



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

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

REGULAR MEETING MINUTES **FEBRUARY 18, 2025**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro met in session at 28 Williams Street, Glassboro, NJ 08028 on TUESDAY, February 18, 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 Thuraisingham Mohanakanthan

Absent:

- ✓ Commissioner Shirley Anderson

Also in attendance were:

- ✓ Kimberly Gober, Executive Director
- ✓ Jeffrey Daniels, Deputy Executive Director
- ✓ Nelly Rojas, Executive Assistant
- ✓ Mark Asselta, Esq. Solicitor (virtually)
- ✓ Grace Seeney, Finance Director
- ✓ Barbara Nicholson, GHA Site Manager
- ✓ Anna Miller, Borough Council President

📁 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: 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

MINUTES:

Motion to approve the Minutes from JANUARY 2025, as read,

Motion: Vice Chairman Jacob Hines

Second: Commissioner Andrew Halter

All in favor

FINANCIAL REPORT:

NO FINANCIAL REPORTS DUE TO END OF YEAR CLOSINGS.

Year-end financials were submitted ahead of the deadline to HUD's portal, REAC. Information required by the Auditors was provided, and they can commence substantive testing to complete the audit FY2024.

DIRECTORS REPORT:

- E.D. Gober indicates that early afternoon on 2/16/25, HAGC/GHA's Property Manager issued a notice to all maintenance personnel regarding possible maintenance issues due to high winds. At approximately 6:30PM GHA received a notification from the Gloucester County Office of Emergency Management (OEM) that Delsea Manor was without power. GHA monitored the situation, and staff surveyed the residents. A mandatory evacuation order was issued by OEM for all 40 units, some residents chose to go with friends/family and GHA coordinated stays at the Residence Inn located in Deptford NJ. Twenty-six residents were checked into the Residence Inn, however, since GHA is a public body and is not allowed to maintain a credit card account, E.D. Gober utilized her personal card to make the reservations and cover the expenses. A motion was made by Vice Chairman Jacob Hines and seconded by Commissioner Thuraisingham Mohanakanthan to approve a reimbursement of total expenses incurred by E.D. Gober while responding to the emergency.
- Electric was restored on 2/17/25 and with coordination with OEM the residents were able to return to their units. Commissioner Andrew Halter comments on the cooperation between OEM, the Red Cross, Glassboro's Police and Fire departments and HAGC/GHA personnel in taking care of the emergency.
- E.D. Gober indicates while Wolfschmidt was onsite at Williams and Grillo for boiler maintenance, two cracks were found and emergency repairs were needed, RES 2025-16 asks the board to ratify the emergency repairs.
- E.D. Gober indicates the Federal Continuing Resolution expires on March 14, 2025.
- E.D. Gober indicates the Office of Management and Budget funding freeze did not affect GHA operations; the funding freeze was later withdrawn.
- HUD Secretary Scott Turner has been appointed.
- E.D. Gober indicates the NJNAHRO is having a conference April 27-30th, if any Commissioners are interested in attending, contact Executive Assistant Nelly Rojas.
- E.D. Gober discusses GHA non-payments of rent, repayment agreements and evictions.

No further questions from the Commissioners.

Motion to accept the Reports:

Motion: Commissioner Thuraisingham Mohanakanthan

Second: Vice Chairman Jacob Hines

All in Favor

NEW BUSINESS- RESOLUTIONS:

<u>2025-15</u>	CONSIDER RESOLUTION APPROVING PAYMENT OF MONTHLY EXPENSES Motion: Commissioner Andrew Halter Second: Commissioner Thuraisingham Mohanakanthan All in Favor
<u>2025-16</u>	CONSIDER RESOLUTION RATIFYING CONTRACT FOR MAINTENANCE OF TEN (10) BOILERS – WOLFSDMIDT Motion: Vice-Chairman Jacob Hines Second: Commissioner Thuraisingham Mohanakanthan All in Favor
<u>2025-17</u>	CONSIDER RESOLUTION RATIFYING EMERGENCY CONTRACTS FOR THE REPLACEMENT OF BOILERS AND REESTABLISHMENT OF HEAT SERVICES PURSUANT TO N.J.S.A. 40A:11-6 Motion: Vice-Chairman Jacob Hines Second: Commissioner Thuraisingham Mohanakanthan All in Favor
<u>2025-18</u>	RESOLUTION APPROVING EXECUTIVE SESSION - TABLED

ADJOURNMENT

Motion to Adjourn

Motion: Commissioner Andrew Halter

Second: Commissioner Thuraisingham Mohanakanthan

All in Favor

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: February 18, 2025