



JAY LAPP • Chairman
ANDREW HALTER • Commissioner
SHIRLEY ANDERSON • Commissioner

JACOB HINES • Vice Chairman
THURAISSINGHAM MOHANAKANTHAN • Commissioner
KIMBERLY GOBER • Secretary/Executive Director

REGULAR MEETING MINUTES **JUNE 18, 2024**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro met in session on TUESDAY, JUNE 18, 2024 at 5:00 P.M. Vice-Chairman Edward Hutchinson 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
- ✓ Commissioner Shirley Anderson
- ✓ Commissioner Thuraissingham Mohanakanthan
- ✓ Commissioner Jacob Hines

Absent:

- ✓ Commissioner Andrew Halter

Also in attendance were:

- ✓ Kimberly Gober, Executive Director
- ✓ Jeffrey Daniels, Esq., Deputy Executive Director
- ✓ Nelly Rojas, Executive Assistant
- ✓ Mike Watson, Esq., Solicitor
- ✓ Anna Miller, Borough Council President
- ✓ Michael Jezierski, Accountant
- ✓ 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."

🔊ELECTION OF OFFICERS:

Solicitor Michael Watson, Esq. indicates the first order of business is the election of a Vice-Chairman. Commissioner Shirley Anderson nominates Commissioner Jacob Hines to serve as Vice-Chairman, no other nominations.

Motion: Commissioner Shirley Anderson

Second: Commissioner Thuraissingham Mohanakanthan

No other nominations.

All in favor

Commissioner Jacob Hines will serve as Vice-Chairman Chairman of the Housing Authority of the Borough of Glassboro FY2024.

PUBLIC PORTION:

Motion to Open the Public Portion

Motion: Vice-Chairman 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 Thuraisingham Mohanakanthan

Second: Vice-Chairman Jacob Hines

All in favor

MINUTES:

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

Motion: Commissioner Shirley Anderson

Second: Commissioner Thuraisingham Mohanakanthan

All in favor

FINANCIAL REPORT:

- Accountant Michael Jezierski reviewed the Financial Report shared with the June Packets. The Statement of Revenue and Expenses show GHA is operating at a positive, once depreciation is added back. Commissioner Shirley Anderson inquiries about GHA's collection of back rent due to COVID. E.D. Gober indicates that GHA is pursuing eviction for outstanding rents after exhausting all options to assist our residents. Accountant Micheal Jezierski indicates that GHA sends out monthly letters to any residents in arrears including a reminder of the outstanding balances.
- E.D. Gober indicates audits are near completion, the State recently released the GASB68 report, which reports all entities in the pension fund and their respective liabilities, the audits cannot be completed without this information, the audits are anticipated to be completed by the end of July 2024.

Motion to approve and accept Financial Report,

Motion: Commissioner Thuraisingham Mohanakanthan

Second: Commissioner Shirley Anderson

All in favor

DIRECTORS REPORT:

- E.D. Gober indicates that Commissioner Edward Hutchinson has officially submitted his resignation. Resolution 2024-38 asks the Board to recognize the Commissioner's dedicated service as a Board Commissioner to the Housing Authority of the Borough of Glassboro.
- E.D. Gober indicates RES# 2024-39 asks the Board to ratify emergency contracts for the repair to damaged wire leading to utility poles resulting in the need for emergency work repair. During a snowstorm in February 2024, building six at Summit Park had a power outage, maintenance responded and was not able to restore power, an electrician was then contacted as well as Atlantic City Electric, who found an underground electric line that faulted. This emergency did impact heat for the tenants. Total repair expenses relating to this emergency were \$14,471.76.
- E.D. Gober indicates that HUD is implementing a new inspection standard for the Housing Choice Voucher Program. Currently, the inspection protocol is Housing Quality Standards which will eventually change to N.S.P.I.R.E National Standard for Physical Inspection Real Estate. This inspection was to initially take effect on October 1, 2023, GHA accepted a deferral offered by

HUD which deferred implementation until October 1, 2024. Now, HUD has recently informed that they are delaying implementation until October 1, 2025.

- E.D. Gober indicates that HOTMA (Housing Opportunity through Modernization Act), will change the way Housing Authorities calculate income, the implementation of HOTMA has been delayed a few times, at this time HUD has HOTMA taking effect on January 1, 2025. Running parallel with the HOTMA implementation, HUD is converting from PIC to HIP reporting software. This software is what all Public Housing Authorities use to submit data to HUD. HUD recently informed Housing Authorities that both HOTMA and HIP have been delayed again.
- E.D. Gober indicates there is an article by VOX included in the Board Packet regarding a test program that would issue housing funds for unit rentals directly to the participants, instead of third-party landlords.

NO FURTHER QUESTIONS FROM THE COMMISSIONERS.

Motion to accept the Reports:

Motion: Vice-Chairman Jacob Hines

Second: Commissioner Thuraisingham Mohanakanthan

All in Favor

NEW BUSINESS- RESOLUTIONS:

<u>2024-37</u>	RESOLUTION APPROVING REGULAR MONTHLY EXPENSES Motion: Commissioner Shirley Anderson Second: Commissioner Thuraisingham Mohanakanthan All in Favor
<u>2024-38</u>	RESOLUTION RECOGNIZING EDWARD HUTCHINSON FOR DEDICATED SERVICE AS BOARD COMMISSIONER Motion: Vice-Chairman Jacob Hines Second: Commissioner Thuraisingham Mohanakanthan All in Favor
<u>2024-39</u>	RESOLUTION RATIFYING EMERGENCY CONTRACTS FOR THE REPAIR TO DAMAGED WIRE LEADING TO UTILITY POLES Motion: Commissioner Shirley Anderson Second: Commissioner Thuraisingham Mohanakanthan All in Favor
<u>2024-40</u>	RESOLUTION APPROVING EXECUTIVE SESSION – TABLED

ADJOURNMENT

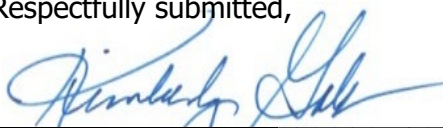
Motion to Adjourn

Motion: Commissioner Thuraisingham Mohanakanthan

Second: Vice-Chairman Jacob Hines

All in Favor

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: June 18, 2024