

RESOLUTION #2026-19

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 17th day of March 2026 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

DATE: MARCH 17, 2026

RESOLUTION #2026-20

**RESOLUTION AUTHORIZING AN AGREEMENT FOR
PROFESSIONAL TECHNICAL ACCOUNTING CONSULTING SERVICES**

BERMAN HOPKINS CPAs & ASSOCIATES, LLP

WHEREAS, the Housing Authority of the Borough of Glassboro (GHA) has need for Professional Technical Accounting Consulting Services, including general technical assistance to implement GAAP, GASB and HUD regulations, general ledger analysis, and other financial requirements, as requested.

WHEREAS, the GHA has solicited quotes for said Professional Technical Accounting Consulting Services in accordance with GHA’s Procurement Policy; and

WHEREAS, the most qualified quote for such services is with **BERMAN HOPKINS CPAs & ASSOCIATES, LLP** and is proper and responsive to the specifications provided, with the following Fee Schedule:

- *Partner..... \$320 per hour.
- *Senior Manager/Manager..... \$295 per hour.
- *Supervisor/Senior..... \$210 per hour.
- *Staff..... \$175 per hour.
- *Clerical..... \$130 per hour.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Glassboro, that the Executive Director is hereby authorized to negotiate, execute, and sign an agreement with **BERMAN HOPKINS CPAs & ASSOCIATES, LLP** to provide Professional Technical Accounting Consulting Services for a fee not to exceed **\$15,000.00**.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 17th day of March 2026 by a vote of 5 in favor, 0 opposed and 0 abstentions.

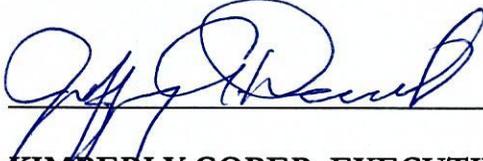
<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Jacob Hines	✓		✓			
Shirley Anderson		✓	✓			
Andrew Halter			✓			
Thuraisingham Mohananthan						✓
David Witts			✓			

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO



JAY LAPP, CHAIRMAN

ATTEST:



KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATE: MARCH 17, 2026

RESOLUTION #2026-21

RESOLUTION ESTABLISHING AMENDED

PAYMENT STANDARDS FY 2026 FOR COST SAVINGS MEASURES

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, the U.S. Dept. of HUD has entered into an Annual Contributions Contract (ACC) with the Housing Authority of the Borough of Glassboro (GHA) for the Section 8 Housing Choice Voucher Program; and

WHEREAS, the U.S. Dept. of HUD has issued Notice PIH 2025-28 regarding cost savings measures in the Housing Choice Voucher and Project Based Voucher Programs and indicated GHA is to operate as if in shortfall for FY2026, therefore GHA will implement cost savings measures and GHA can implement such a cost savings measure by reducing payment standards between 90% and 110%, effective April 1, 2026; and

WHEREAS, GHA wishes to amend its Payment Standards Schedule for the Section 8 HCV Program in accordance with the U.S. Dept. of HUD Notice PIH 2025-28.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of the Borough of Glassboro that the Payment Standard for the Section 8 Voucher Program shall be calculated at 105% of the FY 2026 Small Area Fair Market Rents, in accordance with HUD regulations and the attached schedule.

BE IT FURTHER RESOLVED that this resolution shall supersede all previous resolutions establishing Payment Standards for the Section 8 Housing Choice Voucher Program.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 17th day of March 2026 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
JAY LAPP, CHAIRMAN

ATTEST:

Kimberly Gober
KIMBERLY GOBER, EXECUTIVE DIRECTOR
DATED: MARCH 17, 2026

RESOLUTION #2026-22

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

WHEREAS, GHA has reviewed and updated the Section 8 Administrative Plan in connection with the US Dept. of HUD Notice PIH 2025-28 regarding cost savings measures in the Housing Choice Voucher and Project Based Voucher Programs 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 17th day of March 2026 by a vote of 5 in favor, 0 opposed and 0 abstentions.

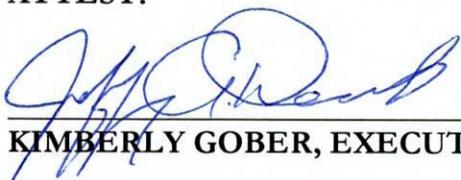
<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Jacob Hines			✓			
Shirley Anderson		✓	✓			
Andrew Halter			✓			
Thuraisingham Mohanathan						✓
David Witts	✓		✓			

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO



JAY LAPP, CHAIRMAN

ATTEST:



KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: MARCH 17, 2026

TABLED

RESOLUTION #2026-23

RESOLUTION AUTHORIZING EXECUTIVE SESSION

WHEREAS, While the Sen. Byron M. Baer Open Public Meetings Act (OPRA, *N.J.S.A. 10:4-6 et seq.*) requires all meetings of the Housing Authority of the Borough of Glassboro (GHA) to be held in public, *N.J.S.A. 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, GHA has determined that _____ issues are permitted by *N.J.S.A. 10:4-12(b)* to be discussed without the public in attendance and shall be discussed during an Executive Session to be held on March 17th, 2026, 5:00 P.M.; and

WHEREAS, the nine (9) exceptions to public meetings set forth in *N.J.S.A. 10:4-12(b)* are listed below with the number of issues and any additional, required information thereafter:

- 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 N.J. 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 Board of Commissioners of the Housing Authority of the Borough of Glassboro 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 Housing Authority of the Borough of Glassboro shall 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 public meeting, shall furnish a copy of this Resolution to any member of the public who requests one at the fees allowed by *N.J.S.A. 47:1A-1 et seq.*

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 17th day of March 2026 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						
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

DATE: MARCH 17, 2026