



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

JULY 21, 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, JULY 21, 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 (5:18pm)
- ✓ Commissioner Shirley Anderson
- ✓ Commissioner Andrew Halter
- ✓ Commissioner David Wits

Absent:

- ✓ Commissioner Thuraingham Mohanakanthan

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: Commissioner David Wits

Second: Commissioner Shirley Anderson
All in favor

No members of the public were 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 JUNE 2026, as read,

Motion: Commissioner David Witts
Second: Commissioner Andrew Halter
All in favor

 FINANCIAL REPORT:

- Finance Director, Grace Turchi indicates the audit continues, auditors have received the GASB reports but GHA does not have the items needed to post. June financials are reviewed, Finance Director Grace Turchi indicates overall GHA has a net income of about \$67K, noting the Williams Street property continues to operate at a loss. E.D. Gober indicates GHA continues to pursue evictions for non-payment of rent.

Motion to Approve Financial Report,

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

 DIRECTORS REPORT:

- E.D. Gober reviews the proposed resolutions with the Board of Commissioners.
- E.D. Gober indicates GHA is completing the application for the HOME Support Grant which is a flow through grant through the County of Gloucester in the amount of about \$52,000 to support the home service aide position to provide housekeeping, laundry and shopping services to residents to remain independent.
- E.D. Gober discusses HCV funding, GHA is technically out of shortfall but continues to operate as if in shortfall because there is insufficient funding. GHA had just enough funding to support all current units leased. E.D. Gober indicates GHA received its 2026 budget on May 6, 2026 almost halfway into the fiscal year. Should the current participants have any changes in circumstances that would cause an increase in their HAP it is possible we would have to make an application for shortfall at that time. GHA continues to implement cost savings measures as long as GHA projects insufficient funding.
- E.D. Gober discusses HOTMA, two sections have not yet been implemented by HUD and anticipate effective date of 1/1/27 which will make changes on how income is calculated which yields their rent contribution.
- E.D. Gober indicates HAGC/GHA participated in Congressman Norcross's Constituent Fair Event on July 13, 2026.
- E.D. Gober indicates that HAGC is reviewing staffing, job descriptions and operational efficiencies and will report back to the board.

NO QUESTIONS OR COMMENTS FROM COMMISSIONERS.

Motion to accept the Reports:

Motion: Commissioner David Witts
Second: Vice Chairman Jacob Hines
All in Favor



NEW BUSINESS- RESOLUTIONS:

<u>2026-32</u>	CONSIDER RESOLUTION AUTHORIZING PAYMENT OF MONTHLY EXPENSES Motion: Commissioner Shirley Anderson Second: Commissioner David Witts All in Favor
<u>2026-33</u>	CONSIDER RESOLUTION AUTHORIZING PAYMENT OF MONTHLY EXPENSES FOR AUGUST 2026 Motion: Commissioner David Witts Second: Vice Chairman Jacob Hines All in Favor
<u>2026-34</u>	CONSIDER RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR THE HOME SUPPORT PROGRAM ADVERTISED BY GLOUCESTER COUNTY, DIVISION OF SENIOR SERVICES Motion: Vice Chairman Jacob Hines Second: Commissioner David Witts All in Favor
<u>2026-35</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR COIN OPERATED LAUNDRY EQUIPMENT RFP 26-001 Motion: Commissioner Shirley Anderson Second: Commissioner Andrew Halter All in Favor
<u>2026-36</u>	CONSIDER RESOLUTION APPROVING REVISED COST ALLOCATION POLICY Motion: Commissioner David Witts Second: Vice Chairman Jacob Hines All in Favor
<u>2026-37</u>	CONSIDER RESOLUTION APPROVING REVISED CHECK SIGNING AUTHORIZATION POLICY Motion: Vice Chairman Jacob Hines Second: Commissioner David Witts All in Favor
<u>2026-38</u>	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION - TABLED

ADJOURNMENT

Motion to Adjourn

Motion: Commissioner Andrew Halter
Second: Vice Chairman Jacob Hines
All in Favor

Respectfully submitted,

Kimberly Gober, Executive Director

DATED: JULY 21, 2026