



**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: May 16<sup>th</sup>, 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, May 16<sup>th</sup>, 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 Jeff Silvestri

Also in attendance were:

- ✓ Executive Director Kim Gober
- ✓ Michael Watson, Esq. Solicitor
- ✓ Stella Barnes, Administrative Assistant
- ✓ Grace Seeney, Accountant
- ✓ Nelly Rojas, Administrative Aide
- ✓ Madeline Vazquez, Site Manager
- ✓ Anna Miller, Glassboro Council Liaison
- ✓ Noah Freiberg, Developer - Pennrose Properties LLC

Absent:

- ✓ Chairman Salvatore Fogarino
- ✓ Commissioner Edward Hutchinson

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.

Vice Chairman Lapp requested everyone rise for the “Pledge of Allegiance”.



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## **Public Portion:**

- Mr. Tucker has been decorating the complex with bird baths, flags, & solar lights. Management removed all and they were placed in the trash. Executive Director Gober asked if Mr. Tucker had prior permission to place the items around the complex. Mr. Tucker replied that he did not receive permission. Ms. Gober will have a discussion with Mr. Tucker after the meeting.
- Wilma Calloway offered a thank you to Site Manager, Madeline Vasquez for having a sign placed on the gate.
- A large bush near building #10 needs to be cut down. It is dangerous to drivers and pedestrians alike. GHA Site Manager, Madeline Vasquez and Facilities Manager, Paul Letizia will take a look at it and evaluate the situation.
- An outside contractor cannot be hired to clean windows. The windows will be cleaned soon.
- Would any of the staff communicate to the owners of the property near the back gate? Where Jamesway used to be? There is a mud slide there. GHA will find out who owns the property. A private agreement cannot be entered into.
- The Laundry Room door is very heavy. Mr. Letizia will check this as well.
- A request for stand up showers in the apartments? Executive Director Gober offered that this has been in discussions and GHA recognizes the need, but the funding to do it is not readily available. Moving forward with RAD there may be funding in the future to renovate each unit. The thought now would be to rehab units as they are empty and then move an existing tenant into that and so on. The estimate is about \$10,000 per unit to rehab the entire unit.

MOTION TO CLOSE THE PUBLIC PORTION  
MOTION: COMMISSIONER ANDREW HALTER  
SECOND: COMMISSIONER JEFF SILVESTRI

## **AGENDA**

### **Bill List and Financials**

Consider Interim Bill List:  
Questions?



**SALVATORE FOGARINO** • Chairman  
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**NAHRO?** Public Housing Group and we have continued the membership  
**PEPE, INC?** Cleaning Supplies  
MOTION TO APPROVE THE BILL LIST  
MOTION: COMMISSIONER JEFF SILVESTRI  
SECOND: COMMISSIONER ANDREW HALTER

Bill List accepted unanimously by all Commissioners present.

## **FINANCIALS:**

Executive Director Gober reports YTD for the period ending APRIL 30, 2016 the profit was \$131,317.72. By the time year-end rolls around, some things are not reflected in this.

## **MINUTES:**

APRIL MEETING

MOTION TO APPROVE THE MINUTES  
MOTION: COMMISSIONER MOHAN  
SECOND: COMMISSIONER JEFF SILVESTRI

Minutes accepted unanimously by all Commissioners present.

## **OLD BUSINESS**

## **DIRECTORS REPORT AND CORESPONDENCE:**

### **PENNROSE: BRIEF UPDATE**

Noah Freiberg from Pennrose is in attendance.

**Executive Kim Gober:** It is up to the Borough of Glassboro to apply for the Loan for demolishing Ellis Manor. The Loan Application for the Borough of Glassboro was authored by Noah Freiberg. It has been dropped off and based on the applications received early in the day (for \$8 million being available) Noah reports it looks favorable. Twenty one months after the loan has been executed, the repayment begins. GHA has an obligation to repay if the funding from the NJHMFA does not go through in time. If GHA proceeds with RAD, that may will contribute to the loan repayment ( in a few years). \$25,000 of that, as well as the Affordable Housing Trust fund could possibly be used towards repayment.

**Noah Freiberg:** Pennrose is trying to create different scenarios to accept funds as they are awarded. Pushing the payment would be a scenario until an award can get accepted.



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**Kim Gober:** The Requirements are you get refunded after the building is down. Get the funds, get the buildings remediated and the borough can participate in some of the demo. Take fewer funds.

**Jay Lapp:** Will the borough hire a demo company?

**Kim Gober:** The Borough does demo and may be able to do this demo more economically.

**Noah Freiberg:** The 9% round looks like it will be pushed back to 2017. Currently it looks like The QAP may be out at the end of this year for a Spring 2017 Round. Current focus is the demo loan funds.

**Jay Lapp:** would reducing levels on the buildings to get tax credits?

**Noah Freiberg:** Pennrose would have to redraw all of the plans. The site plan has two buildings and split the site into two buildings. This was analyzed and the application not competitive. Costs doesn't go down. The main cost is the site itself. Foundation and Roof.

## **NEW BUSINESS- RESOLUTIONS**

<b>2016-31</b>	<b>RESOLUTION APPROVING THE FIRST AMENDMENT TO THE DEVELOPERS RIGHTS AGREEMENT BETWEEN GHA AND PENNROSE.</b> <b>Calls for a vote from each Commissioner:</b> <b>Vice Chairman Lapp: Aye</b> <b>Commissioner Mohanakanthan: Aye</b> <b>Commissioner Silvestri: Aye</b> <b>Commissioner Halter: Aye</b>
<b>2016-32</b>	<b>RESOLUTION APPROVING REGULAR MONTHLY EXPENSES</b> <b>The bill list will be added to this resolution going forward</b> <b>MOTION: COMMISSIONER JEFF SILVESTRI</b> <b>SECOND: COMMISSIONER THURAISSINGHAM MOHANAKANTHAN</b>
<b>2016-33</b>	<b>RESOLUTION REVISING PAYMENT STANDARDS FOR S8 VOUCHER AND SEMAP</b> <b>MOTION: COMMISSIONER JEFF SILVESTRI</b> <b>SECOND: COMMISSIONER ANDREW HALTER</b>
<b>2016-34</b>	<b>RESOLUTION APPROVING REVISED TENANT HANDBOOK</b> <b>MOTION: COMMISSIONER THURAISSINGHAM MOHANAKANTHAN</b> <b>SECOND: COMMISSIONER ANDREW HALTER</b>



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## **ADJOURNMENT**

MOTION TO ADJOURN

MOTION: COMMISSIONER **THURASINGHAM MOHANAKANTHAN**

SECOND: COMMISSIONER **JEFF SILVESTRI**

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

Respectfully submitted,

**Kimberly Gober, Executive Director**

DATED: May 17<sup>th</sup>, 2016