



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

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

REGULAR MEETING MINUTES **FEBRUARY 20, 2024**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro met in session on TUESDAY, FEBRUARY 20, 2024 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 (out of state joined via phone)
- ✓ Commissioner Shirley Anderson
- ✓ Commissioner Andrew Halter

Absent:

- ✓ Commissioner Thuraissingham Mohanakanthan
- ✓ Commissioner Jacob Hines

Also in attendance were:

- ✓ Kimberly Gober, Executive Director
- ✓ Nelly Rojas, Executive Assistant
- ✓ Mark Asselta, Esq., Solicitor
- ✓ Grace Turchi, Finance Director
- ✓ Barbara Nicholson, TII

📁 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: Commissioner Andrew Halter

Second: Vice Chairman Edward Hutchinson

All in favor

Members of the public present.

- Paul Houseberg, Nancy Reid and Joyce McGuire present the Board with the following comments/concerns:

- Comment on the replacement of a speedbump at the street, the speed bump was taken out but a sign for the speedbump remains.
 - E.D. Gober advises it is out of GHA's jurisdiction, but GHA will contact the Borough and forward our residents' comments regarding the replacement of the speedbump.

Motion to Close the Public Portion

Motion: Commissioner Shirley Anderson
Second: Commissioner Andrew Halter
All in favor

MINUTES:

Motion to approve the Minutes from JANUARY 2024, as read,

Motion: Commissioner Shirley Anderson
Second: Vice Chairman Edward Hutchinson
All in favor

FINANCIAL REPORT:

- NO FINANCIALS DUE TO END OF YEAR CLOSEOUT
- E.D. Gober indicates the financial statements are to be submitted to HUD by the March 15, 2024.

Motion to approve and accept Financial Report,

Motion: Commissioner Andrew Halter
Second: Commissioner Shirley Anderson
All in favor

DIRECTORS REPORT:

- E.D. Gober indicates that GHA continues to operate under a continuing resolution, this third continuing resolution is set to expire on March 1, 2024. HUD is currently funding at 2023 levels as funding for FY2024 is not yet known.
- E.D. Gober indicates that MARC-NAHRO is holding an annual conference from April 28th through May 1st, 2024 in Atlantic City if any Commissioners are interested in attending. The annual conference offers various sessions relevant to GHA's operations.
- E.D. Gober indicates that GHA is accepting registrations for the Section 8 Housing Choice Voucher Program from Feb 21st through Feb 24th, 2024. Public notice has been published in the newspaper containing income limits and instruction for the public on how to apply for the tenant based voucher programs.
- E.D. Gober discusses the higher level of vacancies that GHA has been experiencing, RES# 2024-18 on the agenda asks the Board to authorize a contract for Turnover Maintenance for the vacancies for items such as new tubs, flooring, kitchens, which would be paid from R&R funds. GHA is trying to make do with what we have to be as fiscally prudent as possible, but it is not always possible with most vacancies needing a decent amount of work. The contract would be for one year with a \$100K limit.
- E.D. Gober introduces Barbara Nicholson, who is assigned to GHA. Barbara came up with the idea of having an open house for all the vacant units. GHA has been calling in individuals from the waitlist and has been unsuccessful in renting the vacant units. On February 23, 2024, GHA will hold an open house. Barbara Nicholson indicates letters have been mailed regarding the open house to the first fifty applicants on the waitlist.
- E.D. Gober indicates the Board packets include a Harvard study regarding America's rental housing, a letter from Congressman Jeff VanDrew's office whose district covers the Atlantic City

Housing Authority highlighting the conditions of the properties and residents with no heat for years, and an article regarding the New York City Housing Authority (NYCHA) regarding a major corruption scandal, seventy individuals were charged with corruption and kick-back schemes, it is unfortunate this is happening and also at a time Housing Authorities are trying to advocate to Congress how much their funding is needed.

- E.D. Gober highlights the Tenants Accounts Receivables (TARS) is still an existing issue. Following COVID some residents have not been paying their rent, this is a national problem. GHA has no choice but to pursue eviction if residents do not pay their rent, GHA will provide our residents a chance to enter a repayment agreement to keep our residents housed.
- E.D. Gober indicates RES# 2024-19 asks the Board to authorize GHA’s continued participation in Sourcewell, a national cooperative purchasing system and RES# 2024-17 asks the Board to approve the Cost Allocation Policy, GHA allocates its costs in accordance with 2 CFR Part 200, referred to commonly as uniform guidance, the policy is in accordance.
- Solicitor Mark Asselta, Esq. provides an update regarding the pallet company who had applied for a variance to the Boroughs zoning board to continue to operate the property that was causing problems for the residents. The variance was approved, and GHA then appealed the variance to the governing body on behalf of the residents. The governing body reversed the variance, during this process the pallet company decided to leave the facility.

NO FURTHER QUESTIONS FROM THE COMMISSIONERS.

Motion to accept the Reports:

Motion: Commissioner Shirley Anderson

Second: Vice Chairman Edward Hutchinson

All in Favor

NEW BUSINESS- RESOLUTIONS:

<u>2024-16</u>	RESOLUTION APPROVING REGULAR MONTHLY EXPENSES Motion: Commissioner Andrew Halter Second: Commissioner Shirley Anderson All in Favor
<u>2024-17</u>	RESOLUTION APPROVING A REVISION TO COST ALLOCATION POLICY Motion: Vice Chairman Edward Hutchinson Second: Commissioner Shirley Anderson All in Favor
<u>2024-18</u>	RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR IMPROVEMENT AND MAINTENANCE OF INTERIOR COMMON AREAS AND VACANCIES TURNOVERS IFB 24-002 Motion: Commissioner Andrew Halter Second: Vice Chairman Edward Hutchinson All in Favor
<u>2024-19</u>	RESOLUTION AUTHORIZING PARTICIPATION IN SOURCEWELL, A NATIONAL COOPERATIVE PURCHASING SYSTEM Motion: Commissioner Shirley Anderson Second: Commissioner Andrew Halter All in Favor
<u>2024-20</u>	RESOLUTION APPROVING EXECUTIVE SESSION - TABLED

 **ADJOURNMENT**

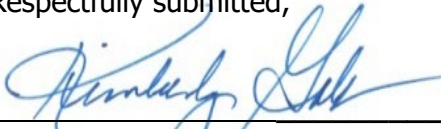
Motion to Adjourn

Motion: Commissioner Andrew Halter

Second: Commissioner Shirley Anderson

All in Favor

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: February 20, 2024