



SALVATORE FOGARINO • Chairman
JAY LAPP • Vice Chairman
EDWARD HUTCHINSON • Commissioner
KIMBERLY GOBER • Secretary/Executive Director

THURAISSINGHAM MOHANAKANTHAN • Commissioner
JEFF SILVESTRI • Commissioner
ANDREW HALTER • Commissioner

Minutes: April 18th, 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, April 18th, 2016 At 6:00 p.m. Vice Chairman Jay Lapp 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":

- ✓ Vice Chairman Jay Lapp
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Thuraissingham Mohanakanthan
- ✓ Commissioner Edward Hutchinson
- ✓ 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
- ✓ Anna Miller, Glassboro Council Liaison
- ✓ Mark Asselta, Esq., Solicitor for Land Use Activities
- ✓ Lopa Kolluri, Vice-President of Operations – Pennrose Properties LLC
- ✓ Noah Freiberg, Developer - Pennrose Properties LLC
- ✓ Rick Ginnetti, Brooke Group

Absent:

- ✓ Chairman Salvatore Fogarino

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.



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SOLICITOR

Mark Asselta, Esq. anticipates having an Executive Session to have a discussion and will sit in for Michael Watson, Esq. for tonight's meeting.

SWEARING IN OF COMMISSIONERS:

- Edward Hutchinson (new Commissioner)
- Jeffrey Silvestri (renewal)

PUBLIC PORTION:

- Letter sent to a resident concerning a dog spending all day at an apartment. This will be addressed by the Administrative Staff first.
- Mr. Tucker is concerned about a crossing, wanting to make it a one way.
- Dalton Drive has one crosswalk. The Residents feel like they need another crosswalk. Anna Miller has inquired about this at the Borough's last meeting. She will bring this up again at the next meeting.
- Sidewalk on Dalton Drive has gapped near the fire hydrant and another area going to Shoprite. This may be the owner of the Shopping Center who has to resolve this. This is not GHA property. The Borough has tax maps and they could probably help. Executive Director can try and find information on this. Commissioner Halter offered that the Fire Chief is also the ADA Representative of the Borough.
- A question brought up about painting the walls of the apartments a different color? Is there anything in the lease?

MOTION TO CLOSE THE PUBLIC PORTION

MOTION: COMMISSIONER THURASINGHAM MOHANAKANTHAN

SECOND: COMMISSIONER ANDREW HALTER

AGENDA

BILL LIST AND FINANCIALS

Consider Interim Bill List:
Questions?



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MOTION TO APPROVE THE BILL LIST
MOTION: COMMISSIONER JEFF SILVESTRI
SECOND: COMMISSIONER ANDREW HALTER

Bill List accepted unanimously by all Commissioners present.

MINUTES:

- FEBRUARY MEETING

MOTION TO APPROVE THE MINUTES
MOTION: COMMISSIONER JEFF SILVESTRI
SECOND: COMMISSIONER ANDREW HALTER
ABSTAINS: COMMISSIONER HUTCHINSON

- MARCH MEETING

MOTION TO APPROVE THE MINUTES
MOTION: COMMISSIONER JEFF SILVESTRI
SECOND: COMMISSIONER ANDREW HALTER
ABSTAINS: THURAISINGHAM MOHANAKANTHAN

FINANCIALS:

Executive Director Gober reports YTD for the period ending March 31st, 2016 the profit was \$92, 613.00. By the time year-end rolls around, some things are not reflected in this.

OLD BUSINESS

DIRECTORS REPORT:

PENNROSE: BRIEF UPDATE

Noah Freiberg and Lopa Kolluri from Pennrose are in attendance.

Noah Freiberg, Developer: the Tax Credit Round is set by the State. Most likely the QAP will come out July 2nd.

Jacob met with Kim and Rick on April 8th to discuss alternative scenarios. This is still a work in progress.



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Demolition is the biggest item. There is a DCA funding loan program called “the Unsafe Building Home Program” This could allow for the entire site to be demolished in one shot. Pennrose is preparing documentation for the Borough to review. Pennrose will prepare the application, due May 9th, 2016, if the Borough approves. This is a loan that has to be paid back.

Executive Director Kim Gober: In Resolution #2016-29 GHA is asking the Commissioners to support the Administration in assisting the Borough in any way to prepare the Application. It is negotiable. This is step one. There are no binding obligations. The award should be passed sometime in the summer.

Rick Ginnetti, Brooke Group, LLC: RAD Program provides regulatory relief. Mr. Ginnetti described again in detail the RAD Program. There is subsidy from HUD and the Housing Authority would operate more like a private low income housing industry. The Management Program will be changed working to GHA’s advantage to pick up an Admin Fee. GHA has an approved CHAP and authorized to change to RAD.

Kim Gober: The consensus amongst other Housing Authority’s is that it is a good program. GHA is not eligible to apply for the ROSS grant for 2017-2020 as long as GHA has an active RAD application. However, there is another source of funds under RAD which would offset the loss of revenue from ROSS and has fewer restrictions.

The Executive Director asked if it is the consensus of the Commissioners to proceed with RAD.
ALL COMMISSIONERS ARE ALL IN AGREEMENT

NEW BUSINESS- RESOLUTIONS

2016-27	<p>RESOLUTION APPROVING REGULAR MONTHLY EXPENSES</p> <p>MOTION: COMMISSIONER JEFF SILVESTRI SECOND: COMMISSIONER ANDREW HALTER</p>
2016-28	<p>RESOLUTION AUTHORIZING AN AMENDMENT TO THE BYLAWS: MAJORITY OF THREE VOTES TO CARRY</p> <p>MOTION: COMMISSIONER JEFF SILVESTRI SECOND: COMMISSIONER EDWARD HUTCHINSON</p>
2016-29	<p>RESOLUTION AUTHORIZING ASSISTING THE BOROUGH OF GLASSBORO TO SUBMIT AN APPLICATION FOR FUNDS “ UNSAFE BUILDINGS DEMOLITION LOAN FUND”</p>



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	<p>MOTION: COMMISSIONER THURAISINGHAM MOHANAKANTHAN SECOND: COMMISSIONER ANDREW HALTER</p>
2016-30	<p>RESOLUTION AUTHORIZING EXECUTIVE SESSION</p> <p>MOTION: COMMISSIONER JEFF SILVESTRI SECOND: COMMISSIONER ANDREW HALTER</p>

EXECUTIVE SESSION: TO DISCUSS NEGOTIATIONS WITH PENNROSE AND POSSIBLE LITIGATION

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: APRIL 30TH, 2016