

RESOLUTION #2025-19

RESOLUTION APPROVING REGULAR MONTHLY EXPENSES

WHEREAS, the Housing Authority of the Borough of Glassboro (GHA) incurred various financial obligations since the last meeting; and it is the desire of the Board of Commissioners of the Housing Authority of the Borough of Glassboro ("Board") to have their obligations kept current and;

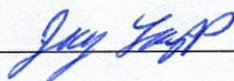
WHEREAS, prior to the Board meeting, members of the Board read and reviewed the itemized list of incurred expenses attached hereto and does recommend payment.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the Borough of Glassboro hereby authorize the Finance Director to pay the monthly bills presented to the Board for consideration on this date.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 18th day of March 2025 by a vote of 4 in favor, 0 opposed and 0 abstentions.

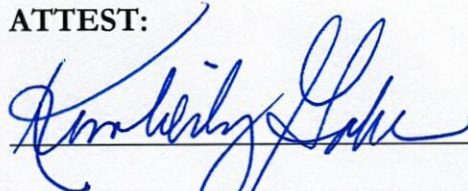
<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Jacob Hines		✓	✓			
Shirley Anderson			✓			
Andrew Halter	✓		✓			
Thuraisingham Mohanakanthan						✓

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO



JAY LAPP, CHAIRMAN

ATTEST:



KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: MARCH 18, 2025

RESOLUTION #2025-20

**RESOLUTION RATIFYING EMERGENCY CONTRACT AND APPROVING
EXPENSE REIMBURSEMENT FOR THE ACCOMMODATIONS OF
DISPLACED RESIDENTS PURSUANT TO *N.J.S.A. 40A:11-6***

WHEREAS, the Housing Authority of the Borough of Glassboro (GHA) awarded an emergency contract to **RESIDENCE INN DEPTFORD**, pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-6*; and

WHEREAS, on February 16, 2025, during a high winds weather event, all units at Delsea Manor apartments lost electricity and therefore heat; and

WHEREAS, a Code Blue was called by the Gloucester County Office of Emergency Management (OEM) that mandated the evacuation of residents to alternate locations, due to falling temperatures; and

WHEREAS, the Executive Director deemed this an emergency affecting the public health, safety, or welfare, and authorized the award of said contract to **RESIDENCE INN DEPTFORD**, for the lodging of (26) twenty-six residents **in the amount of \$5,762.00**, in accordance with *N.J.S.A. 40A:11-6(a)* for such purposes as may be necessary to respond to the emergency; and

WHEREAS, a credit card was required to complete the transaction with **RESIDENCE INN DEPTFORD**, and GHA, as a Public Housing entity, is not legally permitted to open such an account; and

WHEREAS, to ensure the health, safety, and welfare of the displaced residents, the Executive Director utilized her personal credit card to complete the transaction with **RESIDENCE INN DEPTFORD** and secure sufficient rooms to accommodate all displaced residents; and

WHEREAS, the Finance Director identified that Operating Account funds were available to cover the cost necessary to respond to the emergency; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the Borough of Glassboro, that the emergency contract with **RESIDENCE INN DEPTFORD** in the amount of **\$5,762.00**, for the lodging of (26) twenty-six residents, as authorized by the Executive Director, is hereby acknowledged and ratified.

BE IT FURTHER RESOLVED that the Executive Director be reimbursed for the full amount of **\$5,762.00** spent to cover the cost necessary to respond to the emergency.

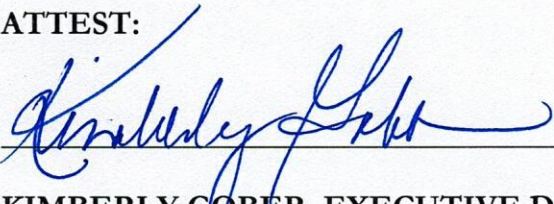
ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 18th day of March 2025 by a vote of 4 in favor, 0 opposed and 0 abstentions.

<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Jacob Hines	✓		✓			
Shirley Anderson		✓	✓			
Andrew Halter			✓			
Thuraisingham Mohanakanthan						✓

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO



JAY LAPP, CHAIRMAN

ATTEST:


KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: MARCH 18, 2025

RESOLUTION #2025-21

**RESOLUTION AUTHORIZING AN AGREEMENT FOR
PROFESSIONAL FINANCIAL CONSULTING SERVICES**

BERMAN HOPKINS CPAs & ASSOCIATES, LLP

WHEREAS, the Housing Authority of the Borough of Glassboro (GHA) has need for Professional Financial Consulting Services, including general technical assistance to implement GAAP, GASB and HUD regulations, general ledger analysis, and other financial requirements, as requested.

WHEREAS, the GHA has solicited quotes for said Professional Financial Consulting Services in accordance with GHA's Procurement Policy; and

WHEREAS, the most qualified quote for such services is with **BERMAN HOPKINS CPAs & ASSOCIATES, LLP** and is proper and responsive to the specifications provided, with the following Fee Schedule:

- *Partner..... \$305 per hour.
- *Director..... \$280 per hour.
- *Supervisor/Senior..... \$195 per hour.
- *Staff..... \$160 per hour.
- *Clerical..... \$120 per hour.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Glassboro, that the Executive Director is hereby authorized to negotiate, execute, and sign an agreement with **BERMAN HOPKINS CPAs & ASSOCIATES, LLP** to provide Professional Financial Consulting Services for a fee not to exceed \$15,000.00.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 18th day of March 2025 by a vote of 4 in favor, 0 opposed and 0 abstentions.

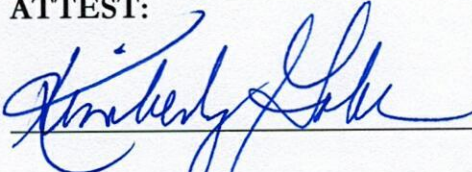
<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Jacob Hines			✓			
Shirley Anderson		✓	✓			
Andrew Halter	✓		✓			
Thuraisingham Mohanakanthan						✓

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO



JAY LAPP, CHAIRMAN

ATTEST:



KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: MARCH 18, 2025

RESOLUTION #2025-22

**RESOLUTION OF RECOGNITION AND APPRECIATION
GLOUCESTER COUNTY
OFFICE OF EMERGENCY MANAGEMENT
GLASSBORO POLICE AND FIRE DEPARTMENTS
AND RED CROSS**

WHEREAS, the fundamental mission of the Housing Authority of the Borough of Glassboro (GHA) is to provide decent, safe, and sanitary affordable housing for low-income families, elderly seniors, and near-elderly disabled individuals; and

WHEREAS, GHA owns and manages a 40-unit apartment complex located at 181 Delsea Manor Drive, Glassboro, New Jersey, that houses low-income elderly and near-elderly disabled individuals; and

WHEREAS, on February 16, 2025, during a high winds weather event, all units at Delsea Manor apartments lost electricity and therefore heat; and

WHEREAS, the Gloucester County Office of Emergency Management (OEM), Glassboro's Police and Fire Departments and Red Cross promptly responded to the emergency and closely worked with GHA's management to provide assistance to the residents.

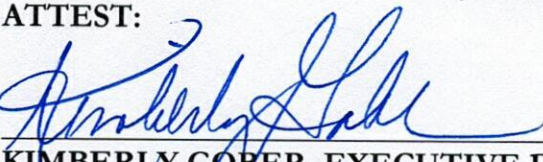
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Borough of Glassboro wishes to express their gratitude and appreciation to the Gloucester County Office of Emergency Management (OEM), Glassboro's Police and Fire Departments and Red Cross for their excellent work and the care, kindness, and respect shown to each one of our residents.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 18th day of March 2025 by a vote of 4 in favor, 0 opposed and 0 abstentions.

<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Jacob Hines	✓		✓			
Shirley Anderson		✓	✓			
Andrew Halter			✓			
Thuraisingham Mohanakanthan						✓

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO


JAY LAPP, CHAIRMAN

ATTEST:

KIMBERLY GOBER, EXECUTIVE DIRECTOR
DATED: MARCH 18, 2025

RESOLUTION #2025-23

RESOLUTION OF RECOGNITION AND APPRECIATION
HOUSING AUTHORITY OF
GLOUCESTER COUNTY EMPLOYEES

WHEREAS, the fundamental mission of the Housing Authority of the Borough of Glassboro (GHA) is to provide decent, safe, and sanitary affordable housing for low-income families, elderly seniors, and near-elderly disabled individuals; and

WHEREAS, GHA owns and manages a 40-unit apartment complex located at 181 Delsea Manor Drive, Glassboro, New Jersey, that houses low-income elderly and near-elderly disabled individuals; and

WHEREAS, on Sunday, February 16, 2025, during a high winds weather event, all units at Delsea Manor apartments lost electricity and therefore heat; and

WHEREAS, GHA's management called on the Housing Authority of Gloucester County (HAGC), its managing agent, to aid the residents; and

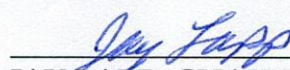
WHEREAS, HAGC's employees promptly responded to the emergency and closely worked with the Gloucester County Office of Emergency Management (OEM), Glassboro's Police and Fire Departments and the Red Cross.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Borough of Glassboro wishes to express their gratitude and appreciation to all HAGC's employees responding to the emergency for their outstanding commitment to service, which went above and beyond their regular duties, including reporting to work for long hours on a Sunday, February 16 and the following Monday, February 17, an observed holiday.

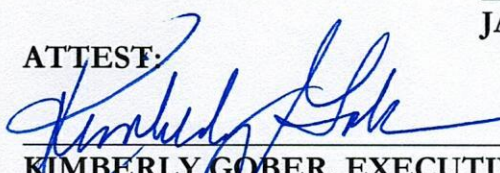
ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 18th day of March 2025 by a vote of 4 in favor, 0 opposed and 0 abstentions.

<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Jacob Hines		✓	✓			
Shirley Anderson	✓		✓			
Andrew Halter			✓			
Thuraisingham Mohanakanthan						✓

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO


JAY LAPP, CHAIRMAN

ATTEST:


KIMBERLY GOBER, EXECUTIVE DIRECTOR
DATED: MARCH 18, 2025

TABLED

RESOLUTION #2025-24

RESOLUTION AUTHORIZING EXECUTIVE SESSION

WHEREAS, While the Sen. Byron M. Baer Open Public Meetings Act (OPRA, N.J.S.A. 10:4-6 *et seq.*) requires all meetings of the Housing Authority of the Borough of Glassboro (GHA) to be held in public, N.J.S.A. 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in "Executive Session", i.e., without the public being permitted to attend; and

WHEREAS, GHA has determined that _____ issues are permitted by N.J.S.A. 10:4-12(b) to be discussed without the public in attendance and shall be discussed during an Executive Session to be held on March 18th, 2025, 5:00 P.M.; and

WHEREAS, the nine (9) exceptions to public meetings set forth in N.J.S.A. 10:4-12(b) are listed below with the number of issues and any additional, required information thereafter:

- 1) **"Any matter which, by express provision of Federal law, State statute or rule of court shall be rendered confidential or excluded from public discussion"** the legal citation to the provision at issue is _____ and the nature of the matter described as specifically as possible without undermining the need for confidentiality is _____

- 2) **"Any matter in which the release of information would impair a right to receive funds from the federal government."** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

- 3) **"Any material the disclosure of which constitutes an unwarranted invasion of privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, healthy, custodial, child protections, rehabilitation, legal defenses, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly."** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

- 4) **"Any collective bargaining agreement, or the terms and conditions of which are proposed for inclusion in any collective bargaining agreement, including the negotiation of terms and conditions with employees or representatives of employees of the public body."** The collective bargaining contract(s) discussed are between the Board and _____

5) **“Any matter involving the purchase lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

6) **“Any tactics and techniques utilized in protecting the safety and property of the public provide that their disclosure could impair such protection. Any investigations of violations or possible violations of the law.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

7) **“Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matter falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.”** The parties to and docket number of each item of litigation and/or the parties to each contract discussed are _____

and the nature of the discussion, described as specifically as possible without undermining the need for confidentiality is _____

8) **“ Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance, promotion or disciplining in of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.”** Subject to the balancing of the public’s interest and the employee’s privacy rights under *South Jersey Publishing Co. Vs. New Jersey Expressway Authority*, 124 N.J. 478, the employee(s) and nature of the discussion, described as specifically as possible without undermining the need for confidentiality are _____

9) **“ Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act of omission for which the responding party bears responsibility.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

WHEREAS, the length of the Executive Session is estimated to be _____ minutes after which the public meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro shall (circle one) reconvene and immediately adjourn or reconvene and proceed with business.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the Borough of Glassboro shall go into Executive Session for only the above stated reasons.

BE IT FURTHER RESOLVED that the Chairman, Vice Chairman, or their designee, at the present public meeting, shall read aloud enough of this Resolution so that members of the public in attendance can understand, as precisely as possible, the nature of the matters that will privately be discussed.

BE IT FURTHER RESOLVED that the Secretary, on the next business day following this public meeting, shall furnish a copy of this Resolution to any member of the public who requests one at the fees allowed by *N.J.S.A. 47:1A-1 et seq.*

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 18th day of March 2025 by a vote of _____ in favor, _____ opposed and _____ abstentions.

<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp						
Jacob Hines						
Shirley Anderson						
Andrew Halter						
Thuraisingham Mohanakanthan						

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO

JAY LAPP, CHAIRMAN

ATTEST:

KIMBERLY GOBER, EXECUTIVE DIRECTOR
DATED: MARCH 18, 2025