



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

THURASINGHAM MOHANAKANTHAN • Commissioner
JEFF SILVESTRI • Commissioner
ANDREW HALTER • Commissioner

Minutes: September 19th, 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, September 19th, 2016 At 6:00 p.m. Chairman Salvatore 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 (will be late)
- ✓ Commissioner Edward Hutchinson
- ✓ Commissioner Jeff Silvestri

Also in attendance were:

- ✓ Executive Director Kim Gober
- ✓ Michael Watson, Esq. Solicitor
- ✓ Stella Barnes, Administrative Assistant
- ✓ Nelly Rojas, Administrative Aide
- ✓ Grace Seeney, Accountant
- ✓ Madeline Vazquez, Site Manager
- ✓ Rick Ginnetti, The Brooke Group

Absent:

- ✓ Anna Miller, Glassboro Council Liaison
- ✓ Commissioner Thuraisingham Mohanakanthan

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.

PUBLIC PORTION:

Open to the public

MOTION: COMMISSIONER HUTCHINSON

SECOND: COMMISSIONER LAPP

No public in attendance.

Grace Seeney reported for a resident who was not able to attend herself: The resident would like to know if the heater filters will be changed soon.

Executive Director Kim Gober stated there is a plan in place to have filters replaced however new furnaces were put in place recently. The tenant may not be aware of that.

Motion to close:

MOTION: COMMISSIONER EDWARD HUTCHINSON

SECOND: COMMISSIONER JEFF SILVESTRI

AGENDA

MINUTES:

MOTION TO APPROVE THE MINUTES

MOTION: COMMISSIONER EDWARD HUTCHINSON

SECOND: COMMISSIONER JAY LAPP

FINANCIALS:

Executive Director Kim Gober reports that the income for GHA is approximately \$184,000. There are 4 Vacancies presently, 2 at Grillo and 2 at Williams. They should be filled quickly.

Every local government had to record their portion for the GASB68. This may change the income amount.

MOTION TO APPROVE THE FINANCIALS

MOTION: COMMISSIONER EDWARD HUTCHINSON

SECOND: COMMISSIONER JAY LAPP

OLD BUSINESS

DIRECTORS REPORT AND CORRESPONDENCE:

HOME SERVICES GRANT:

APPROVED. THIS IS FOR SERVICES FOR THE RESIDENTS AND MUST BE APPLIED FOR EACH YEAR. IT PARTIALLY PAYS FOR THE EMPLOYEES THAT PROVIDE HOUSEKEEPING, LAUNDRY AND SHOPPING.

NJ NAHRO CONFERENCE:

NOVEMBER 14-16, 2016. COMMISSIONERS ARE ALL WELCOME TO ATTEND. PLEASE CONTACT STELLA IF YOU ARE INTERESTED. AN EMAIL TO ALL COMMISSIONERS WILL BE SENT.

HUD VMS REVIEW:

ALL WENT WELL. NO MONETARY AFFECT. FINANCIAL DIRECTOR CHRIS GRUPICO FOUND A MISTAKE BUT FIXED IT BEFORE HUD ARRIVED. IT WAS A FAVORABLE REVIEW

WAWA SPEED BUMP:

COMMISSIONER HUTCHINSON REQUESTED A THANK YOU NOTE TO WAWA FOR THE SPEED BUMPS. RUTGERS NEW BRUNSWICK ENGINEERS HELPED TO DESIGN THEM.

(COMMISSIONER ANDREW HALTER ARRIVED 6:30 PM)

RICK GINETTI:

RAD CONVERSION COMMITMENT. AN ADJUSTMENT TO THE HAP PAYMENT BECAME QUITE AN ISSUE WITH HUD. THE EXECUTIVE DIRECTOR AND MR. GINETTI HAVE HAD MONTHLY DISCUSSIONS WITH THE HUD TEAM. IT WAS DECIDED GHA SHOULD FIGHT FOR THE CURRENT PLAN. MS. GOBER AND MR. GINETTI CONTACTED WILL LAVEY IN CHARGE OF RAD AT HUD WHO STATED HE WILL LOOK INTO THIS. SAYING THIS, THE OPTIONS THAT HUD IS PRESENTING ARE:

- 1. TO WAIT, CLOSE ON 104 UNITS AFTER DEMO IS COMPLETED AND HAVE DDF BUILT INTO HAP PAYMENT. BEGINNING 2017**
- 2. DISPOSITION. TRANSFER OWNERSHIP TO NONPROFIT. NONPROFIT WOULD OWN IT UNTIL THE REDEVELOPMENT. THIS WOULD TAKE LONGER THAN DEMOLITION (GOING THROUGH SAC, BUREACRATIC PROCESS)**
- 3. HUD ALLOWING GHA TO APPLY FOR A SPECIAL EXCEPTION WAIVER WHICH ALLOWS GHA TO APPLY AND IF APPROVED, DEMO NOW, HOLD ONTO RAD UNITS, & WHEN DEMO IS COMPLETE DO THE CONVERSION ON THE 104 UNITS JUST LIKE IT WAS SUBMITTED IN ORIGINAL PORTFOLIO. THERE ARE 24 RAD UNITS AVAILABLE.**

MR. LAVEY FEELS HUD WILL APPROVE THIS WAIVER FOR GHA. GHA CAN'T START DEMO UNTIL WAIVER IS APPROVED. IT WILL BE A 2-3 MONTH PROCESS BEFORE A DEMO CONTRACTOR IS APPROVED. DEMO WOULD START BY DECEMBER OR JANUARY AND BE DONE BY JULY 2017.

EXECUTIVE GOBER WOULD LIKE A MOTION TO GUIDE MR GINETTI AND HERSELF ON HOW TO PROCEED AND MOVING FORWARD IN THE FUTURE FOR RAD. THEY ARE RECOMMENDING OPTION #3 AS THE BEST OPTION TO MOVING FORWARD.

NO OBJECTIONS TO THE RECOMMENDATION FROM THE COMMISSIONERS PRESENT.

PENNROSE REPORT:

MARCH OR APRIL 2017 WILL MOST LIKELY BE THE NEXT ROUND FOR THE NJHMFA. ELDERLY AND SPECIAL NEEDS ROUNDS WILL RECEIVE MOST POINTS.

COLLEGE TOWN NUMBERS HURT GHA WHICH IN TURN HAS THE APPLICATION LOSING POINTS. GHA MAY APPLY FOR A WAIVER FROM HMFA BUT HMFA IS MORE RIGID THAN HUD. SCORING MORE POINTS ON THE APPLICATION WOULD MEAN APPLYING IN THE SPECIAL NEEDS ROUND. THE APPLICATION WOULD STILL OVERALL BE ELDERLY WITH 25% SPECIAL NEEDS. 20 % OF THOSE SPECIAL NEEDS ARE THOSE WITHOUT AGE RESTRICTION. GLASSBORO FEELS IT MAY BE WORTHWHILE ENTERTAINING THE DISCUSSION.

GHA WOULD NEED AN AGREEMENT WITH A SPECIAL NEEDS PROVIDER (ARC, BANCROFT, ETC.) COMPLETELY DEFINED, WORK ON THE AREA TO BE ADDRESSED AND ENTER INTO A LONG TERM CONTRACT. THE SERVICE PROVIDER BRINGS IN THE FUNDING, THEY NEED THE BUILDING TO RECEIVE THE FUNDING. THE APPLICATION REQUIRES AN AGREEMENT IN PLACE. THIS ALL DEPENDS ON WHAT GHA DECIDES. CLIENTELE IS USUALLY AN ADULT WITH DEVELOPMENTAL DISABILITIES OR A GRANDPARENT RAISING A CHILD WITH DISABILITIES. THE TENANTS CANNOT BE GROUPED TOGETHER, BUT SPREAD OUT IN THE DEVELOPMENT.

CHAIRMAN FOGARINO DOES NOT FEEL THIS WOULD BE A RIGHT FIT WITH SENIORS WHO CURRENTLY LIVE HERE. IT WOULD HAVE TO HAVE AN OFFICE ON EACH FLOOR. THE CHAIRMAN SUGGESTED SPECIAL NEED VETS? DISABLED VETS WOULD QUALIFY.

THE COMMISSIONERS WOULD HAVE TO SPECIFY THE SPECIAL NEEDS, REQUIRING PENNROSE TO GO OUT AND SHOW US HOW THESE PROJECTS GET FUNDED AND SUPPLY GHA WITH DIFFERENT FINANCING PACKAGES.

HOMELESS HOUSING HAS TO BE IN THE PROJECT WHICH IS A VERY HARD POPULATION (GHA HAS 5 UNITS) THIS IS PART OF THE STATE REQUIREMENTS.

EXECUTIVE DIRECTOR KIM GOBER STATED CLAYTON AND FRANKLIN TOWNSHIP CURRENTLY HAVE DISABLED VETERAN HOUSING GOING UP. SHE REQUESTED DIRECTION TO MOVE FORWARD?

ALL OF THE COMMISSIONERS ARE IN AGREEMENT THAT ABOUT VETERANS . THEY WOULD ALSO RECOMMEND REQUESTING A WAIVER TO HMFA BEFORE THE APP IS DUE. RENTAL HOUSING IS PART OF THE COLLEGE AND THEY WOULD LIKE TO EXCLUDE COLLEGE KIDS.

NOW WE ARE COMPETING WITH EVERY OTHER URBAN MUNICIPALITY IN THE 40% SET ASIDE BRACKET. PENNROSE MET WITH THE CHAIRMAN ,EXECUTIVE DIRECTOR, AND RICK GINETTI ON FRIDAY, SEPTEMBER 16TH, 2016 AND THEY WERE RESPONSIVE EVEN THOUGH THEY WERE NOT ABLE TO ATTEND THIS MEETING DUE TO A PREVIOUS COMMITMENT AT A CONFERENCE. MULTIPLE OPTIONS FOR SPECIAL NEEDS WILL BE SHOWN BY PENNROSE. MORE MODELS WERE REQUESTED. THE GHA COMMISSIONERS AGREE TO KEEP PURSUING ADDITIONAL OPTIONS.

NEW BUSINESS- RESOLUTIONS

- 2016-48** **RESOLUTION APPROVING REGULAR MONTHLY EXPENSES**
BILL LIST FOR AUGUST AND SEPTMENBER ATTACHED
MOTION: COMMISSIONER HUTCHINSON SECOND: COMMISSIONER JAY LAPP
- 2016-49** **RESOLUTION APPROVING CONTRACT FOR EXTERMINATING: E & G**
EXTERMINATORS, INC
MOTION: COMMISSIONER JAY LAPP SECOND: COMMISSIONER ED HUTCHINSON
- 2016-50** **RESOLUTION ACCEPTING AND APPROVING THE GREANT FOR HOME SUPPORT**
PROGRAM
MOTION: COMMISSIONER ED HUTCHINSON SECOND: COMMISSIONER JAY LAPP
- 2016-51** **RESOLUTION AUTHORIZING AN EXECUTIVE SESSION**
MOTION: COMMISSIONER HUTCHINSON SECOND: COMMISSIONER SILVESTRI

The Commissioners proceeded into closed session.

ADJOURNMENT

MOTION TO ADJOURN

MOTION: COMMISSIONER HUTCHINSON

SECOND: COMMISSIONER SILVESTRI

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



Kimberly Gober, Executive Director

DATED: October 4, 2016