



SALVATORE FOGARINO • Chairman
JAY LAPP • Vice Chairman
JEFF SILVESTRI • Commissioner
KIMBERLY GOBER • Secretary/Executive Director

THURAISSINGHAM MOHANAKANTHAN • Commissioner
JUDITH MARQUEZ • Resident Commissioner
ANDREW HALTER • Commissioner

Minutes: March 21, 2016

“The Board of Commissioners of the Housing Authority of the Borough of Glassboro, County of Gloucester and State of New Jersey met in session on Monday, March 21, 2016 At 6:00 p.m. Chairman Sal Fogarino called the meeting to order requesting the “Pledge of Allegiance” be proclaimed.

ROLL CALL:

Executive Director Kimberly Gober called the roll and the following answered "aye":

- ✓ Chairman Salvatore Fogarino
- ✓ Vice Chairman Jay Lapp
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Jeff Silvestri

Also in attendance were:

- ✓ Executive Director Kim Gober
- ✓ Stella Barnes, Administrative Assistant
- ✓ Grace Seeney, Accountant
- ✓ Nelly Rojas, Administrative Aide
- ✓ Madeline Vazquez, Site Manager
- ✓ Michael Watson, Esq., Solicitor
- ✓ Anna Miller, Glassboro Council Liason
- ✓ Mark Asselta, Esq., Solicitor for Land Use Activities
- ✓ Lopa Kolluri, Vice-President of Operations – Pennrose Properties LLC
- ✓ Jacob Fisher, Senior Developer - Pennrose Properties LLC
- ✓ Rick Ginnetti, Brooke Group
- ✓ Ed Hutchinson, Upcoming Commissioner (April 2016)

Absent:

- ✓ Commissioner Thuraissingham Mohanakanthan
- ✓ Commissioner Judith Marquez

The Solicitor declared a quorum present as well as called the meeting to order and announced public notice of the meeting had been properly given to the South Jersey Times, Gloucester County and posted at the Borough Hall in accordance with the Open Public Meetings Act.

Executive Director Kimberly Gober:

Introductions were made to the Board of Commissioners:

Lopa Kolluri and Jacob Fisher: representing Pennrose Properties, LLC.

Mark Asselta, Esq.: Attorney for GHA from Brown and Connery.

Ms. Kolluri offered a history of the Project at Ellis Manor:

- December 2014 Entered into an Agreement with GHA
- 2015 Designs and develops a site plan approval and municipal approvals in July 2015
- July 2015 Submits Tax Credit Application to NJHMFA (which comes around once a year) in November 2015
- Pennrose waits for 3+ months to hear that GHA was not awarded the funding, even with having a high scoring application.
- NJHMFA has allocated fewer and fewer Tax Credits which makes this process a challenge.
- Demolition of Ellis Manor is the number one priority.

Ms. Kolluri comments that her team from Pennrose is dedicated to this project. The Lincoln Blvd. Project did not compete with any other application of Pennrose over \$200,000. Monetary and Human resources are invested in this project and the Pennrose team is available at any time and can attend every Board Meeting if needed. Ms. Kolluri reported that the DCA Commissioner stated The Lincoln Blvd. Project looks competitive in the next round of LIHTC funding.

Discussion:

Chairman Fogarino: Is there a Plan B and why does anyone else have to get involved with acquiring money when it is Pennrose's Project? Also, is there a date where Pennrose starts to be penalized? The Board would like to be always informed about the Project. Glassboro residents are complaining about the eyesore at Ellis Manor.

Mark Asselta, Esq.: There are backstop dates but everything runs off the tax credits. Nothing happens until the funding is in place. The milestones run off of that. I will answer all questions during closed session. The Strategy might change the next round of submitting for funding.

Commissioner Lapp: Which of the two projects of Pennrose were funded?

Jacob Fisher: Two projects from Pennrose were funded by the NJHMFA but they did not compete directly with Glassboro HA. One was a HOPE VI Project (Apollo Dye Phase II) and the other was a suburban Project (The Roosevelt Project) which was funded it's third time around. The funding is a numbers game and also about how many other Projects are presented at that same time. Pennrose has a strong track record of getting Projects funded in the first and second rounds. Going forward the company will have a report going into the monthly Commissioners packet. This is a GHA *and* Pennrose Project. There are several plans in the works. There have been a lot of different ideas and very specific reasons why Pennrose and GHA decided on the NJHMFA 9% Tax Credit Application.

The latest idea or plan is to have the Borough of Glassboro apply for a 0% loan for the demolition which would be paid back by Pennrose when the Project is funded.

Executive Director Gober: There is a guessing game as far as the NJHMFA funding is concerned. The qualifications change with each round.

Commissioner Lapp: Would Pennrose consider going into a Veteran Round or Disabled Round?

Jacob Fisher: The tax credits would be less for those types of funding but when applying for a Senior Project, the GHA could set aside a certain amount for Veterans and Disabled within the Senior Project.

Anna Miller from the Borough of Glassboro: This site is an eyesore and something has to be done and soon. Complaints from constituents are frequent and many.

Commissioner Lapp: There is no more funding to take care of this property, who will take care of it after this? Would Pennrose consider demolition? I would like to see the quotes from the different demolition companies.

Jacob Fisher: Even if they receive the funding from the NJHMFA this next round, nothing can be done until the middle of 2017. The State Bond Loan Program, a loan from the State to the Borough however, can be repaid by Pennrose after funding.

Lopa Kolluri: I spoke to the Borough concerning the loan. There is another meeting next week with the Borough.

Chairman Fogarino: If the Borough gets the money (loan) to demo, they can procure anyone to demolish the site. The Residents of the Community of Glassboro will not appreciate the *Borough* retains a loan for the demolition.

Mark Asselta: I anticipate having the proposal with Pennrose at the next Board Meeting. Drafts are being negotiated now with Pennrose.

Jacob Fisher: I realize that it does seem like it is taking a long time. And know it is frustrating for the Residents and the Commissioners to not see anything happening on the ground but Pennrose, as of now, has incurred \$200,000 in costs, architectural, legal fees, environmental fees, application fees as well as numerous man power hours and Pennrose is committed to this. It feels like stagnation but the problem is really communication issues.

Chairman Fogarino: The Board Members feel like Pennrose is not moving forward. I feel Pennrose is lax on this Project. The Board has not been kept apprised of all stages. Pennrose has no plan B.

Executive Director Gober: The Developer Agreement was signed in December 2014, the process was put into place with various meetings and in July 2015 the first application was submitted. Pennrose had to wait to send in the applications (due in July) to the NJHMFA as well as waited for the awards to be published. Once the applications were submitted, NJHMFA delayed announcing the awards.

Commissioner Lapp: The waiting game is over. Something has to be done about the demolition. Is Pennrose willing to be paying for the demolition? Hopefully Rick Ginnetti can explain a few things in Executive Session.

Chairman Fogarino: What can be done if the funding is not attained? Will Pennrose use their money? Isn't there a backup plan?

Lopa Kolluri: Something like that would have to go back to the company but they are searching the state, the borough, anyone where they can find funding for this project. The 9% tax credits were always the plan. It takes time.

Jacob Fisher: Going forward Pennrose will submit a monthly update to go in to the Board Packet.

Chairman Fogarino: I'd like to thank Lopa Kolluri and Jason Fisher for their time and consideration.

Michael Watson, Esq. announces we will now go ahead with the rest of the meeting.

Chairman Fogarino requests the Board Packets be mailed to the Commissioners.

AGENDA

§ BILL LIST AND FINANCIALS

Consider Interim Bill List:

Questions?

- B-B NORCROSS INC? Mechanic
- TOM-N-TRACY INC? Gutters cleaned
- NEXTCUT LLC? Document Shredding
- RUDCO PRODUCTS INC? Dumpsters
- CALDARULO? PAINTER

MOTION TO APPROVE THE BILL LIST

MOTION: COMMISSIONER JAY LAPP

SECOND: COMMISSIONER JEFF SILVESTRI

Bill List accepted unanimously by all Commissioners present.

MINUTES:

TABLED UNTIL NEXT MEETING: CHAIRMAN HAS TO ABSTAIN

§ FINANCIALS:

Executive Director Gober reports YTD for the period ending February 2016; the Profit is showing \$75,579.00. There may be adjustments from activity from 2015. HUD sent out adjustments to the voucher funds for 2015

Public Portion:

No Public

CORRESPONDENCE

- HUD is coming here to perform a Labor Standards Compliance Review for both, HAGC AND GHA in May.
- Letter from HUD about Executive Directors and Board Members roles
- Training from HUD: Lead the way, training for Board Members
- HUD: Streamlining Guidance to ease the Administrative burden. It is adding to the burden. More info to follow.

OLD BUSINESS

- HANDLED UNDER THE DIRECTORS REPORT

DIRECTORS REPORT:

- **SPEEDING:** AFTER MANAGEMENT LOOKED AT DIFFERENT OPTIONS, WE ARE GOING TO TRY INSTALLING THE SIGNS. PAUL AND HANNIBAL WILL MEET WITH COMMISSIONER JAY LAPP TO ESTABLISH WHERE SIGNS ARE TO BE PLACED. PAUL LETIZIA WILL CALL JAY TO SET UP A TIME AGREEABLE TO HIM.
- **SECURITY CAMERAS:** MOVING FORWARD

NEW BUSINESS- RESOLUTIONS

2016-23	RESOLUTION APPROVING REGULAR MONTHLY EXPENSES MOTION: COMMISSIONER JAY LAPP SECOND: COMMISSIONER ANDREW HALTER
2016-24	RESOLUTION AUTHORIZING THE TRANSFER OF OFFICE FURNITURE AND RELATED ITEMS TO THE BOROUGH OF GLASSBORO IN EXCHANGE FOR UTILITY CONNECTION SERVICES AT ELLIS MANOR FACILITIES MOTIONS: COMMISSIONER ANDREW HALTER SECOND: COMMISSIONER JAY LAPP
2016-25	RESOLUTION AUTHORIZING EXECUTIVE SESSION MOTION: COMMISSIONER JAY LAPP SECOND: COMMISSIONER ANDREW HALTER

EXECUTIVE SESSION:

RES# 2016-25: DISCUSSION ONGOING ABOUT THE CONTRACT BETWEEN PENNROSE AND THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO. MINUTES WILL BE CONFIDENTIAL UNTIL IF AND WHEN THERE IS NO LONGER A NEED FOR CONFIDENTIALITY, THEN THOSE MINUTES WILL BE RELEASED TO THE PUBLIC.

 ADJOURNMENT

MOTION TO ADJOURN

MOTION: COMMISSIONER JEFF SILVESTRI

SECOND: COMMISSIONER ANDREW HALTER

The motion was carried by a unanimous voice vote of the Commissioners present.

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: March 31, 2016