



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

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

ANNUAL MEETING MINUTES **JANUARY 21, 2025**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro met in session at 181 Delsea Manor Drive, Glassboro, NJ 08028 on TUESDAY, JANUARY 21, 2025 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 Thuraisingham Mohanakanthan

Also in attendance were:

- ✓ Kimberly Gober, Executive Director
- ✓ Nelly Rojas, Executive Assistant
- ✓ Mark Asselta, Esq. Solicitor
- ✓ Grace Seeney, Finance Director
- ✓ Barbara Nicholson, GHA Site Manager

📁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 Mark Asselta, Esq. indicates first order of business is the Reorganization of the Board. This includes the selection of new officers for the Board of Commissioners.

Nominations for the Chairperson of the Board:

**Commissioner Jay Lapp was nominated by Commissioner Andrew Halter,
Motion by Commissioner Andrew Halter.
Second by Commissioner Shirley Anderson.**

No other nominations.

All Commissioners voted via roll call vote; Commissioner Jay Lapp continues as Chairman of the Housing Authority of the Borough of Glassboro FY2025.

Nomination for the Vice-Chairperson of the Board:

**Commissioner Jacob Hines was nominated by Commissioner Shirley Anderson,
Motion by Commissioner Shirley Anderson.
Second by Commissioner Andrew Halter.**

No other nominations.

All Commissioners voted via roll call vote; Commissioner Jacob Hines continues as Vice-Chairman of the Housing Authority of the Borough of Glassboro FY2025.

Solicitor Mark Asselta, Esq. advises that by law, GHA's Executive Director serves as the Secretary/Treasurer.

 PUBLIC PORTION:

Motion to Open the Public Portion

**Motion: Commissioner Andrew Halter
Second: Vice Chairman Jacob Hines
All in favor**

No members of the public present.

Motion to Close the Public Portion

**Motion: Commissioner Andrew Halter
Second: Vice Chairman Jacob Hines
All in favor**

 ANNUAL RESOLUTIONS:

<u>2025-01</u>	RESOLUTION DESIGNATING OFFICIAL NEWSPAPERS
<u>2025-02</u>	RESOLUTION DESIGNATING ANNUAL SCHEDULE OF MEETINGS
<u>2025-03</u>	RESOLUTION DESIGNATING OFFICIAL DEPOSITORY BANK FULTON BANK
<u>2025-04</u>	RESOLUTION TO AUTHORIZE ELECTRONIC FUNDS TRANSFERS (EFT)
<u>2025-05</u>	RESOLUTION AUTHORIZING CONTRACTS WITH STATE CONTRACT VENDORS
<u>2025-06</u>	RESOLUTION AUTHORIZING CONTRACTS WITH NATIONAL CONTRACT VENDORS
<u>2025-07</u>	RESOLUTION AUTHORIZING ANNUAL REVIEW OF POLICY GOVERNING FILING NOTICES OF TORT CLAIMS
<u>2025-08</u>	RESOLUTION AUTHORIZING ANNUAL REVIEW OF POLICY GOVERNING INDEMNIFICATION OF COMMISSIONERS AND EMPLOYEES CONSISTENT WITH NJSA 59:10-4
<u>2025-09</u>	RESOLUTION AUTHORIZING ANNUAL REVIEW OF POLICY GOVERNING REIMBURSEMENT OF AUTHORITY COMMISSIONER/EMPLOYEES FOR COST OF DEFENDING AGAINST CRIMINAL CHARGES

Motion to Consent for the Annual Agenda,

**Motion: Vice-Chairman Jacob Hines
Second: Commissioner Shirley Anderson
All in favor**

MINUTES:

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

Motion: Commissioner Andrew Halter

Second: Commissioner Shirley Anderson

All in favor

FINANCIAL REPORT:

- Finance Director Grace Turchi reports on November 2024's Financial Statement indicating that as of November 2024, GHA was operating at a profit. Accounts Receivables include developer's fee, Tenant Account Receivables due from GHA Tenants is about \$47K and HOME Support grant funds are received quarterly in the amount of about \$21K.

Motion to accept the Reports:

Motion: Commissioner Shirley Anderson

Second: Vice Chairman Jacob Hines

All in Favor

DIRECTORS REPORT:

- E.D. Gober indicates InspiraLife will soon be onsite to present to GHA's residents, presentation dates will be indicated to the Board.
- E.D. Gober indicates GHA's Audit Entrance Conference is scheduled for January 23, 2025.
- E.D. Gober indicates that HUD's notice regarding a one-time rent correction for units such as the 104 GHA RAD units is awaiting clearance and has not yet been released. Meanwhile, HUD presented a webinar indicating that a waiver would need to be requested from HUD and that additional guidance is to be forthcoming from HUD regarding what is to be included with the waiver. E.D. Gober discusses GHA's RAD unit rent structure deficiencies and rent increase potential.
- E.D. Gober indicates Scott Turner is being considered for the Secretary of Housing, a confirmation hearing was held on January 16, 2025.
- E.D. Gober indicates the four main organizations PHADA, NAHRO, CLAPHA and the MTW Collaboration are trying to work with the incoming administration to work on a local flexibility option to tailor housing programs to meet a specific area's needs. In the 1990's, thirty-nine Housing Authorities were granted congressional freedom to develop the programs for their areas and they are thriving. The main housing groups are petitioning to have those same flexibilities expanded, including fungibility of Housing Authority funds to serve and fulfill their missions in a more efficient manner and possibly grow.
- E.D. Gober indicates that GHA is operating on a continuing resolution to expire on March 14, 2025.
- E.D. Gober provides a brief summary of the resolutions on the Agenda.

No further questions from the Commissioners.

Motion to accept the Reports:

Motion: Vice Chairman Jacob Hines

Second: Commissioner Shirley Anderson

All in Favor

NEW BUSINESS- RESOLUTIONS:

2025-10	RESOLUTION APPROVING REGULAR MONTHLY EXPENSES Motion: Commissioner Shirley Anderson Second: Vice Chairman Jacob Hines
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	All in favor
<u>2025-11</u>	RESOLUTION AUTHORIZING THE PAYMENT FOR THE NJPHA JOINT INSURANCE FUND (JIF) FY 2025 Motion: Vice Chairman Jacob Hines Second: Commissioner Shirley Anderson All in favor
<u>2025-12</u>	RESOLUTION AUTHORIZING THE HAGC TO COMPILE AND PREPARE INFORMATION IN ACCORDANCE WITH SECTION 8 MANAGEMENT ASSESMENT PROGRAM (SEMAP) FYE 2024 Motion: Commissioner Andrew Halter Second: Commissioner Shirley Anderson All in favor
<u>2025-13</u>	RESOLUTION AUTHORIZING REJECTION OF BIDS FOR ROOF REPLACEMENT AT SUMMIT PARK Motion: Commissioner Shirley Anderson Second: Vice Chairman Jacob Hines All in favor
<u>2025-14</u>	RESOLUTION APPROVING EXECUTIVE SESSION - TABLED

ADJOURNMENT

Motion to Adjourn

Motion: Commissioner Shirley Anderson

Second: Vice Chairman Jacob Hines

All in Favor

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: January 21, 2025