



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** **APRIL 16, 2024**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro met in session on TUESDAY, APRIL 16, 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 (5:25 PM)
- ✓ Vice Chairman Edward Hutchinson
- ✓ Commissioner Shirley Anderson
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Jacob Hines
- ✓ Commissioner Thuraisingham Mohanakanthan

Absent: None

Also in attendance were:

- ✓ Kimberly Gober, Executive Director
- ✓ Jeffrey Daniels, Esq., Deputy 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."

### **📖 SOLICITOR:**

Solicitor, Mark Asselta, Esq. swears in Commissioner Edward Hutchinson for a new term.

### **🗳️ PUBLIC PORTION:**

**Motion to Open the Public Portion**

**Motion: Commissioner Thuraisingham Mohanakanthan**

**Second: Commissioner Jacob Hines**

## **All in favor**

No comments/concerns from members of the public present.

### **Motion to Close the Public Portion**

**Motion: Commissioner Thuraisingham Mohanakanthan**

**Second: Commissioner Jacob Hines**

**All in favor**

### **MINUTES:**

**Motion to approve the Minutes from MARCH 2024, as read,**

**Motion: Commissioner Thuraisingham Mohanakanthan**

**Second: Commissioner Jacob Hines**

**All in favor**

### **FINANCIAL REPORT:**

- Grace Seeney, Finance Director indicates the unaudited 2022 REAC financial submission has been accepted. The auditors are progressing. GHA is currently operating at a net loss of \$33K, when depreciation is included, GHA is operating at a loss of \$15K. Part of the loss is that GHA has been receiving less Housing Assistance Payments (HAP) than have been used on the Section 8 Housing Choice Voucher Program, when appropriate the finance Director will request additional funds from HUD. GHA also anticipates claiming vacancy loss, estimated to be about \$20K. E.D. Gober indicates that HUD has not released the funding numbers for 2024 and is funding Housing Authorities based on 2023 funding, HUD funds Housing Authorities based on what their leasing was the prior year, GHA's leasing is increasing currently leasing three hundred and three (303) units and the per unit monthly cost is also increasing in general from landlord increases. Through March 2024 the HAP received by GHA from HUD is in the amount of \$ 722K and GHA has spent \$745K. E.D. Gober further indicates every unit under lease as of the first of the month is what determines the administrative fee which is funding used to administer the program.

**Motion to approve and accept Financial Report,**

**Motion: Commissioner Thuraisingham Mohanakanthan**

**Second: Commissioner Shirley Anderson**

**All in favor**

### **DIRECTORS REPORT:**

- E.D. Gober indicates the agenda contains a resolution approving regular monthly expenses.
- E.D. Gober indicates the Board packets contain an article from PHADA regarding criminal records and tenant screening; HUD is looking into the unintentional impact of tenant screening on different groups and has a proposed rule. GHA operations should not be affected as New Jersey has the Fair Chance in Housing Act.
- E.D. Gober indicates an article is included in the Board packets regarding Congressman Van Drew and HUD's Inspector General regarding the Atlantic City Housing Authority.
- E.D. Gober discusses the closing of the waitlist reported last month, the waitlist will remain open for those with an elderly preference or near elderly disabled preference.
- E.D. Gober indicates that herself and D.E.D Jeffrey Daniels, Esq. will meet again with InspiraLife. InspiraLife is a program that provides services to individuals to help them age in place. There will be no cost to the participants and no cost to the Housing Authority. Residents eligible for GHA's home support program that is offered, would use that first depending on staffing capacity to do so, if GHA does not have the capacity to provide a service or a resident needs services GHA does not provide InspiraLife would bridge that gap. Pre COVID InspiraLife's

business model was they would come to the site and pickup residents on a bus and they would take them to their life center, in Williamstown, which did not seem to necessarily work for our residents as much. Now post COVID, InspiraLife has changed their business model providing community-based services as well. GHA is in conversation with InspiraLife and will report back to the Board, we believe that InspiraLife would be very beneficial to the residents. GHA is exploring entering into an agreement for right of first refusal regarding services we currently provide so once GHA's home support grant is expended Inspira Life can fill in their service. These services could possibly be extended to Village at Harmony Garden.

- E.D. Gober indicates if any Commissioners have not submitted their financial disclosures, the deadline is April 30<sup>th</sup>.
- E.D. Gober indicates there is a rendering located in the Williams Street Community Room, the origin or how GHA acquired it is uncertain, it is not a rendering of the GHA site. Commissioner Halter indicates after researching, the rendering is of High Street below the Firehouse. E.D. Gober indicates through discussion with Commissioner Halter there is concern that the rendering is not being properly preserved and proposes if all Commissioners are in agreement that GHA donate the rendering to the Historical Society to better serve the public as a piece of Glassboro's history.
- E.D. Gober discusses with the Board the current legislation passed by Governor Murphy.

**NO FURTHER QUESTIONS FROM THE COMMISSIONERS.**

**Motion to accept the Reports:**

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

 **NEW BUSINESS- RESOLUTIONS:**

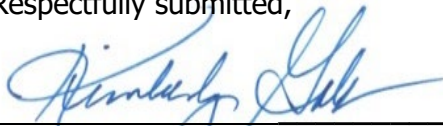
<b>2024-26</b>	<b>RESOLUTION APPROVING REGULAR MONTHLY EXPENSES</b> <b>Motion:</b> Chairman Jay Lapp <b>Second:</b> Commissioner Jacob Hines <b>All in Favor</b>
<b>2024-25</b>	<b>RESOLUTION APPROVING EXECUTIVE SESSION – TABLED</b>

 **ADJOURNMENT**

**Motion to Adjourn**

**Motion: Commissioner Andrew Halter**  
**Second: Commissioner Shirley Anderson**  
**All in Favor**

Respectfully submitted,



**Kimberly Gober, Executive Director**

**DATED: April 16, 2024**