



JAY LAPP • Chairman
ANDREW HALTER • Commissioner
SHIRLEY ANDERSON • Commissioner
KIMBERLY GOBER • Secretary/Executive Director

EDWARD HUTCHINSON • Vice Chairman
THURAINSHAM MOHANAKANTHAN • Commissioner
JACOB HINES • Commissioner

REGULAR MEETING MINUTES **MAY 16, 2023**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro, met in session on TUESDAY, MAY 16, 2023 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 Edward Hutchinson
- ✓ Commissioner Shirley Anderson
- ✓ Commissioner Jacob Hines
- ✓ Commissioner Thuraisingham Mohanakanthan

Absent:

- ✓ Commissioner Andrew Halter

Also in attendance were:

- ✓ Kimberly Gober, Executive Director
- ✓ Jeffrey Daniels, Esq., Deputy Executive Director
- ✓ Dana Trasferini, Administrative Specialist
- ✓ Michael Watson, Esq., Solicitor
- ✓ Grace Seeney, Finance Director
- ✓ Madeline Vasquez, Property Manager
- ✓ Anna Miller, Council Representative

📁 EXECUTIVE DIRECTOR:

Declared a quorum present.

📖 SOLICITOR:

"In accordance with the Open Public Meetings Act of 1975, this meeting is called to order pursuant to notice of Regular Meeting, a copy of which has been made available to newspapers of general local public circulation, a copy of which has been made available to the Clerk of Gloucester County, a copy of which has been posted publicly and a copy of which has been posted in accordance with the law."

🏠 PUBLIC PORTION:

Motion to Open the Public Portion

Motion: Vice-Chairman Edward Hutchinson

Second: Commissioner Mohanakanthan Thuraisingham

All in favor

Members of the public present.

- Josephine Weimer presents the Board with the following comments/concerns:
 - Inquires about Borough transportation in order for residents to get to community events. Chairman Jay Lapp indicates the Borough of Glassboro has a shuttle bus service. E.D. Gober indicates she will inquire about transportation options from the Borough of Glassboro and the County of Gloucester.
 - Inquires about a letter sent into the administrative office from a group of residents.
- Debora Nash presents the Board with the following comments/concerns:
 - Thanks management for response to concerns from the April Board Meeting.
 - Inquires about the date of the porch light modifications.
 - Discusses the letter sent to Delsea Manor residents regarding the porch lights. E.D. Gober indicates GHA will look further into the matter and follow-up with the residents.
- Kevin Sipio presents the Board with the following comments/concerns:
 - Discusses the porch lights being changed/why residents do not have control of the porch light. Also inquiries about the billing of the porch lights.
 - Discusses the letter sent to Delsea Manor residents regarding the porch lights.
- Anette Shunck presents the Board with the following comments/concerns:
 - Inquires about having control of the porch light.
 - Inquires about a light source outside of her window and its purpose.
 - Inquires about how many apartments have been renovated since approval.
 - Discusses previous mold allegation issue in bathroom, mold testing that GHA had completed in apartment, tub/shower surround replacement and carpeting cleaning.
- Frank Conner presents the Board with the following comments/concerns on behalf of his mother:
 - Advises his mother fell over the winter due to leaves.
 - Advises his mother has been a tenant for over sixteen years and the unit has had no updates since.
 - Discusses a bedbug issue being treated in his mother's unit and asks to move his mother to a new unit.
- Pat Grandi presents the Board with the following comments/concerns:
 - Advises at Aprils Board Meeting she indicated there is a gap at her screen door, since a work order was called in and it has been fixed but now the door is not closing properly. Chairman Jay Lapp advises GHA will look into the matter.

Motion to Close the Public Portion

Motion: Commissioner Mohananathan Thuraisingham
Second: Vice-Chairman Edward Hutchinson
All in favor

MINUTES:

Motion to approve the Minutes from APRIL 2023, as read,
Motion: Vice Chairman Edward Hutchinson
Second: Commissioner Shirley Anderson
All in favor

FINANCIAL REPORT:

- Finance Director Grace Seeney indicates overall GHA is at a net loss of \$12K after adding depreciation back GHA is at a positive cash flow of about \$10K. We are working on lowering our Accounts Receivable, we have a new program called RentPayment, in which we can sign residents up for automatic rent payments, one account in particular carries a large balance just entered into a settlement agreement. E.D. Gober advises GHA sends out monthly reminders to residents who are delinquent with their rent, these balances grew during the COVID pandemic with the eviction moratorium, GHA is happy to enter into repayment agreements because we understand that it may not be possible for residents to pay the full balance that they owe, but there are some significant past balances. E.D. Gober also indicates the development fee payable is also included in the Accounts Receivable and that if any residents have changes in their income, they can always request an interim recertification.

Motion to accept Accountants Report,

Motion: Commissioner Mohanakanthan Thuraisingham

Second: Commissioner Jacob Hines

All in favor

 **DIRECTORS REPORT:**

- E.D. Gober indicates included in the Board packets is correspondence from joint industry groups to HUD advising that Housing Authorities are struggling right now due to Coming out of COVID, high Tenant Accounts Receivables (TARS) and all the additional changes HUD is putting out such as Affirmatively Furthering Fair Housing, which we support but the regulatory burdens are burdensome and we are not sure if they would be effective. The industry groups are asking HUD to take a look at this. Another change is NSPIRE which is a different inspection protocol and HOTMA. The HOTMA portion effective now does not affect GHA, but as an example the Housing Opportunity Through Modernization Act (HOTMA) was passed in 2016, had changes to be implemented with respect to evaluations and how income is treated, it took HUD from 2016 to date to come up with the regulations and they are saying this must be implemented now when they just gave the guidance to do it, Housing Authorities just want more time to learn how to implement the guidance and implement it accurately. E.D. Gober indicates there may be changes coming forth to GHA's Administrative Plans, two sections need to have changes made by January 1, 2024, but when GHA performs recertifications for residents they have to be done three months in advance, so the changes will have to be made by September 2023.
- E.D. Gober refers to a report put out by the NJ Department of Health and Human Services regarding loneliness and isolation that was included in the Board packets last month, supplementing the importance of that report is an article included in this month's Board packet from the U.S. Surgeon General regarding the epidemic of loneliness and the relation to health issues. E.D. Gober advises if any residents have ideas for activities that they would like to participate in, in addition to what is in place, to share GHA so we may help facilitate if possible.
- E.D. Gober indicates the Section Eight Management Assessment Program (SEMAP), which is HUD's tool to measure the success of a Housing Authority in implementing HUD's regulations, has scored GHA at 100, rating GHA a high performer.
- E.D. Gober indicates the ribbon cutting ceremony for Village at Harmony Garden will take place on June 7, 2023 at 10:00am. As of the day of the Board meeting there are 36 units leased, 3 additional pending approval and 1 scheduled for move-in.

No further questions from the Commissioners.

Motion to accept the Reports:

Motion: Vice Chairman Edward Hutchinson

Second: Commissioner Mohanakanthan Thuraisingham

All in Favor

NEW BUSINESS- RESOLUTIONS:

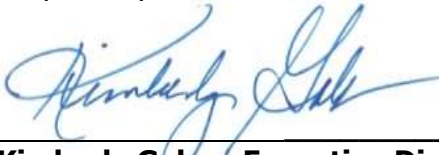
<u>2023-33</u>	CONSIDER RESOLUTION APPROVING REGULAR MONTHLY EXPENSES Motion: Vice Chairman Edward Hutchinson Second: Commissioner Shirley Anderson All in Favor
<u>2023-34</u>	CONSIDER RESOLUTION AUTHORIZING GHA TO CONTINUE TO PARTICIPATE IN OMNIA PARTNERS GOVERNMENT PURCHASING ALLIANCE Motion: Commissioner Shirley Anderson Second: Commissioner Mohanakanthan Thuraisingham All in Favor
<u>2023-35</u>	CONSIDER RESOLUTION AUTHORIZING GHA TO CONTINUE TO PARTICIPATE IN CCE COOPERATING PRICING SYSTEM Motion: Commissioner Shirley Anderson Second: Commissioner Mohanakanthan Thuraisingham All in Favor
<u>2023-36</u>	CONSIDER RESOLUTION AUTHORIZING GHA TO PARTICIPATE IN ESCM COOPERATIVE PURCHASE AGREEMENT Motion: Commissioner Mohanakanthan Thuraisingham Second: Commissioner Shirley Anderson All in Favor
<u>2023-37</u>	CONSIDER RESOLUTION DESIGNATING A REASONABLE ACCOMMODATION COORDINATOR Motion: Commissioner Jacob Hines Second: Commissioner Mohanakanthan Thuraisingham All in Favor
<u>2023-38</u>	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION - TABLED

ADJOURNMENT

Motion to Adjourn

Motion: Commissioner Shirley Anderson
Second: Commissioner Mohanakanthan Thuraisingham
All in Favor

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: May 16, 2023