



HOUSING AUTHORITY  
of  
THE BOROUGH OF GLASSBORO

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

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

## **REGULAR MEETING MINUTES** **September 17, 2024**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro met in session on TUESDAY, September 17, 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 Jacob Hines
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Shirley Anderson

Absent:

- ✓ Commissioner Thuraingham Mohanakanthan

Also in attendance were:

- ✓ Kimberly Gober, Executive Director
- ✓ Jeffrey Daniels, Esq., Deputy Executive Director
- ✓ Nelly Rojas, Executive Assistant
- ✓ Maria Acevedo, Administrative Specialist
- ✓ Mark Asselta, Esq., Solicitor
- ✓ Anna Miller, Borough Council President
- ✓ Grace Turchi, Finance Director
- ✓ 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."

### **PUBLIC PORTION:**

#### **Motion to Open the Public Portion**

**Motion:** Commissioner Andrew Halter

**Second:** Commissioner Shirley Anderson

**All in favor**

Members of the public present.

- Carmela MaCafee presents the Board with the following comments/concerns:
  - Her toilet and sink are on the side of the wall she can't reach to be able to clean, due to having lost her left hand years ago. She is not able to reach it properly and wants them to be moved to the other side of the bathroom.
- E.D. Gober indicates that she can request a Reasonable Accommodation and Barbara Nicholes will assist her in that process.

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

**Motion:** Commissioner Shirley Anderson

**Second:** Vice Chairman Jacob Hines

**All in favor**

### **MINUTES:**

#### **Motion to Approve the Minutes from September 2024, as read,**

**Motion:** Commissioner Shirley Anderson

**Second:** Commissioner Andrew Halter

**All in favor**

### **FINANCIAL REPORT:**

- Michael Thilker from Bowman & Co, LLP indicates that he performed the Audit FY2023, and the Audit is clean and had no issues. He discusses overall assets for the Authority and a change in the liability as far as the Pension Plan for the employees.

#### **Motion to Approve and Accept Financial Report,**

**Motion:** Commissioner Shirley Anderson

**Second:** Commissioner Andrew Halter

**All in favor**

### **DIRECTORS REPORT:**

- E.D. Gober indicates GHA plans on applying for the Resident opportunities for Self-sufficiency (ROSS) Grant, which is due September 30, 2024. One of the major components of the application is a needs assessment by the residents.
- E.D. Gober discusses the timing of the NJNAHRO Fall Conference, which falls on the dates of the next Board Meeting, requesting for a date change and approved quorum from the Board.
- E.D. Gober informs that she attended the PHADA Meeting in Washington, DC last week. She was able to discuss the RAD rents, and the concerns and HUD will be addressing the issues soon.
- E.D. Gober highlights that Penrose received an award for Village at Harmony Garden. It was an Adaptive Reduce Transformation Award and will be presented at the Governor's Housing Conference.
- E.D. Gober indicates that there will be maintenance work for the Williams Street building happening for caulking and brick repointing through proposal.

- E.D. Gober indicates that there is a Resolution for consideration for approving a revised check signing policy.

## **NO FURTHER QUESTIONS FROM THE COMMISSIONERS.**

### **Motion to Accept the Reports:**

**Motion:** Commissioner Shirley Anderson

**Second:** Commissioner Andrew Halter

**All in Favor**

## **NEW BUSINESS- RESOLUTIONS:**

<b><u>2024-48</u></b>	<b>RESOLUTION RATIFYING REGULAR MONTHLY EXPENSES PAID FOR AUGUST 2024 AND AUTHORIZING PAYMENT OF MONTHLY EXPENSES FOR SEPTEMBER 2024</b> Motion: Commissioner Andrew Halter Second: Vice Chairman Jacob Hines
<b><u>2024-49</u></b>	<b>RESOLUTION ACCEPTING AND APPROVING AUDIT FY2023 AS PREPARED BY BOWMAN &amp; CO, LLP</b> Motion: Chairman Jay Lapp Second: Vice Chairman Jacob Hines <b>ROLL CALL VOTE – ALL AYES</b>
<b><u>2024-50</u></b>	<b>RESOLUTION ESTABLISHING UPDATED PAYMENT STANDARDS FY2024-2025</b> <b>Motion:</b> Commissioner Andrew Halter <b>second:</b> Commissioner Shirley Anderson
<b><u>2024-51</u></b>	<b>RESOLUTION APPROVING WATER PENETRATION REPAIR SERVICES FOR 28 WILLIAMS STREET</b> <b>Motion:</b> Commissioner Shirley Anderson <b>Second:</b> Commissioner Andrew Halter
<b><u>2024-52</u></b>	<b>RESOLUTION APPROVING REVISED CHECK SIGNING AUTHORIZATION POLICY</b> Motion: Commissioner Shirley Anderson Second: Commissioner Andrew Halter
<b><u>2024-</u></b>	<b>RESOLUTION APPROVING EXECUTIVE SESSION</b> <b>TABLED</b>

## **ADJOURNMENT**

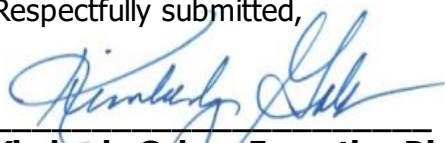
### **Motion to Adjourn**

**Motion:** Commissioner Shirley Anderson

**Second:** Commissioner Andrew Halter

**All in Favor**

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Kimberly Gober', written over a horizontal line.

**Kimberly Gober, Executive Director**

**DATED:** September 17 2024