



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

JACOB HINES ☐ Vice Chairman  
THURAISSINGHAM MOHANAKANTHAN ☐ Commissioner  
DAVID WITTS ☐ Commissioner

## **REGULAR MEETING MINUTES**

### **JUNE 17, 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, JUNE 17, 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 Thuraissingham Mohanakanthan
- ✓ Commissioner David Wits

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
- ✓ Alexis Malandro, Esq., Brown & Connery LLP
- ✓ Grace Turchi, 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: Commissioner Andrew Halter**

**Second: Commissioner Thuraissingham Mohanakanthan**

**All in favor**

No members of the public present.

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

**Motion: Vice Chairman Jacob Hines**

**Second: Commissioner Andrew Halter**

**All in favor**

### **MINUTES:**

**Motion to approve the Minutes from MAY 2025, as read,**

**Motion: Commissioner David Witts**

**Second: Vice Chairman Jacob Hines**

**All in favor**

### **FINANCIAL REPORT:**

- Grace Turchi, Finance Director indicates 2024 audits are underway. GHA is operating at \$24K net income after depreciation is added. E.D. Gober indicates that the state still has to issue the unfunded pension liability report, which affects GHA's audit numbers, as GHA must participate in the Public Employees Retirement System. Audits are anticipated to be completed in August.

### **Motion to approve the Financials:**

**Motion: Commissioner Thuraisingham Mohanakanthan**

**Second: Commissioner Andrew Halter**

**All in favor**

### **DIRECTORS REPORT:**

- E.D. Gober indicates the two-story Williams Street building had an issue with hot water on 6/14/25, internal maintenance staff responded and fixed the issue, however, on 6/15/25 the building experienced the same issue. Internal maintenance staff were unable to fix the issue a second time and Wolfschmidt was contacted. It was found that the control board needs replacement. The part needed was ordered and received on 6/17/25 and will be replaced on the same date.
- E.D. Gober indicates the House issued a proposed budget, industry groups are collectively expressing that the budget is not sufficient to continue operations and have put forth a joint letter to congress to outline a reasonable budget.
- E.D. Gober indicates a funding notification was received on 5/15/25, about five and half months into the fiscal year, indicating GHA's Housing Choice Voucher Program is now in shortfall. This means the Housing Authority's funding allocation for the year and the housing authority's HUD held reserves are not sufficient to pay the Housing Assistance Payments (HAP) for the units currently under lease through the end of the year. GHA will be scheduling a shortfall call with HUD and will be applying for monies to cover the funding gap. In the meantime, GHA may not issue new vouchers in order to use available funds on current leases and avoid terminating families from the program.
- E.D. Gober, D.E.D. Daniels, Commissioner Andrew Halter and a Professional Consultant from The Brooke Group met with Borough Administration to discuss possible redevelopment options available to GHA.
- E.D. Gober reviews the resolutions on the agenda and indicates that RES# 2025-39 on the agenda asks the Board to approve a contract for roof replacement at 26 Williams Street. There is active water infiltration, GHA has explored all options to repair, but the roof is in poor condition and needs replacement.

**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>2025-37</u></b>	<b>CONSIDER RESOLUTION APPROVING PAYMENT OF MONTHLY EXPENSES</b> Motion: Commissioner Andrew Halter Second: Commissioner David Witts All in Favor
<b><u>2025-38</u></b>	<b>CONSIDER RESOLUTION APPROVING 2<sup>ND</sup> EXTENSION OF CONTRACT FOR COIN OPERATED LAUNDRY EQUIPMENT</b> Motion: Commissioner Andrew Halter Second: Commissioner David Witts All in Favor
<b><u>2025-39</u></b>	<b>CONSIDER RESOLUTION APPROVING CONTRACT FOR ROOF REPLACEMENT 26 WILLIAMS STREET</b> Motion: Commissioner Andrew Halter Second: Commissioner David Witts All in Favor
<b><u>2025-40</u></b>	<b>CONSIDER RESOLUTION AUTHORIZING ENTERING INTO A COOPERATIVE PRICING AGREEMENT – EDUCATION SERVICES COMMISSION OF NEW JERSEY</b> Motion: Commissioner Andrew Halter Second: Commissioner David Witts All in Favor
<b><u>2025-41</u></b>	<b>CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION - <b>TABLED</b></b>

## **PUBLIC PORTION:**

### **Motion to Open the Public Portion**

**Motion: Commissioner Andrew Halter**

**Second: Commissioner Thuraisingham Mohanakanthan**

**All in favor**

No comments/concerns from members of the public present.

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

**Motion: Vice Chairman Jacob Hines**

**Second: Commissioner Andrew Halter**

**All in favor**

## **ADJOURNMENT**

### **Motion to Adjourn**

**Motion: Vice Chairman Jacob Hines**

**Second: Commissioner Thuraisingham Mohanakanthan**

**All in Favor**

Respectfully submitted,



**Kimberly Gober, Executive Director**

**DATED: JUNE 17, 2025**