



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

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

REGULAR MEETING MINUTES **MARCH 18, 2025**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro met in session at 2181 Delsea Manor Drive, Glassboro, NJ 08028 on TUESDAY, MARCH 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 Shirley Anderson

Absent:

- ✓ Commissioner Thuraisingham Mohanakanthan

Also in attendance were:

- ✓ Kimberly Gober, Executive Director
- ✓ Jeffrey Daniels, Deputy 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."

🏠 PUBLIC PORTION:

Motion to Open the Public Portion

Motion: Vice Chairman Jacob Hines

Second: Commissioner Andrew Halter

All in favor

Members of the public present.

- Lloyd Sipio presents the Board with the following comments:

- Comments he appreciates and would like to recognize the efforts of the Gloucester County Office of Emergency Management, Glassboro Police and Fire Department, Red Cross and the Residence Inn Hotel and GHA/HAGC employees for their efforts during the recent power outage.
 - E.D. Gober and the Board advise that there are several resolutions of recognition on the Agenda.

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 FEBRUARY 2025, as read,

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

📌 FINANCIAL REPORT:

- Finance Director, Grace Turchi indicates FY2024 unaudited year-end financials were submitted ahead of the deadline to HUD’s portal, REAC, and have been accepted. Prior to any adjustments from the auditors and the GASB68 pension, GHA shows a net income of about \$11K for 2024, including about \$104K in depreciation. Finance Director Grace Turchi indicates the Board packets include January and February Financials which show GHA operating at a loss due to outstanding receivables consisting of Housing Assistance Payments, Administrative Fees, Developers Fees and Tenant Rents. Currently, Delsea Manor and Grillo Street are operating at a profit, Williams Street is operating at a loss of \$11K, adding in depreciation the loss is about \$6K.

Motion to approve the Financials:

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

📁 DIRECTORS REPORT:

- E.D. Gober indicates the House passed a continuing resolution and the Senate approved the continuing resolution through September 30, 2025, budget is primarily the same except minor increases for HUD budgets. GHA has issued letters to our federal elected officials advocating our need for a budget.
- E.D. Gober briefly reviews the resolutions on the agenda which includes a resolution to approve the emergency contract for hotel accommodations resulting from the February 16, 2025 loss of electricity at Delsea Manor Apartments due to the high wind weather event as well as resolutions recognizing all who provided assistance to GHA’s residents during this event. The high wind weather event cost GHA approximately \$12K.
- E.D. Gober informs the Board that the NJ PHAJIF has an annual seminar that can be performed virtually, GHA can receive up to a \$500 credit towards insurance premium if the course is completed by the Executive Director and Board Commissioners.
- E.D. Gober indicates Mayor Wallace informed GHA of a local church interested in providing community service, GHA suggestions are trash pickup on the grounds and assistance with the Garden Club at Delsea Manor. Counsel has been informed and discussed with the Board preparing a waiver for anyone participating, the Board approves GHA participation.

- E.D. Gober indicates GHA has been informed by the municipality that a new Commissioner will be appointed, David Witts, the Commissioner's attendance is anticipated at the April 2025 Board meeting.
- E.D. Gober indicates Rowan College of South Jersey, the RCSJ Academy for Neurodiversity and the Schools for Neurodiversity Gloucester County Special Services School District have an upcoming information session regarding parenting a child with special needs to be held on March 24, 2024 starting at 5:45 p.m. E.D. Gober will be participating.
- Commissioner Andrew Halter expresses thanks to the residents for being supportive and accepting of the decisions made during the February 16, 2025 loss of electricity at Delsea Manor Apartments.

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:

<u>2025-19</u>	CONSIDER RESOLUTION APPROVING PAYMENT OF MONTHLY EXPENSES Motion: Commissioner Andrew Halter Second: Vice-Chairman Jacob Hines All in Favor
<u>2025-20</u>	CONSIDER RESOLUTION RATIFYING EMERGENCY CONTRACT FOR HOTEL ACCOMMODATIONS PURSUANT TO N.J.S.A. 40A:11-6 – DELSEA MANOR Motion: Vice-Chairman Jacob Hines Second: Commissioner Shirley Anderson All in Favor
<u>2025-21</u>	CONSIDER RESOLUTION APPROVING CONTRACT FOR FINANCIAL CONSULTING SERVICES Motion: Commissioner Andrew Halter Second: Commissioner Shirley Anderson All in Favor
<u>2025-22</u>	CONSIDER RESOLUTION OF RECONGNITION AND APPRECIATION – GC OEM, GLASSBORO POLICE AND FIRE DEPARTMENT AND RED CROSS Motion: Vice-Chairman Jacob Hines Second: Commissioner Shirley Anderson All in Favor
<u>2025-23</u>	CONSIDER RESOLUTION OF RECONGNITION AND APPRECIATION FOR HAGC EMPLOYEES Motion: Commissioner Shirley Anderson Second: Vice-Chairman Jacob Hines All in Favor
<u>2025-24</u>	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION - TABLED

 ADJOURNMENT

Motion to Adjourn

Motion: Commissioner Shirley Anderson
Second: Vice Chairman Jacob Hines
All in Favor

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Kimberly Gober", written in a cursive style.

Kimberly Gober, Executive Director

DATED: March 18, 2025