



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 **MAY 21, 2024**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro met in session on TUESDAY, MAY 21, 2024 at 5:00 P.M. Vice-Chairman Edward Hutchinson called the meeting to order requesting the Pledge of Allegiance be recited.

🔊 ROLL CALL:

Deputy Executive Director Jeffrey Daniels, Esq. called the roll and the following answered "aye":

- ✓ Chairman Jay Lapp (5:19 PM)
- ✓ Vice Chairman Edward Hutchinson
- ✓ Commissioner Shirley Anderson
- ✓ Commissioner Andrew Halter (5:08 PM)
- ✓ Commissioner Thuraisingham Mohanakanthan
- ✓ Commissioner Jacob Hines

Absent: None

Also in attendance were:

- ✓ 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."

🏠 PUBLIC PORTION:

Motion to Open the Public Portion

Motion: Commissioner Jacob Hines

Second: Commissioner Thuraisingham Mohanakanthan

All in favor

No comments/concerns from members of the public present.

Motion to Close the Public Portion

Motion: Commissioner Jacob Hines
Second: Commissioner Thuraisingham Mohanakanthan
All in favor

MINUTES:

Motion to approve the Minutes from APRIL 2024, as read,
Motion: Commissioner Thuraisingham Mohanakanthan
Second: Commissioner Jacob Hines
All in favor

FINANCIAL REPORT:

- Grace Seeney, Finance Director indicates GHA is operating at a net loss before depreciation, when depreciation is added GHA is operating in the positive of about \$9K.

Motion to approve and accept Financial Report,
Motion: Commissioner Shirley Anderson
Second: Commissioner Thuraisingham Mohanakanthan
All in favor

DIRECTORS REPORT:

- D.E.D. Daniels indicates the Board packets include an article about Tenant Accounts Receivables and the issue that the COVID pandemic had created with the eviction moratorium, as discussed at prior meetings. Many Housing Authorities have tremendous Tenant Accounts Receivable and the article indicates that Richmond, VA Housing Authority is one of these Housing Authorities, they are owed about \$3M in Tenant Accounts Receivables. There is also an article which provides some information on HUD's conversion to a new software which is called HIP, this software is used to report all data to HUD. On July 1, 2024 HUD will be going offline for about two months to complete this data conversion. There is also an article regarding Housing Authorities using Artificial Intelligence for marketing their available housing and performing tenant screening, there is a concern that this could lead to a disparate impact that may lead to discrimination on unprotected classes. Another article highlights the implementation of HOTMA regulations, which govern how Housing Authorities process admissions and recertifications for applicants and participants and is to be implemented by January 1, 2025. Another article involves inspections moving from the old HQS protocol to the INSPIRE protocol. HUD wants the HCV program involving private landlords to start with the INSPIRE protocol, which could be an issue as many units that were once compliant with HQS may not be compliant with the new standards.
- D.E.D. Daniels indicates as of May 1, 2024 GHA has no vacancies within the three developments. As of the date of the meeting GHA has one vacancy at Williams Street. Village of Harmony Gardens has one vacancy as of May 1, 2024.
- D.E.D. Daniels reviews the agenda with the Board. Res# 2024-28 asks the Board to approve the monthly expenses, RES# 2024-29 through 2024-32 are various resolutions passed annually that deal with procurement or purchasing coop's that GHA is contracted with that allows GHA to bypass the public bidding process which is a costly process. RES# 2024-33 and 2024-34 are regarding updates to the Lease Agreement and the Tenant's Handbook. RES# 2024-35 asks the Board to authorize the execution of provider agreement between GHA and InspiraLife, which will offer our residents community-based healthcare, InspiraLife would come out to present the residents.
- Commissioner Shirley Anderson inquires about if there is any service available to the residents where the local ShopRite may deliver orders to GHA residents for no charge. D.E.D. Daniels indicates that GHA will look into it.

- Vice-Chairman Edward Hutchinson indicates that he is officially resigning from the Board and the Vice-Chairman position will be open. The Board members recognize Chairman Edward Hutchinson’s service to GHA.

NO FURTHER QUESTIONS FROM THE COMMISSIONERS.

Motion to accept the Reports:

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

 NEW BUSINESS- RESOLUTIONS:

<u>2024-28</u>	RESOLUTION APPROVING REGULAR MONTHLY EXPENSES
<u>2024-29</u>	RESOLUTION AUTHORIZING CONTRACTS WITH APPROVED STATE CONTRACT VENDORS FOR CONTRACTING UNITS PURSUANT TO N.J.S.A. 40a:11-12a
<u>2024-30</u>	RESOLUTION AUTHORIZING GHA TO EXTEND PARTICIPATION AS MEMBER IN CAMDEN COUNTY EDUCATIONAL SERVICE COMMISSION COOPERATIVE PRICING SYSTEM
<u>2024-31</u>	RESOLUTION AUTHORIZING GHA TO EXTEND PARTICIPATION AS A MEMBER IN EDUCATIONAL SERVICE COMMISSION OF MORRIS COUNTY COOPERATIVE PRICING SYSTEM
<u>2024-32</u>	RESOLUTION AUTHORIZING GHA TO EXTEND PARTICIPATION AS A MEMBER IN THE OMNIA PARTNERS GOVERNMENT PURCHASING ALLIANCE
<u>2024-33</u>	RESOLUTION APPROVING UPDATE TO LEASE AGREEMENT
<u>2024-34</u>	RESOLUTION APPROVING UPDATE TO TENANT’S HANDBOOK
<u>2024-35</u>	RESOLUTION AUTHORIZING EXECUTION OF PROVIDER AGREEMENT BETWEEN GHA AND INSPIRA HEALTH NETWORK LIFE, INC.
<u>2024-36</u>	RESOLUTION APPROVING EXECUTIVE SESSION – TABLED

Motion to approve the Agenda Items:

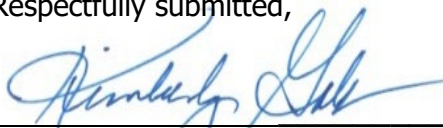
Motion: Commissioner Jacob Hines
Second: Vice-Chairman Edward Hutchinson
All in Favor

 ADJOURNMENT

Motion to Adjourn

Motion: Vice-Chairman Edward Hutchinson
Second: Commissioner Thuraisingham Mohanakanthan
All in Favor

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: May 21, 2024