



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 **NOVEMBER 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, NOVEMBER 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
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Thuraisingham Mohanakanthan
- ✓ Commissioner Shirley Anderson

Absent:

- ✓ Vice Chairman Jacob Hines
- ✓ Commissioner David Witts

Also in attendance were:

- ✓ Jeffrey Daniels, Esq., Deputy Executive Director
- ✓ Dana Trasferini, Administrative Specialist
- ✓ Mark Asselta, Esq. Solicitor
- ✓ 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 Shirley Anderson

Second: Commissioner Thuraisingham Mohanakanthan

All in favor

No members of the public present.

Motion to Close the Public Portion

Motion: Commissioner Andrew Halter

Second: Commissioner Shirley Anderson
All in favor

MINUTES:

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

FINANCIAL REPORT:

- Grace Turchi, Finance Director, discusses the October Financials with the Board, GHA is operating at a positive of about \$64K overall. Williams Street is operating at a loss of about \$3K. Finance Director, Grace Turchi also discusses shortfall, HUD has obligated about \$201K for December, in addition GHA has requested an additional \$159K to cover December Housing Assistance Payments.

Motion to Approve Financial Report,
Motion: Commissioner Thuraisingham Mohanakanthan
Second: Commissioner Shirley Anderson
All in Favor

DIRECTORS REPORT:

- D.E.D. Daniels indicates we are operating under a continuing resolution through the end of January 2026.
- D.E.D Daniels discusses the Agenda with the Board, RES# 2025-26 regarding the balcony repairs on the Williams Street building, the emergency contract with The DaVinci Group and in-house costs for making the temporary supports. The DaVinci Group has investigated the extent of the issue and designed support structure plans that GHA is currently performing an independent cost estimate on, once the independent cost estimate is received GHA will then obtain quotes for the work. The DaVinci Group indicates all is safe for residents. RES# 2025-63 requests the Boards approval for an emergency contract for water damage repairs to two units, RES# 2025-60 authorizes the payment of monthly expenses and RES# 2025-61 voids outstanding checks issued prior to 5/18/2025 and not paid as of this date.
- D.E.D. Daniels discusses GHA's Housing Choice Voucher Program shortfall status. GHA anticipates receiving shortfall funding for December 2025 in the amount of \$159K. If the shortfall funding is not received, GHA would have to terminate 144 households. No families have been terminated for lack of federal funding thus far. D.E.D. Daniels indicates that in the event that GHA does not receive the shortfall funding applied for that a plan is needed to outline how GHA will handle terminations and reinstatements regarding shortfall. D.E.D. Daniels indicates that the Housing Authority of Gloucester County (HAGC), the managing agent of GHA, has adopted a policy regarding insufficient funding and further indicates that during HAGC's Resident Advisory Board (RAB) meetings for FY2025 terminations and reinstatements regarding shortfall funding was discussed. Ultimately, the RAB believed it would best suit participants that if HAGC must terminate Housing Assistance Payment (HAP) contracts due to insufficient funding, that participants who have been on the Program the longest by Program admission date will be the first HAP contracts terminated, excluding near-elderly, elderly, and disabled families. Upon funding availability reinstatement of terminated HAP contracts will start with the participants who have been on the Program the shortest by Program admission date followed by the Housing Authority (HA) absorbing all HAP contracts currently administered by the HA and then the HA shall issue vouchers to new admissions. The HA shall also maintain a waitlist of Program participants whose vouchers were terminated for reinstatement. In the case of GHA that has only 144 Tenant Based Vouchers, a statement should also be included to rank the excluded groups regarding which group may need to be terminated first.

Motion to Implement a Policy regarding Terminations and Reinstatements Due to Insufficient Funding:

Motion: Commissioner Thuraisingham Mohanakanthan

Second: Commissioner Shirley Anderson

Abstain: Chairman Jay Lapp

All in Favor

ROLL CALL VOTE

NO QUESTIONS OR COMMENTS FROM COMMISSIONERS.

Motion to accept the Reports:

Motion: Commissioner Thuraisingham Mohanakanthan

Second: Commissioner Shirley Anderson

All in Favor

NEW BUSINESS- RESOLUTIONS:

<u>2025-60</u>	CONSIDER RESOLUTION AUTHORIZING PAYMENT OF MONTHLY EXPENSES Motion: Commissioner Shirley Anderson Second: Commissioner Thuraisingham Mohanakanthan All in Favor
<u>2025-61</u>	CONSIDER RESOLUTION VOIDING OUTSTANDING CHECKS WRITTEN ON VARIOUS ACCOUNTS Motion: Commissioner Shirley Anderson Second: Commissioner Thuraisingham Mohanakanthan All in Favor
<u>2025-62</u>	CONSIDER RESOLUTION RATIFYING EMERGENCY CONTRACTS FOR THE REPAIR OF WATER DAMAGE TO BALCONY PURSUANT TO N.J.S.A. 40A:11-6 Motion: Commissioner Shirley Anderson Second: Commissioner Thuraisingham Mohanakanthan All in Favor
<u>2025-63</u>	CONSIDER RESOLUTION RATIFYING EXECUTION OF CONTRACT FOR WATER DAMAGE REPAIRS - TRISTATE MASONRY RESTORATIONS LLC Motion: Commissioner Thuraisingham Mohanakanthan Second: Commissioner Shirley Anderson All in Favor
<u>2025-59</u>	RESOLUTION APPROVING EXECUTIVE SESSION - TABLED

ADJOURNMENT

Motion to Adjourn

Motion: Commissioner Shirley Anderson

Second: Commissioner Thuraisingham Mohanakanthan

All in Favor

Respectfully submitted,



Jeffrey Daniels, Esq., Deputy Executive Director

DATED: NOVEMBER 18, 2025