



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

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

## **REGULAR MEETING MINUTES** **APRIL 15, 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, APRIL 15, 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
- ✓ Commissioner Shirley Anderson

Absent:

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
- ✓ John Rasmus, Property & Modernization 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: Commissioner Thuraisingham Mohanakanthan**

**Second: Vice Chairman Jacob Hines**

**All in favor**

No members of the public were present.

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

**Motion: Commissioner Shirley Anderson**  
**Second: Commissioner Thuraisingham Mohanakanthan**  
**All in favor**

### **MINUTES:**

**Motion to approve the Minutes from MARCH 2025, as read,**  
**Motion: Commissioner Thuraisingham Mohanakanthan**  
**Second: Commissioner Shirley Anderson**  
**All in favor**

### **FINANCIAL REPORT:**

- Finance Director, Grace Turchi indicates all funds for March 2025 indicate GHA is operating at negative \$133 when depreciation is added. GHA is still owed a developer's fee and 2024 Housing Assistance Payment/Administrative monies from HUD, these monies are anticipated to be received by midsummer. All buildings but Williams Street are operating at a profit. E.D. Gober indicates GHA currently has four cases filed for eviction for non-payment of rent, GHA offers a repayment option prior to eviction. E.D. Gober further indicates that overall, rent collections for March 2025 are at 48.39% and overall rent collections for 2024 were 73%. E.D. Gober indicates unaudited Year End financials have been accepted by HUD. The eviction process and new rules put in place by HUD regarding eviction is discussed.

**Motion to approve the Financials:**

**Motion: Commissioner Shirley Anderson**  
**Second: Commissioner Thuraisingham Mohanakanthan**  
**All in favor**

### **DIRECTORS REPORT:**

- E.D. Gober indicates on April 9, 2025 Inspira LIFE was onsite to make presentations to GHA residents.
- E.D. Gober summarizes the agenda, RES 2025-27 authorizes the adoption of a Public Access to Office Policy, the policy provides guidelines for the public, residents, and voucher program holders coming to GHA properties. The policy established the hours of 8am-4pm with closure from 12pm-1pm for lunch. RES 2025-26 authorizes changes to the waitlist preferences, an amendment to GHA's Section 8 Administrative Plan, the preference also applies to tenant based vouchers and RAD vouchers, a four-tier preference for veterans has been created to comply with NJ state law, the preference tiers are as follows: homeless and disabled veterans, homeless veterans, disabled veterans and then all other veterans and surviving spouses.
- E.D. Gober indicates from April 28-30, 2025, NJNAHRO is holding their annual conference, commissioner training is offered at the conference for all interested.
- E.D. Gober informs that the Emergency Plan was updated by HAGC including the GHA properties, the plan was also reviewed by GC OEM.
- E.D. Gober indicates financial disclosures are due by April 30, 2025.
- E.D. Gober indicates the Board packets contain an article on a new development of 92 residential units in Glassboro, NJ. Commissioner Andrew Halter discusses the new development along Academy Street.
- E.D. Gober indicates South Jersey Gas is making upgrades in the area of GHA properties, GHA circulated the notification to all residents.
- E.D. Gober indicates in 2024 GHA applied for a Resident Opportunity for Self Sufficiency (ROSS) Grant, GHA had this grant prior to converting to RAD and through RAD, GHA was no longer eligible. Recent changes were made where GHA could apply and did so, there was not sufficient funding, and GHA did not receive the ROSS grant on that basis.

- E.D. Gober advises the Board with sadness that her mentor and predecessor, Samuel Hudman, who some Board members have worked with had passed away on March 22<sup>nd</sup>.

**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:**

<b><u>2025-25</u></b>	CONSIDER RESOLUTION APPROVING PAYMENT OF MONTHLY EXPENSES Motion: Commissioner Shirley Anderson Second: Commissioner Thuraisingham Mohanakanthan All in Favor
<b><u>2025-26</u></b>	CONSIDER RESOLUTION AUTHORIZING CHANGES TO WAITLIST PREFERENCE - VETERANS Motion: Vice-Chairman Jacob Hines Second: Commissioner Andrew Halter All in Favor
<b><u>2025-27</u></b>	CONSIDER RESOLUTION AUTHORIZING ADOPTION OF PUBLIC ACCESS TO OFFICE POLICY Motion: Commissioner Shirley Anderson Second: Commissioner Thuraisingham Mohanakanthan All in Favor
<b><u>2025-28</u></b>	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION - <b>TABLED</b>

### **ADJOURNMENT**

**Motion to Adjourn**

**Motion: Commissioner Shirley Anderson**

**Second: Commissioner Thuraisingham Mohanakanthan**

**All in Favor**

Respectfully submitted,



**Kimberly Gober, Executive Director**

**DATED: April 15, 2025**