

RESOLUTION #2026-45

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 20th day of October 2026 by a vote of 6 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

DATE: OCTOBER 20, 2026

RESOLUTION #2026-46
RESOLUTION APPROVING
THE HOUSING AUTHORITY OF
THE BOROUGH OF GLASSBORO BUDGET FY2027
JANUARY 1, 2027 TO DECEMBER 31, 2027

WHEREAS, the Annual Budget for Glassboro Housing Authority for the fiscal year beginning January 01, 2027 and ending December 31, 2027 has been presented before the governing body of the Housing Authority of the Borough of Glassboro at its open public meeting of October 20, 2026; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of **\$6,037,995.00**, Total Appropriations including any Accumulated Deficit, if any, of **\$5,548,050.00**, and Total Unrestricted Net Position planned to be utilized as funding thereof, of **\$0.00**; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of **\$310,000.00** and Total Unrestricted Net Position planned to be utilized as funding thereof, of **\$0.00**; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Housing Authority of the Borough of Glassboro, at an open public meeting held on October 20, 2026 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Housing Authority of the Borough of Glassboro for the fiscal year beginning January 01, 2027 and ending December 31, 2027, is hereby approved; and

BE IT FURTHER RESOLVED that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other

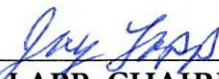
pledged agreements; and

BE IT FURTHER RESOLVED that the governing body of the Housing Authority of the Borough of Glassboro will consider the Annual Budget and Capital Budget/Program for Adoption on December 15, 2026.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 20th day of October 2026 by a vote of 6 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

DATED: OCTOBER 20, 2026

RESOLUTION #2026-47

RESOLUTION ESTABLISHING UPDATED

PAYMENT STANDARDS FY 2026-2027

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 published a new Small Area Fair Market Rents (SAFMR) Schedule FY 2026-2027; and

WHEREAS, GHA wishes to update its Payment Standards Schedule for the Section 8 HCV Program in accordance with the new SAFMR, effective November 1, 2026.

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 to not exceed 105% of the FY 2026-2027 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 20th day of October 2026 by a vote of 6 in favor, 0 opposed and 0 abstentions.

Commissioners	Motion	Second	Aye	Nay	Abstention	Absent
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: OCTOBER 20, 2026

RESOLUTION #2026-48

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR
SNOW REMOVAL SERVICES
FOR ALL GHA PROPERTIES

WHEREAS, the Housing Authority of the Borough of Glassboro (GHA) has a need for Snow Removal Services at all GHA properties; and

WHEREAS, the GHA has properly requested quotes for such service; and

WHEREAS, the GHA has received one (1) responsible quote for such service from MARKSMEN LANDSCAPING, LLC, in accordance with the quote attached hereto; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Glassboro that the contract for Snow Removal Services be and is hereby approved, subject to receipt of required documentation; and

IT IS FURTHER RESOLVED that the Executive Director be and is hereby authorized to execute a contract for Snow Removal Services for all GHA properties, in accordance with the quote attached hereto.

ADOPTED at a regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 20th day of October 2026 by a vote of 6 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

DATED: OCTOBER 20, 2026

RESOLUTION #2026-49

RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR
BOILER REPAIRS
FALASCA MECHANICAL

WHEREAS, the Housing Authority of the Borough of Glassboro (GHA) has need to repair the boilers at Williams Street, Building 6 and Grillo Street, Building 7; and

WHEREAS, GHA requested and received quotes for such services; and

WHEREAS, the lowest responsible quote for such services is with FALASCA MECHANICAL at a cost of \$5,575.00 and is proper and responsive to the specifications; and

WHEREAS, the Finance Department determined that R&R funds are available to cover the cost of replacement, not to exceed \$6,000.00.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Glassboro that the contract with FALASCA MECHANICAL at a cost of \$5,575.00 be and is hereby approved, with a not to exceed limit of \$6,000.00.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 20th day of October 2026 by a vote of 6 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

DATED: OCTOBER 20, 2026

RESOLUTION #2026-50
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 program; and

WHEREAS, GHA has reviewed and updated the Section 8 Administrative Plan in connection with the U.S. Department of Housing and Urban Development (HUD) Notices regarding Housing Opportunity Through Modernization Act (HOTMA) compliance 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 20th day of October 2026 by a vote of 6 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: OCTOBER 20, 2026

TABLED

RESOLUTION #2026-51

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 October 20, 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 of 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 20th day of October 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						
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THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO

JAY LAPP, CHAIRMAN

ATTEST:

KIMBERLY GOBER, EXECUTIVE DIRECTOR
DATED: OCTOBER 20, 2026