



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

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

ANNUAL MEETING MINUTES **JANUARY 20, 2026**

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, JANUARY 20, 2026 at 5:00 P.M. Chairman Jay Lapp called the meeting to order requesting the Pledge of Allegiance be recited.

🔊 ROLL CALL:

Deputy Executive Director Jeffrey Daniels, Esq. called the roll and the following answered "aye":

- ✓ Chairman Jay Lapp
- ✓ Vice Chairman Jacob Hines (in at 5:08pm)
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Shirley Anderson
- ✓ Commissioner Thuraisingham Mohanakanthan
- ✓ Commissioner David Witts

Absent: None

Also in attendance were:

- ✓ Kimberly Gober, Executive Director (in at 5:10pm)
- ✓ Jeffrey Daniels, Esq., Deputy Executive Director
- ✓ Nelly Rojas, Executive Assistant
- ✓ Margaret McHugh, Esq. Solicitor
- ✓ Grace Turchi, Finance Director
- ✓ Barbara Nicholson, GHA Site Manager

📁 DEPUTY 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."

🔊 ELECTION OF OFFICERS:

Solicitor Margaret McHugh, Esq. indicates first order of business is the Reorganization of the Board. This includes the selection of new officers for the Board of Commissioners.

Nominations for the Chairperson of the Board FY2026:

**Commissioner Jay Lapp was nominated by Commissioner Shirley Anderson,
Motion by Commissioner Shirley Anderson.
Second by Commissioner Thuraisingham Mohanakanthan.**

**No other nominations.
All in favor**

All Commissioners voted; Commissioner Jay Lapp continues as Chairman of the Housing Authority of the Borough of Glassboro FY2026.

**Nomination for the Vice-Chairperson of the Board FY2026:
Commissioner Jacob Hines was nominated by Commissioner Jay Lapp,
Motion by Commissioner Andrew Halter.
Second by Commissioner Jay Lapp.
No other nominations.
All in favor**

All Commissioners voted; Commissioner Jacob Hines continues as Vice-Chairman of the Housing Authority of the Borough of Glassboro FY2026.

By law, GHA's Executive Director serves as the Secretary/Treasurer.

 PUBLIC PORTION:

**Motion to Open the Public Portion
Motion: Commissioner Andrew Halter
Second: Commissioner David Witts
All in favor**

Members of the public present.

- Patricia Grandi presents the Board with the following comments:
 - Comments staff did a wonderful job clearing the snow.
 - The Board thanks the residents for recognizing the staff's efforts.
- Lloyd Sippio presents the Board with the following comments:
 - Comments about speeding on Delsea Drive near Delsea Manor.
 - Commissioner Shirley Anderson discusses and indicates residents should report incidents to the police. Commissioner Andrew Halter advises that he spoke with Glassboro Police Department when this type of concern was reported to the Board at a prior meeting and will follow-up.

**Motion to Close the Public Portion
Motion: Commissioner Andrew Halter
Second: Commissioner Thuraisingham Mohanakanthan
All in favor**

 ANNUAL RESOLUTIONS:

<u>2026-01</u>	CONSIDER RESOLUTION FOR OPEN PUBLIC MEETINGS NOTICE
<u>2026-02</u>	CONSIDER RESOLUTION DESIGNATING ANNUAL SCHEDULE OF MEETINGS
<u>2026-03</u>	CONSIDER RESOLUTION DESIGNATING OFFICIAL DEPOSITORY BANK FULTON BANK
<u>2026-04</u>	CONSIDER RESOLUTION TO AUTHORIZE ELECTRONIC FUNDS TRANSFERS (EFT)
<u>2026-05</u>	CONSIDER RESOLUTION AUTHORIZING CONTRACTS WITH STATE CONTRACT VENDORS

<u>2026-06</u>	CONSIDER RESOLUTION AUTHORIZING CONTRACTS WITH NATIONAL CONTRACT VENDORS
<u>2026-07</u>	CONSIDER RESOLUTIONS AUTHORIZING CONTINUED PARTICIPATION IN VARIOUS SERVICE COMMISSION COOPERATIVE PRICING SYSTEMS FY2026
<u>2026-08</u>	CONSIDER RESOLUTION AUTHORIZING ANNUAL REVIEW OF POLICY GOVERNING FILING NOTICES OF TORT CLAIMS
<u>2026-09</u>	CONSIDER RESOLUTION AUTHORIZING ANNUAL REVIEW OF POLICY GOVERNING INDEMNIFICATION OF COMMISSIONERS AND EMPLOYEES CONSISTENT WITH NJSA 59:10-4
<u>2026-10</u>	CONSIDER RESOLUTION AUTHORIZING ANNUAL REVIEW OF POLICY GOVERNING REIMBURSEMENT OF AUTHORITY COMMISSIONER/EMPLOYEES FOR COST OF DEFENDING AGAINST CRIMINAL CHARGES

Motion to Consent for the Annual Agenda Resolutions 2026-01 through 2026-10,

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

 MINUTES:

Motion to approve the Minutes from DECEMBER 2025, as amended,

Motion: Commissioner Shirley Anderson
Second: Commissioner David Witts
Abstain: Commissioner Thuraisingham Mohanakanthan
All in favor

 FINANCIAL REPORT:

NO FINANCIALS DUE TO YEAR-END CLOSEOUTS

 DIRECTORS REPORT:

- E.D. Gober indicates the GHA Development Committee met on 1/9/26. E.D. Gober and Commissioner Andrew Halter provide a brief overview of the meeting. The Committee met to discuss options/the direction GHA would like to move in. There is a possibility to develop a midrise building on the vacant land near Ellis Mill Road. Counsel has met to discuss preliminary approval for this potential development. The next step would be to verify if this proposed layout would work in the area taking into consideration parking, drainage, etc. E.D. Gober indicates GHA would have an architect complete a massing study to see if this plan would be feasible and further indicates that HUD is supportive of transferring assistance as GHA's other properties are under a RAD use Agreement. Moving forward, items that would need to be addressed are to remove the declaration of trust and deed restriction for public housing on the proposed parcel of land. The Development Committee will establish regular meetings.
- E.D. Gober indicates RES 2026-01 involves the recent change in legal notice requirements. Moving forward notices will be published on GHA's website, accessible from the homepage. DED Daniels indicates all notices previously having to be published in the newspaper now must be published on an entity's website as well as on the Secretary of State webpage once available, the Secretary of State is developing a statewide webpage that is to link to every public entity's legal notices. The webpage is to be operational March 1, 2026.
- E.D. Gober indicates that the 2026 T-HUD bill has been released, it shows modest increases in the Housing Choice Voucher (HCV) Program. E.D. Gober further indicates that GHA received notice from HUD on 12/22/25 to continue following shortfall requirements such as: Cease issuance of new vouchers, Pause entering into new project-based voucher agreements and commitments, Reduce

payment standards, Assess rent reasonableness policies and procedures, etc. as directed by HUD. E.D. Gober notes that GHA is anticipated to be in shortfall for FY2026, meaning the anticipated funding for the current year will not cover the units currently under lease, if shortfall funding is available GHA would apply for it. E.D. Gober further indicates that HCV administrative fees are projected to increase; however, notes the 2025 proration was about 89%, meaning the program is funded at .89 cents to the dollar to administer.

- E.D. Gober indicates the federal government is operating under a continuing resolution to expire on January 30, 2026 and notes concern as it could potentially affect GHA’s Housing Assistance Payments (HAP) funding to be received from HUD. E.D. Gober indicates that for December 2025 the Housing Authority of Gloucester County received HAP funding a week late.
- E.D. Gober provides a brief summary of the new business resolutions and highlights RES# 2026-14 asks the Board to approve and authorize an extension of the management services agreement between HAGC and GHA, the agreement contains a proposed increase of the fees, explaining that the fees are reimbursed to HAGC for salary and benefits of employee’s time spent working on GHA activities. Fees were \$10 for HCV and \$17 for RAD units, and the proposed fees are \$12 and \$20, these fees have not been increased since 2017, the increase is about 2.5% for HCV and 2.7% for RAD.

No further questions from the Commissioners.

Motion to accept the Reports:

Motion: Commissioner Shirley Anderson

Second: Commissioner David Witts

All in Favor

NEW BUSINESS- RESOLUTIONS:

<u>2026-11</u>	CONSIDER RESOLUTION APPROVING REGULAR MONTHLY EXPENSES
<u>2026-12</u>	CONSIDER RESOLUTION AUTHORIZING THE PAYMENT FOR THE NJPHA JOINT INSURANCE FUND (JIF) FY 2026
<u>2026-13</u>	CONSIDER RESOLUTION AUTHORIZING THE HAGC TO COMPILE AND PREPARE INFORMATION IN ACCORDANCE WITH SECTION 8 MANAGEMENT ASSESMENT PROGRAM (SEMAP) FYE 2025
<u>2026-14</u>	CONSIDER RESOLUTION APPROVING AND AUTHORIZING EXTENSION OF MANAGEMENT SERVICES AGREEMENT BETWEEN GHA AND HAGC
<u>2026-15</u>	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION - TABLED

Motion to Consent for the New Business Agenda,

Motion: Commissioner David Witts

Second: Commissioner Shirley Anderson

All in favor

ADJOURNMENT

Motion to Adjourn

Motion: Commissioner Thuraisingham Mohanakanthan

Second: Vice Chairman Jacob Hines

All in Favor

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: January 20, 2026