is insufficient funding anticipated outside of shortfall and notices of denials. Another addition is a rescission provision added that if GHA determines an anticipated shortfall, GHA can rescind issued vouchers before they are leased up. HUD's two-year tool is discussed.
- E.D. Gober discusses GHA rent collections, GHA is still under 60% of rent collection, affordable rents are based on resident income in accordance with HUD's federal regulations. GHA will continue to pursue eviction for non-payment of rents.

NO QUESTIONS OR COMMENTS FROM COMMISSIONERS.

Motion to accept the Reports:

Motion: Commissioner Shirley Anderson

Second: Commissioner Thuraisingham Mohanakanthan

All in Favor



NEW BUSINESS- RESOLUTIONS:

2026-26	CONSIDER RESOLUTION AUTHORIZING PAYMENT OF MONTHLY EXPENSES Motion: Vice Chairman Jacob Hines Second: Commissioner Thuraisingham Mohanakanthan All in Favor
2026-27	CONSIDER RESOLUTION APPROVING REVISED SECTION 8 ADMINISTRATIVE PLAN Motion: Commissioner Andrew Halter Second: Commissioner Thuraisingham Mohanakanthan All in Favor
2026-28	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION - TABLED

ADJOURNMENT

Motion to Adjourn

Motion: Commissioner Shirley Anderson

Second: Vice Chairman Jacob Hines

All in Favor

Respectfully submitted,

Kimberly Gober, Executive Director

DATED: MAY 19, 2026