



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

THURAISINGHAM MOHANAKANTHAN • Commissioner
JEFF SILVESTRI • Commissioner
ANDREW HALTER • Commissioner

Minutes: November 21st 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, November 21st 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 Thuraisingham Mohanakanthan
- ✓

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

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 EDWARD HUTCHINSON

SECOND: COMMISSIONER JAY LAPP

No public in attendance.

Motion to close:

MOTION: COMMISSIONER EDWARD HUTCHINSON

SECOND: COMMISSIONER JAY LAPP

AGENDA

MINUTES:

MOTION TO APPROVE THE MINUTES

MOTION: COMMISSIONER EDWARD HUTCHINSON

SECOND: COMMISSIONER ANDREW HALTER

FINANCIALS:

Executive Director Gober reported The Housing Authority of the Borough of Glassboro continues to do well. There is a \$217,000 Profit as of October 30th, 2016. Development Work needs to be presented to Finance. There will be some adjustments.

With the Voucher Program, Relocation Vouchers received for Ellis Manor were more than GHA needed. We are spending 100% of the HAP money, which is good. The Housing Authority formerly was given an account of what they would be funded but for now GHA has to make an educated guess of what it will be receiving. The Admin Office will send out a PHADA notice concerning this.

OLD BUSINESS

DIRECTORS REPORT AND CORRESPONDENCE:

PENNROSE REPORT:

KIMBERLY GOBER: PENNROSE REVIEWED TWO CONCEPTS THEY HAVE CONCERNING THE REDEVELOPMENT OF ELLIS MANOR. THERE IS A MEETING WITH THE BOROUGH TOMORROW, NOVEMBER 22ND, 2016.

NOAH FRIEBERG :

1. STATUS OF DEMO LOAN: THERE IS A TENTATIVE AGREEMENT WITH SOME POINTS THAT NEED TO BE CRAFTED
2. STATUS OF DEMOLITION: FINAL BID SESSION MEETING ON NOVEMBER 29TH AT THE SITE. ONCE THE DEMO LOAN GETS APPROVED, PENNROSE CAN START THE DEMO.

3. THE PROCESS BEGINS WITH THE BOROUGH OF GLASSBORO ON WHAT NEEDS TO BE SUBMITTED FOR THE TAX CREDIT ROUND (IN MARCH OR APRIL).

THE SITE PLAN NOW HAS 78-84 UNITS TO MAKE IT MORE COMPETITIVE IN THE FIRST PHASE AS THE CORE. IF THAT IS SUCCESSFUL, THE SECOND PHASE WOULD BE A SMALLER 40-50 UNITS. THE FIRST BUILDING BEING CONSIDERED IS 3 STORIES AND THE SECOND BUILDING IS 4 STORIES. THE LENGTHS OF THE 3 STORY BUILDING IS AT LEAST 100 FT. MORE.

EXECUTIVE DIRECTOR KIM GOBER FEELS LONGER HALLWAYS ARE A DETERRENT TO AGING IN PLACE AS SHORTER HALLWAYS HAVE A MORE "HOMEY" FEEL RATHER THAN AN INSTITUTIONAL FEELING.

NOAH FREIDBERG STATED THAT THE FOUR STORY WOULD BE PLACED BACK FROM THE STREET AND TREES PLACED SO THAT MIGHT HELP IF THERE ARE ANY OBJECTIONS AS FAR AS BEING IN A RESIDENTIAL AREA. THE FOUR STORY WOULD NEED A VARIANCE TO THE CURRENT ZONING. THE DIFFERENCE IN THE LENGTH OF THE CORRIDORS WILL BE PROVIDED BY PENNROSE ARCHITECT TO ANSWER A QUESTION BY COMMISSIONER HALTER.

COMMISSIONER SILVESTRI AGREES WITH THE FOUR STORY. COMMISSIONER LAPP'S CONCERNS ARE LESS UNITS. COMMISSIONER HUTCHINSON IS CONCERNED BY THE FOUR STORY WITH SENIORS IN WHEELCHAIRS. THESE CONCERNS WILL ALL BE PUT INTO THE BUILDING OF THE FOUR STORY. CAMERAS, SECURITY, AND KEYCARD ACCESS WILL BE A PART OF THE PACKAGE.

THE COMMISSIONERS HAVE NO PROBLEM WITH A FOUR STORY BUILDING. A ROAD ACCESS AROUND THE WHOLE BUILDING WOULD BE IDEAL ACCORDING TO COMMISSIONER HALTER.

RICK GINETTI AGREES THAT FOUR STORY IS MORE ECONOMICAL TO BUILD. THERE IS A SMALLER FOOTPRINT ON THE GROUND AND IT NEEDS TO BE AESTHETICALLY PLEASING. THIS IS A COMMERCIAL AREA AND HE BELIEVES THAT BLEND WORKS.

COMMISSIONER HALTER SUGGESTS AT LEAST ONE ELEVATOR BE LARGE ENOUGH TO HOLD A STRETCHER.

NOAH FRIEDBERG: A "SPECIAL NEEDS COMPONENT" IS NEEDED. . THE SQ FT COST IN 2015 FOR THE BUILDING WAS \$150. THE SQUARE FT PRICE IN 2016 IS \$161 PER SQ FT. ADDING EXTRA LENGTH OF A BUILDING ADDS TO THE COST. IF THERE IS ANY WAY WE CAN REDUCE THE COST THAT WOULD BE ADVANTAGEOUS TO WINNING THE TAX CREDITS.

RICK GINETTI: THERE IS A PUSH FOR THE TIMING OF THIS PROJECT.

EXECUTIVE DIRECTOR KIM GOBER STATED SHE, AS WELL AS ASSISTANT TO THE EXECUTIVE DIRECTOR JESSICA LAINE AND COMMISSIONER HUTCHINSON WENT TO CONFERENCE IN ATLANTIC CITY FOR NAHRO.

THE BIGGEST TOPIC WAS NON- SMOKING UNITS. IF GHA GOES TO RAD THIS WILL NOT APPLY TO US AS OF YET. IT DEPENDS ON THE FINAL RULE.

THE THANKSGIVING DINNER WAS VERY GOOD ACCORDING THE COMMISSIONER LAPP. A SPECIAL THANK YOU TO MADELINE VASQUEZ AND HATTIE WHO ARRANGED ALL OF THIS.

THERE WAS A BREAK-IN AT ELLIS MANOR. APPARENTLY IT WAS HOMELESS MEN TRYING TO TAKE OUT COPPER PIPE. MIKE WATSON, ESQ. HAS REACHED OUT TO THE PROSECUTOR'S OFFICE (LILLIAN) TO SEE IF THEY, IN ANY WAY, NEED OUR HELP.

GRILLO HAS HAD A LOT OF FIRE TRUCKS IN THE AREA BECAUSE THERE HAD BEEN A SMELL OF GAS REPORTED. . ONE TENANT WAS WARMING THEIR UNIT WITH HIS OVEN. THE HEAT WAS WORKING BUT TENANT WANTED THE OVEN ON. CARBON MONOXIDE WAS CLEARED AND THE RESIDENT WILL BE RECEIVING A NOTICE.

OUR NEXT MEETING IS DECEMBER 19TH, 2016.

IF ANY COMMISSIONERS WOULD LIKE BUSINESS CARDS, PLEASE FILL OUT THE FORM PROVIDED.

PHADA HAS A CONFERENCE JANUARY 8 TO 11 IN ORLANDO, FLA. THE EARLY REGISTRATION EXPIRES ON DECEMBER 7TH. PLEASE CONTACT STELLA IF YOU WOULD LIKE TO ATTEND.

A SYNOPSIS OF THE NAHRO CONVENTION FROM COMMISSIONER HUTCHINSON WAS HANDED OUT TO ALL COMMISSIONERS.

NEW BUSINESS- RESOLUTIONS

2016-59	RESOLUTION APPROVING REGULAR MONTHLY EXPENSES <u>MOTION: COMMISSIONER HUTCHINSON SECOND: COMMISSIONER LAPP</u> <u>ALL IN FAVOR</u>
2016-60	RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR ARCHITECTURAL/ENGINEERING SERVICES <u>MOTION: COMMISSIONER HUTCHINSON SECOND: COMMISSIONER MOHAN</u> <u>ALL IN FAVOR</u>
2016-61	RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR PROFESSIONAL CONSULTING SERVICES <u>MOTION: COMMISSIONER HUTCHINSON SECOND: COMMISSIONER HALTER</u> <u>ALL IN FAVOR</u>
2016-62	RESOLUTION AUTHORIZING A LOAN AND SECURITY AGREEMENT BETWEEN THE BOROUGH OF GLASSBORO AND THE BOROUGH OF GLASSBORO HOUSING AUTHORITY <u>MOTION: COMMISSIONER HUTCHINSON SECOND: COMMISSIONER LAPP</u> <u>ALL IN FAVOR</u>
2016-63	RESOLUTION APPROVING THE THIRD AMENDMENT TO THE MASTER DEVELOPERS AGREEMENT (MDA) BETWEEN GHA AND PENNROSE <u>MOTION: COMMISSIONER MOHAN SECOND: COMMISSIONER LAPP</u> <u>ALL IN FAVOR</u>
2016-64	RESOLUTION AUTHORIZING AND ADOPTING AN EXPOSURE CONTROL PLAN FOR GHA <u>MOTION: COMMISSIONER HUTCHINSON SECOND: COMMISSIONER MOHAN</u> <u>ALL IN FAVOR</u>
2016-65	RESOLUTION APPROVING EXECUTIVE SESSION <u>MOTION: COMMISSIONER MOHAN SECOND: COMMISSIONER HALTER</u> <u>ALL IN FAVOR</u>

CHAIRMAN FOGARINO: THE COMMISSIONERS WILL GO INTO CLOSED SESSION

The Commissioners proceeded into closed session.

ADJOURNMENT

MOTION TO ADJOURN

MOTION: COMMISSIONER HALTER

SECOND: COMMISSIONER SILVESTRI

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

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: November 22ND, 2016