



JAY LAPP □ Chairman
ANDREW HALTER □ Commissioner
SHIRLEY ANDERSON □ Commissioner
KIMBERLY GOBER □ Secretary/Executive Director

JACOB HINES □ Vice Chairman
THURASINGHAM MOHANAKANTHAN □ Commissioner
DAVID WITTS □ Commissioner

REGULAR MEETING MINUTES **MAY 20, 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, MAY 20, 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
- ✓ Commissioner David Wits

Absent:

Also in attendance were:

- ✓ Kimberly Gober, Executive Director
- ✓ Jeffrey Daniels, Deputy Executive Director
- ✓ Nelly Rojas, Executive Assistant
- ✓ Mark Asselta, Esq. Solicitor
- ✓ Michael Jezierski, Accountant
- ✓ 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: Vice Chairman Jacob Hines

Second: Commissioner Andrew Halter

All in favor

Members of the public were present. The following comments/concerns were presented to the Board:

- Pat Grandy of 176DM – comments on the gutters near her apartment needing to be cleaned.
 - E.D. Gober indicates for this type of matter to call into the work order line.

Motion to Close the Public Portion

Motion: Commissioner Thuraisingham Mohanakanthan

Second: Commissioner Shirley Anderson

All in favor

MINUTES:

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

Motion: Commissioner Shirley Anderson

Second: Commissioner Thuraisingham Mohanakanthan

Abstain: Commissioner David Witts

All in favor

FINANCIAL REPORT:

Accountant, Michael Jezierski provides a brief financial report indicating that total assets and total liabilities have decreased, GHA has paid administrative fees from October 2024 through March 2025. Receivables have increased, as of April 30th the receivables total \$35K as follows: \$1K DM, \$14K Williams, \$20K Grillo. Overall, GHA is profitable. Salary, wages, and fringe benefits have increased with the hire of a new employee for home support. GHA's audit is currently underway. E.D. Gober indicates that the state has not released the report for the unfunded pension liabilities, which will be an adjusting entry from the year end entries. E.D. Gober indicates the overall rent collections for April is 53.27% and the agenda contains Resolution 2025-30, asking the Board to consider the write-off of uncollectible rents. GHA will pursue eviction for nonpayment of rent as a last recourse.

Motion to approve the Financials:

Motion: Commissioner Shirley Anderson

Second: Vice Chairman Jacob Hines

All in favor

DIRECTORS REPORT:

- E.D. Gober indicates HUD has issued funding notices for the Housing Choice Voucher (HCV) Program, the HCV Program was awarded a 4% inflation factor, news articles are included in the Board Packets.
- E.D. Gober indicates the State passed new requirements regarding affordable housing, an article in the Board Packets discusses a group of towns in NJ that are filing a lawsuit in federal court against the State as to how the State is calculating the municipalities affordable housing obligations. Glassboro is a zero and has met this obligation.
- E.D. Gober indicates a meeting is scheduled with the Borough of Glassboro regarding future development, the managing of GHA properties and how to improve, and the parcel of land on Higgins.
- E.D. Gober summarizes the remainder of the agenda, RES 2025-29 involves monthly expenses, RES 2025-31, 2025-32, 2025-33, and 2025-34 ask the Board to consider extending participation with purchasing cooperatives. E.D. Gober indicates even if GHA is not required to bid for services, we make sure the purchase is competitive. RES 2025-35 recommends power washing for Delsea Manor, Williams Street and Grillo Street properties.
- E.D. Gober advises the Board that roof replacement is needed at Summit Park and is estimated to cost about \$20K.

- E.D. Gober thanks the Commissioners who attended the NJNAHRO Conference.
- There is a discussion on the proposed federal budget and rental increases.
- E.D. Gober reminds all that Delsea Manor is a polling location for the June 10, 2025 Primary Election.
- E.D. Gober indicates that Inspira LIFE was onsite at GHA on May 15, 2025 to present to GHA residents.
- GHA Site Manager, Barbara Nicholson discusses the Garden Club.

No further questions from the Commissioners.

Motion to accept the Reports:

Motion: Vice Chairman Jacob Hines

Second: Commissioner Andrew Halter

All in Favor

 NEW BUSINESS- RESOLUTIONS:

<u>2025-29</u>	CONSIDER RESOLUTION APPROVING PAYMENT OF MONTHLY EXPENSES Motion: Commissioner Shirley Anderson Second: Commissioner Thuraisingham Mohanakanthan All in Favor
<u>2025-30</u>	CONSIDER RESOLUTION AUTHORIZING THE WRITE OFF OF UNCOLLECTIBLE RENTS Motion: Commissioner Thuraisingham Mohanakanthan Second: Commissioner Shirley Anderson All in Favor
<u>2025-31</u>	CONSIDER RESOLUTION AUTHORIZING CONTRACTS WITH APPROVED STATE CONTRACT VENDORS FOR CONTRACTING UNITS PURSUANT TO N.J.S.A. 40a:11-12a Motion: Commissioner Andrew Halter Second: Commissioner Shirley Anderson All in Favor
<u>2025-32</u>	CONSIDER RESOLUTION AUTHORIZING GHA TO EXTEND PARTICIPATION AS MEMBER IN CAMDEN COUNTY EDUCATIONAL SERVICE COMMISSION COOPERATIVE PRICING SYSTEM Motion: Commissioner Andrew Halter Second: Commissioner Shirley Anderson All in Favor
<u>2025-33</u>	CONSIDER RESOLUTION AUTHORIZING GHA TO EXTEND PARTICIPATION AS A MEMBER IN EDUCATIONAL SERVICE COMMISSION OF MORRIS COUNTY COOPERATIVE PRICING SYSTEM Motion: Commissioner Andrew Halter Second: Commissioner Shirley Anderson All in Favor
<u>2025-34</u>	CONSIDER RESOLUTION AUTHORIZING GHA TO EXTEND PARTICIPATION AS A MEMBER IN THE OMNIA PARTNERS GOVERNMENT PURCHASING ALLIANCE Motion: Commissioner Andrew Halter Second: Commissioner Shirley Anderson All in Favor
<u>2025-35</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR POWER WASHING SERVICES Motion: Vice Chairman Jacob Hines Second: Commissioner Thuraisingham Mohanakanthan

	All in Favor
2025-36	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION - TABLED

PUBLIC PORTION:

Motion to Open the Public Portion

Motion: Commissioner Andrew Halter

Second: Chairman Jay Lapp

All in favor

Members of the public were present. The following comments/concerns were presented to the Board:

- Kevin Sipio of 161 Delsea Manor and Annette Schunk of 163 Delsea Manor – comment on noise complaints of night racing near the Delsea Manor property on Delsea Drive.
 - E.D. Gober indicates GHA will contact the Borough of Glassboro. Chairman Jay Lapp indicates these matters can be reported to the non-emergency police line. Commissioner Halter indicates members of council will also speak with the police chief for possible added patrols in the area.
- Annette Schunk of 163 Delsea Manor - comments that the gutter is falling off the building near her apartment.
 - E.D. Gober indicates for this type of matter to call into the work order line.

Motion to Close the Public Portion

Motion: Commissioner Andrew Halter

Second: Commissioner Shirley Anderson

All in favor

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