



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

JUNE 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, JUNE 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
- ✓ Vice Chairman Jacob Hines
- ✓ Commissioner Shirley Anderson
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Thuraissingham Mohanakanthan
- ✓ Commissioner David Wits

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 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."

PUBLIC PORTION:

Motion to Open the Public Portion

Motion: Vice Chairman Jacob Hines

Second: Commissioner Thuraissingham Mohanakanthan

All in favor

No members of the public were present.

Motion to Close the Public Portion

Motion: Commissioner Shirley Anderson

Second: Commissioner Thuraisingham Mohanakanthan

All in favor

MINUTES:

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

Motion: Commissioner Thuraisingham Mohanakanthan

Second: Commissioner Shirley Anderson

Abstain: Commissioner David Witts

All in favor

FINANCIAL REPORT:

- Finance Director, Grace Turchi indicates all funds show GHA operating at a net income of \$58K, Williams Street continues to operate at a loss. Once depreciation is added the loss shows about \$3,600, which the Finance Director believes will grow as it has the previous year. Currently, calculations by F.D. Turchi indicate that GHA is not in shortfall, but by the end of the year it is possible that GHA will be in shortfall. GHA will continue taking HUD's cost savings measures to lessen the possibility.
- F.D. Turchi indicates GHA's audit continues and is awaiting the GASB68 report to finalize.
- E.D. Gober indicates GHA continues to not issue vouchers in the HCV program and continues the limit on rent increase requests from third party landlords to 3%. E.D. Gober indicates GHA has also made changes to the subsidy standards as a cost savings measure.

Motion to Approve Financial Report,

Motion: Commissioner Thuraisingham Mohanakanthan

Second: Vice Chairman Jacob Hines

All in Favor

DIRECTORS REPORT:

- E.D. Gober indicates herself and D.E.D. Daniels attended a conference with HUD officials giving a overview of the RAD program. At one point the program was called Fair Cloth then Restore Rebuild then back to Fair Cloth, which is a program that allowed PHAs to take old Public Housing units offline. GHA had 55 such units, which may be the key for GHA to increase rents and rebuild. E.D. Gober and D.E.D. Daniels received a one-on-one session, HUD drafted a letter to GHA and should be received within the next two weeks, it appears they are willing to entertain the concept of building on the Higgins and Ellis lot and moving residents from the current units to the proposed units. GHA's concerns about the two-story building at Williams Street were also stressed, indicating GHA had to spend \$77K on the roof and the state of the balcony. It was also expressed to HUD that the rents are so low that we cannot continue to sustain at the current level and we may need to turn over to HUD. E.D. Gober indicates the department is understaffed at HUD as previously discussed. D.E.D. Daniels discusses the meeting and potentially relocating residents to other RAD units if needed. E.D. Gober stressed the balcony is inspected weekly and documented via Work Order.
- E.D. Gober indicates the use of funds for the repair of the roof at Williams Street had to be expended as residents are in the building and there was active water infiltration.
- E.D. Gober discusses a resident's request from the May Board of Commissioner Meeting regarding a BBQ be installed at Delsea Manor, property management evaluated and it is recommended that we do not proceed with this request. Property Management has concerns of smoke reaching surrounding units and also GHA does not have the personnel to upkeep.

- E.D. Gober discusses the upcoming software upgrade, that HAGC has been reviewing multiple software offerings and will inform the Board of any costs for GHA related to the software upgrade. D.E.D. Daniels compares the costs associated with the different software's that were reviewed. E.D. Gober also notes that HOTMA had certain provisions that were enacted such as how tenants' income and assets are calculated, HUD has been having issues with their system that accepts PHA's data and had indicated they are upgrading their software. Recently HUD has indicated if they are unable to make PIC HOTMA compliant, how PHA's can get around that, but at some point, MRI the software that HAGC currently uses, will soon be unable to support what is needed.
- E.D. Gober indicates the House has released their proposed budget: Public Housing remains the same, capital funds have a substantial decrease, HCV renewals are 1.4% increase, HCV Administrative fees have a 20% decrease, HOME has a 60% decrease, CDBG is cut, FSS has a decrease, Choice Neighborhoods is cut.
- E.D. Gober and D.E.D. Daniels discuss PBVs in the HCV program which is how GHAs RAD Program is funded, moving forward GHA will be evaluating whether proceeding with the PBRA or PBV model will best benefit GHA.

NO QUESTIONS OR COMMENTS FROM COMMISSIONERS.

Motion to accept the Reports:

Motion: Commissioner Shirley Anderson

Second: Commissioner David Witts

All in Favor



NEW BUSINESS- RESOLUTIONS:

2026-29	CONSIDER RESOLUTION AUTHORIZING PAYMENT OF MONTHLY EXPENSES Motion: Commissioner David Witts Second: Vice Chairman Jacob Hines All in Favor
2026-30	CONSIDER RESOLUTION AUTHORIZING VOIDING OUTSTANDING CHECKS WRITTEN ON VARIOUS ACCOUNTS PRIOR TO 12/17/2025 Motion: Commissioner Thuraisingham Mohanakanthan Second: Vice Chairman Jacob Hines All in Favor
2026-31	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION - TABLED



ADJOURNMENT

Motion to Adjourn

Motion: Commissioner Thuraisingham Mohanakanthan

Second: Commissioner David Witts

All in Favor

Respectfully submitted,

Kimberly Gober, Executive Director

DATED: JUNE 17, 2026