



**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: October 17<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, October 17<sup>th</sup>, 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
- ✓ Commissioner Edward Hutchinson
- ✓ Commissioner Jeff Silvestri
- ✓ Commissioner Thuraissingham Mohanakanthan (unable to attend)
- ✓

Also in attendance were:

- ✓ Executive Director Kim Gober
- ✓ Mark Asselta, Esq. Solicitor
- ✓ Stella Barnes, Administrative Assistant
- ✓ Nelly Rojas, Administrative Aide
- ✓ Grace Seeney, Accountant
- ✓ Madeline Vazquez, Site Manager
- ✓ Rick Ginnetti, The Brooke Group
- ✓ Anna Miller, Glassboro Council Liaison
- ✓ Noah Frieberg, Pennrose
- ✓ Lopa Kaluri, Pennrose

Absent:

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 ANDREW HALTER

SECOND: COMMISSIONER JAY LAPP

### **No public in attendance.**

### **Motion to close:**

MOTION: COMMISSIONER JAY LAPP

SECOND: COMMISSIONER JEFF SILVESTRI

## **AGENDA**

### **MINUTES:**

MOTION TO APPROVE THE MINUTES

MOTION: COMMISSIONER EDWARD HUTCHINSON

SECOND: COMMISSIONER JEFF SILVESTRI

### **FINANCIALS:**

Executive Director Gober reported The Housing Authority of the Borough of Glassboro continues to do well. There will be some adjustments. The State requires an Annual Budget to be submitted to the DCA and this Resolution is on the Agenda. Roll Call vote is required.

### **OLD BUSINESS**

### **DIRECTORS REPORT AND CORRESPONDENCE:**

#### **PENNROSE REPORT:**

**NOAH FRIEBERG AND LOPA KALURI** , REPRESENTATIVES FROM PENNROSE ATTENDED THE MEETING TO GIVE AN UPDATE.

#### **DEMO LOAN:**

**LOPA KALURI:** PENNROSE, THE BOROUGH (OF GLASSBORO) AND THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO (GHA) MET TO DISCUSS BUSINESS TERMS. THE BOROUGH SPENT SOME TIME WITH THE DEPARTMENT OF COMMUNITY AFFAIRS (DCA) BECOMING EDUCATED WITH WHAT IS INVOLVED IN TAKING ON THE LOAN FOR THE DEMO. THE BOROUGH STATED THE CONTRACT FOR THE LOAN WITH THE DCA NEEDS TO BE EXECUTED BY **DECEMBER 9<sup>TH</sup>, 2016.** IT HAS BEEN DECIDED THAT:

- THE BOROUGH OF GLASSBORO WOULD RECEIVE THE FUNDING.
- THE BOROUGH WOULD THEN SEND THE MONEY TO THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO (GHA)
- GHA IN TURN WOULD PROVIDE THE FUNDING TO PENNROSE PROPERTIES

A THIRD AMENDMENT TO THE MASTERS DEVELOPERS AGREEMENT (MDA) WOULD SCOPE OUT THE DEMOLITION LOAN.

THE LAWYERS, MARK ASSELTA, ESQ. (GHA), JIM MALLEY, ESQ. (BOROUGH) AND ALISSA FLANIGAN, ESQ. (PENNROSE) WORKED ON THE DETAILS NEEDED TO EXECUTE THE CONTRACT BETWEEN THE BOROUGH AND THE DCA.

**COMMISSONER MOHAN HAS ARRIVED AT THE MEETING 6:10 PM**

THERE NEEDS TO BE APPROVAL OF THE LOAN AGREEMENT COUNCIL AT THE BOROUGH MEETING ( PENNROSE IS AIMING FOR THE NOVEMBER MEETING) AND GHA APPROVAL OF THE AMENDMENT TO THE MDA. PENNROSE WOULD WORK CLOSELY WITH GHA ON THE BID PROCESS FOR THE DEMO AND GHA WOULD RECEIVE ALL DOCUMENTS RELATED TO THE BID BY THE END OF LAST WEEK. (GHA HAS NOT RECEIVED THEM BY THIS MEETING) THERE NEEDS TO BE TWO AGREEMENTS IN PLACE: THE GHA & BOROUGH AGREEMENT AND THE THIRD AMENDED AGREEMENT BETWEEN GHA AND PENNROSE. THESE MUST BE APPROVED FOR THE **NOVEMBER 21<sup>ST</sup> MEETING**, WHICH WILL BE IN TIME FOR THE DCA & BOROUGH DEADLINE OF **DECEMBER 9<sup>TH</sup>, 2016.**

**EXECUTIVE DIRECTOR KIM GOBER** : TIMELINE- THERE ARE 24 RAD UNITS AVAILABLE AT ELLIS MANOR WHICH WOULD BE BENEFICIAL TO PENNROSE OR ANY OTHER DEVELOPER. TO SAVE THESE RAD UNITS, THE DEMO MUST BE COMPLETE BY **JUNE 2017.** THIS HAS BEEN RELAYED TO PENNROSE. THERE IS A VERY TIGHT TIME FRAME AND HAVING THOSE RAD UNITS DOES IN FACT BENEFIT THE PROJECT. IT IS MUTUALLY BENEFICIAL TO STICK TO THE TIME FRAME THAT HAS BEEN OUTLINED.

**MARK ASSELTA, ESQ.:** THE LAWYERS ARE WORKING ON A TERM SHEET. THE CLOSED SESSION OF THIS BOARD MEETING WILL BRING THE COMMISSIONERS UP TO SPEED. THERE WILL BE NO ACTION UNTIL THERE IS A FULL AGREEMENT. THE PLAN IS TO HAVE EVERYTHING IN PLACE AT THE NOVEMBER BOARD MEETING. EVERYTHING NEEDS TO BE WORKED OUT BY THE **NOVEMBER 14<sup>TH</sup> PACKETS.** IT WILL GIVE THE COMMISSIONERS AND CHAIRMAN AN OPPORTUNITY TO READ THE DOCUMENTS AND CONSULT WITH COUNSEL.

**CHAIRMAN FOGARINO:** SPECIAL NEEDS UNITS.... THE COMMISSIONERS WOULD RECOMMEND MAKING THE SPECIAL NEEDS UNITS AND THE 5 HOMELESS UNITS FOR VETERANS.

**NOAH FREIBERG:** THE STATE HAS COME OUT WITH A REVISED QAP (WHICH FUNDS ALL LARGE PROJECTS). SOME CHANGES HAVE BEEN MADE. THE GOAL IS TO LOOK FOR MORE WAYS TO MAKE THE PROJECT MORE COMPETITIVE AND REDUCE THE TAX CREDITS. THEY ARE NOW LOOKING AT A ONE PHASE SCENARIO WITH MORE UNITS. THE GOAL IS TO MAKE THE APPLICATION MORE COMPETITIVE BY REDUCING THE TAX CREDITS. THE ENTIRE PROJECT BASED VOUCHERS WOULD BE INCLUDED IN THE PROPERTY AND WE WOULD TRY TO BRING IN EVEN MORE VOUCHERS. ONE OF THE WAYS TO DO THAT IS WITH BRINGING IN SUPPORTIVE HOUSING UNITS. VETERANS ARE VERY POPULAR. THERE ARE A LOT OF BENEFITS AND A LOT OF CHALLENGES WITH VETERANS BUT THERE IS NO GUARANTEE SOURCE OF REVENUE FOR VETERANS. THIS PROJECT WOULD LOSE REVENUE.

**COMMISSIONER LAPP** : VETERANS MAY STILL BE ABLE TO AFFORD THE RENT AT GHA SINCE THE RENT WOULD BE LOWER THAN AT A NON-SUBSIDIZED APARTMENT BUILDING.

**LOPA KALURI**: THERE IS NOT A RELIABLE SOURCE OF REVENUE FOR VETERANS. VETERANS PROJECTS ARE USUALLY CLOSER TO A VETERAN ADMINISTRATIVE BUILDING.

**NOAH FRIEBERG**: GHA COULD CERTAINLY MARKET AND ADVERTISE TO VETERANS

**EXECUTIVE DIRECTOR KIM GOBER**: THE HOUSING AUTHORITY OF GLOUCESTER COUNTY (HAGC) WAS ALLOCATED 19 VASH VOUCHERS, VOUCHERS THAT ARE TENANT BASED NOT PROJECT BASED. THERE IS A SLOW REFERRAL PROCESS FROM THE VA. WE COULD CERTAINLY OFFER A PREFERENCE FOR VETERANS AT GHA AT THIS TIME. IS THERE A WAY TO PROJECT BASE SOME VOUCHERS FOR VETS?

**RICK GINETTI**: A SPECIAL NEEDS PROJECT WHERE THE SPECIAL NEEDS IS VETERANS DOES NOT GET FINANCED. YOU CAN GIVE A PREFERENCE TO VETERANS ON THE WAITLIST ACROSS THE BOARD. 78 UNITS IN THE BUILDING, 56 ARE SUBSIDIZED, WHO DO YOU BRING IN TO RENT OUT THE REMAINING 21 UNITS? TO INCREASE THE ODDS , IT WOULD BE LOW INCOME SENIORS, SPECIAL NEEDS (LIKE BANCROFT) WHO WILL BRING IN \$20,000 PER UNIT, HOMELESS VETERANS, & VETERANS WHO ARE LOOKING FOR HOUSING. THERE IS A WAY TO DO THIS TO SERVE EVERYONE'S NEEDS. TO HAVE ALL OF THE UNITS SUBSIDIZED.

**COMMISSIONER JAY LAPP**: WITH THE DELAY IN BUILDING THE SITE, THERE ARE CURRENTLY PROJECTS FOR VETERANS IN THE AREA BEING BUILT, NAMELY FRANKLINVILLE AND CLAYTON. THERE IS A CONCERN THAT THOSE PROJECTS WILL TAKE AWAY FROM GHA'S PROJECT. WHO WOULD THE GHA CONTACT TO REFER VETERANS TO OUR BUILDING? THE VA?

**RICK GINETTI**: THE VFW WOULD BE A GREAT SOURCE AS WOULD DISABLED AMERICAN VETERANS. PENNROSE SHOULD REACH OUT TO THEM.

**NOAH FRIEBERG**: SUPPORTIVE HOUSING FROM DEVELOPMENTAL DISABILITY GROUPS IS ONE OF THE LARGEST PLACES WHERE VOUCHER AND SERVICE DOLLARS ARE AVAILABLE. THERE ARE STRICT GUIDELINES TO RENT THESE UNITS. THERE ARE MANY LEVELS OF SCREENING BEFORE THE INDIVIDUAL IS PLACED AND THEY ARE VERY SUCCESSFUL PROJECTS. PENNROSE WOULD LIKE TO INVITE THE COMMISSIONERS TO SUCH A BUILDING, HAVE LUNCH AND SEE HOW THE PROJECT SUCCEEDS. THERE IS ONLY A LIMITED SUPPLY OF FUNDING WITH THE STATE AND PENNROSE WOULD LIKE TO HAVE THE BEST APPLICATION PUT IN PLACE, MAKING IT AS COMPETITIVE AS POSSIBLE. SUBSIDIZED UNITS MEANS NO GAP IN THE FUNDING.

**CHAIRMAN SAL FOGARINO**: THE SPECIAL NEEDS IDEA WILL HAVE TO GO THROUGH THE PLANNING BOARD.

**NOAH FRIEBERG**: PENNROSE WILL HAVE TO REVISE APPLICATION AND GO BEFORE THE BOARD HOPEFULLY JANUARY AND FEBRUARY.

**CHAIRMAN FOGARINO**: THE COMMISSIONERS WILL GO INTO CLOSED SESSION

## **NEW BUSINESS- RESOLUTIONS**

<b>2016-52</b>	<b>RESOLUTION APPROVING REGULAR MONTHLY EXPENSES</b> <b><u>BILL LIST for OCTOBER ATTACHED</u></b> <b>MOTION: <u>COMMISSIONER HUTCHINSON</u></b> <b>SECOND: <u>COMMISSIONER LAPP</u></b>
<b>2016-53</b>	<b>RESOLUTION APPROVING THE GHA BUDGET 2017</b> <b>ALL COMMISSIONERS IN FAVOR</b>
<b>2016-54</b>	<b>RESOLUTION AWARDDING GENERAL LEGAL SERVICES</b> <b>MOTION: <u>COMMISSIONER LAPP</u></b> <b>SECOND: <u>COMMISSIONER HUTCHINSON</u></b>
<b>2016-55</b>	<b>RESOLUTION AWARDDING LANDLORD LEGAL SERVICES</b> <b>MOTION: <u>COMMISSIONER HUTCHINSON</u></b> <b>SECOND: <u>COMMISSIONER LAPP</u></b>
<b>2016-56</b>	<b>RESOLUTION AWARDDING AUDIT SERVICES</b> <b>MOTION: <u>COMMISSIONER SILVESTRI</u></b> <b>SECOND: <u>COMMISSIONER LAPP</u></b>
<b>2016-57</b>	<b>RESOLUTION APPROVING AND AUTHORIZING THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO TO ENTER INTO A MANAGEMENT AGREEMENT WITH HAGC</b> <b>MOTION: <u>COMMISSIONER HALTER</u></b> <b>SECOND: <u>COMMISSIONER HUTCHINSON</u></b>
<b>2016-58</b>	<b>RESOLUTION AUTHORIZING AN EXECUTIVE SESSION</b> <b>MOTION: <u>COMMISSIONER MOHANAKANTHAN</u></b> <b>SECOND: <u>COMMISSIONER HALTER</u></b>

The Commissioners proceeded into closed session.

### **ADDITIONAL COMMENTS:**

- \* **COMMISSIONER JEFF SILVESTRI WILL BE RESIGNING FROM HIS POST AT THE END OF THE YEAR**
- \* **THE GHA STAFF MAY BE LATE AT THE NEXT (NOVEMBER) MEETING**
- \* **THANKSGIVING DINNER FOR THE RESIDENTS IS APPROVED BY THE COMMISSIONERS**

## **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