



SALVATORE FOGARINO • Chairman
JAY LAPP • Vice Chairman
EDWARD HUTCHINSON • Commissioner
DIGNA TOWNSEND • Commissioner

THURASINGHAM MOHANAKANTHAN • Commissioner
ANDREW HALTER • Commissioner
ANGELO MARTILINI • Commissioner
KIMBERLY GOBER • Secretary/Executive Director

Minutes: February 21st, 2017

"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 Tuesday, February 21st, 2017 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 Thurasingham Mohanakanthan
- ✓ Commissioner Angelo Martilini
- ✓ Commissioner Andrew Halter

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
- ✓ Anna Miller, Glassboro Council Liaison
- ✓ Noah Freiberg, Pennrose
- ✓ Lopa Kolluri, Pennrose

Absent:

- ✓ Commissioner Edward Hutchinson
- ✓ Commissioner Digna Townsend (arrived at 6:45 pm)

SOLICITOR:

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 ANGELO MARTILINI
SECOND: COMMISSIONER JAY LAPP

Motion to **CLOSE:**

MOTION: COMMISSIONER ANGELO MARTILINI
SECOND: COMMISSIONER JAY LAPP

📁AGENDA

📄MINUTES:

MOTION TO APPROVE THE **MINUTES:**

MOTION: COMMISSIONER ANGELO MARTILINI
SECOND: COMMISSIONER THURASINGHAM MOHANAKANTHAN
COMMISSIONER ANDREW HALTER ABSTAINED. HE WAS ABSENT FOR THE LAST MEETING.

💰FINANCIALS:

Grace Seeney, Accountant, reports GHA has \$130,000 net income after appreciation. There is still an adjustment for GASB68 and adjustments for FDS (the financial data schedule). Executive Director Gober adds that The State of NJ publishes a number to be put on the financial statements to be in compliance with GASB68. The Finance Department used last year's numbers as an estimate to be in compliance. Included in this number is an Asset Repositioning Fee which was \$99,000 in 2016. This is a step down operating subsidy for Ellis Manor and ended in 2016 after three years. We now need to push for the demo. We are still waiting for HUD's approval. Rick Ginetti has called HUD regularly. GHA, the Borough, and Pennrose need this to go forward with the demo.

MOTION TO APPROVE **FINANCIAL REPORTING:**

MOTION: COMMISSIONER ANGELO MARTILINI
SECOND: COMMISSIONER JAY LAPP

🏢DIRECTORS REPORT AND CORRESPONDENCE:

NOAH FREIBERG AND LOPA KALURI FROM PENNROSE PROPERTIES, LLC. ARE PRESENT AT THE MEETING AS WELL AS RICK GINETTI FROM THE BROOK GROUP.

KIM GOBER , RICK AND COMMISSIONER LAPP HAVE MET WITH NOAH AND FEEL THAT THEY MADE A LOT OF PROGRESS FROM THE LAST TIME GHA APPLIED FOR TAX CREDITS.

NOAH: THE TAX CREDIT APPLICATION IS DUE ON MAY 2ND, 2017. PENNROSE WOULD LIKE A CONSENSUS TONIGHT ON HOW TO PROCEED WITH THE APPLICATION. THE LAST APPLICATION WAS IN 2015 BUT, EVEN THOUGH THE PROJECT SCORED PERFECT, THE PROJECT DID NOT WIN THE TAX CREDITS. THE OTHER PROJECT WON ON A TIE-BREAKER.

GHA AND PENNROSE HAVE HAD SOME DISCUSSIONS ON BANCROFT AND SUPPORTIVE HOUSING AND THAT IS ONE ASPECT ON WHAT PENNROSE IS WORKING ON.

AFTER THEY WEREN'T AWARDED THE LAST ROUND IN THE APPLICATION FOR TAX CREDITS, PENNROSE DECIDED THAT THE GOAL NOW IS TO MAKE THIS NEXT APPLICATION AS COMPETITIVE AS POSSIBLE AND THERE ARE THREE WAYS TO DO THIS:

- 1. APPLICATION POINTS**
- 2. THE TIE BREAKER ANALYSIS**
- 3. POLITICAL AFFILIATION**

1) APPLICATION POINTS: THE SENIOR CYCLE PROJECT MAY BE THE BEST WAY TO APPLY. PENNROSE RECOMMENDS THIS. GHA HAS A BETTER CHANCE TO GET THE MOST POINTS IN THIS CYCLE. THE POINT SYSTEM IS AS FOLLOWS:

- a) POVERTY RATE: REFERENCED IN THE CENSUS DATA. 50% OF TOWNS GET ONE MORE POINT THAN GHA*
- b) SCHOOL POINTS : GHA DOES NOT MEET THE CRITERIA BUT DOESN'T NEED TO IN THE SENIOR CYCLE*
- c) NON PROFIT GP: SUPPORTING HOUSING CYCLE. HAVING A 100% NON-PROFIT GENERAL PARTNER*

THERE IS A POTENTIAL TO RAISE THE GHA SCORE. A PARTICULAR POINT IS THE SENIORS RENTERS POINT. IF A TOWN HAS MORE THAN 25% SENIORS (AGE 55 OR OLDER) AND LESS THAN 25% PERCENT OF THE PROPERTIES ARE RENTAL, THERE IS A MARKET THERE. AN ARGUMENT CAN BE MADE IF GHA CAN EXCLUDE ROWAN STUDENTS AND TAKE OUT STUDENT HOUSING, GLASSBORO WOULD GET THESE POINTS. ALL OF NEW JERSEY WILL BE ELIGIBLE TO APPLY FOR THESE TAX CREDITS. TO GET THE DATA ON ROWAN WOULD BE HELPFUL FOR THE APPLICATION POINTS.

2) THE TIE BREAKER ANALYSIS: THIS IS THE TOTAL AMOUNT OF CREDITS GHA REQUESTS DIVIDED BY TOTAL NUMBER OF UNITS IN YOUR PROJECT. HA PROJECTS ARE SUBJECT TO THE DAVIS-BACON ACT WHICH OTHER PROJECTS ARE NOT SUBJECT TO. THIS RAISES THE COST OF THE PROJECT. THE CREDITS REQUESTED WILL HAVE TO BE HIGHER.

COMMISSIONER DIGNA TOWNSEND ARRIVED AT THE MEETING 6:45 PM

3) POLITICAL AFFILIATION: BANCROFT HAS BEEN AROUND FOR QUITE A FEW YEARS AND THEY ARE RESPECTED IN THE COMMUNITY. ADDITIONAL VOUCHERS FROM THE STATE WOULD BE AVAILABLE FOR SPECIAL NEEDS RESIDENTS. HAVING BANCROFT WOULD BE VERY HELPFUL TO PUSH GHA OVER THE EDGE AFTER THE FINAL RANKINGS ARE PUBLISHED. THE STATE IS ALWAYS LOOKING FOR CREATIVE HOUSING AND PARTNERSHIPS AS WELL AS BEING SEEN AS SUPPORTING SPECIAL NEEDS.

MORE CREDITS ARE BEING GIVEN OUT IN THE SENIOR CYCLE AND GHA IS MORE COMPLETIVE IN THIS CYCLE. THE GOAL OF PENNROSE HAS NOT CHANGED FROM HAVING 20% UNITS FOR SPECIAL NEEDS, AND 5 UNITS FOR HOMELESS WHICH WILL BE 55 & OLDER, ONE BEDROOM UNITS, REQUIRED BY EVERY PROJECT IN THE STATE.

KIM GOBER STATED THESE VOUCHERS ARE CRUCIAL. THE HOMELESS ALREADY STRUGGLE TO MAINTAIN A HOUSEHOLD. WITHOUT THESE HOMELESS VOUCHERS IT WOULD BE SETTING THEM UP FOR FAILURE. THIS PROJECT WILL HAVE THE HOMELESS VOUCHERS FROM HUD WHICH WILL GUARANTEE RENT FOR THESE UNITS.

LOPA KOLLURI ADDED PENNROSE FEELS THIS CYCLE SETS THIS PROJECT UP FOR A SUCCESSFUL APPLICATION. THERE ARE MORE AVAILABLE CREDITS IN THIS CYCLE.

EXECUTIVE DIRECTOR GOBER REPORTED THAT THERE IS AN ACC CONTRACT WITH HUD FOR 232 HOUSING CHOICE VOUCHERS. . THERE ARE 176 VOUCHERS BEING USED AT THE MOMENT BUT THERE IS A STRUGGLE USING THE VOUCHERS IN THE BOROUGH DUE TO COLLEGE STUDENTS ACQUIRING AVAILABLE RENTALS. VOUCHER HOLDERS ARE "PORTING" OUT OF THE BOROUGH, NOT BEING ABLE TO FIND SUITABLE HOUSING. WE ARE REQUESTING THE GENERAL CONSENSUS OF THE BOARD TO INCREASE THE VOUCHERS FOR THIS PROJECT. THIS WILL INCREASE THE ADMINISTRATIVE FEE REVENUE FOR THE HOUSING AUTHORITY, SUBJECT TO CONTINUED FUNDING FROM HUD.

CHAIRMAN FOGARINO QUESTIONED IF THE MONIES AVAILABLE FOR THE SECTION 8 VOUCHERS DECREASE, WHAT WOULD HAPPEN?

NOAH FRIEBERG EXPLAINED ALL PROJECTS THAT ACCEPT PROJECT BASED VOUCHERS TAKE THE RISK AND THE INVESTMENT COMMUNITIES ARE AWARE OF THIS. IT IS CALLED A SECTION 8 OVERHANG.

RICK GINETTI EXPLAINED THIS PROBLEM IS MORE FOR THE HOUSING AUTHORITY (HA) THAN THE PROJECT. GHA ENTERS INTO 15 YR CONTRACT (WITH HUD APPROVAL) AND THE LEASE AMOUNT IS IN THERE. THE ABILITY TO PAY THE DEBT LIES WITH THE GHA. IF HUD STARTS CUTTING HAP AMOUNT TO HA AND THEN THE HA DECIDES HOW THE HAP IS SPENT, WHICH MEANS SOME OF THE VOUCHERS HAVE WOULD HAVE TO BE CUT BACK OR ELIMINATED. AC HAD TO DO A REVERSE LOTTERY TAKING PEOPLE OFF OF THE PROGRAM. HA'S HAVE TO USE THE VOUCHERS TO GET THE SUBSIDIES FROM HUD. GHA'S GOAL IS TO USE THE VOUCHERS.

KIM GOBER STATED NEXT MONTH THERE WILL BE RESOLUTIONS APPROVING EIGHT (8) ADDITIONAL VOUCHERS, EQUALING FORTY (40). 46 PROJECT BASED VOUCHERS IS THE CAP.

NOAH INDICATED THAT THERE IS COMPETITION WITH THE PROJECT. THE PROJECTS ARE BROKEN INTO MANY DIFFERENT BUCKETS WHICH DO NOT COMPETE WITH ONE ANOTHER BUT PENNROSE DOES HAVE ANOTHER PROJECT GOING IN THE SAME ROUND AS GHA. NEW BRUNSWICK, WHO DID NOT APPLY IN 2015, WILL BE APPLYING IN THE SAME ROUND. PENNROSE WANTED TO BE OPEN ABOUT THIS AND HAD AGREED TO DISCLOSE ANY INFORMATION OF THIS KIND. THIS IS THE NATURE OF THE BUSINESS. HOPEFULLY ALL OF THESE PROJECT CAN BE AWARDED. NEW BRUNSWICK MAY HAVE SOME SOFT FUNDS THAT THEY CAN PUT INTO THE DEAL AND KIM AND RICK WILL BE INFORMED OF ANY SUCH FUNDS. IF GHA GETS THE SENIORS RENTER POINT IT WILL OUTSCORE THE NEW BRUNSWICK PROJECT. THE DEMO FUNDING FROM THE BOROUGH AND THE ADDITIONAL SUPPORT WITH THE PROJECT BASED VOUCHERS ARE BOTH ASSETS.

ANNA MILLER: IS PENNROSE FOREWARNING GHA THAT ANOTHER PROJECT WILL BE MOVING FORWARD AND THE GHA PROJECT WILL BE GETTING KICKED BACK? PENNROSE DID NOT DISCLOSE THIS PREVIOUSLY. WOULDN'T IT HAVE BEEN BETTER TO DISCLOSE THIS SOONER?

NOAH RESPONDED THAT THIS PROJECT CAN ONLY BE A SENIOR PROJECT. THE BOROUGH INSISTS ON THIS. THERE ARE MULTIPLE AWARDS THAT CAN BE MADE IN THIS ROUND.

MARK ASSELTA ESQ. ADDED THAT GHA REQUIRED DISCLOSURE AND NOAH AND LOPA ARE HERE TODAY TO DISCLOSE IT.

LOPA KOLLURI INCLUDED THAT NEW BRUNSWICK HAS HAD MANY LIVES OVER THE YEAR AND THERE WAS NO INTENTION OF NOT DISCLOSING IT. PENNROSE IS WORKING AS HARD AS THEY CAN TO GET THE RENTERS POINT.

JAY LAPP ASKED WHAT IS THE DIFFERENCE BETWEEN PROJECTS?

NOAH REPLIED THAT GHA HAS MORE UNITS, NEW BRUNSWICK ONLY HAS 65. BUT NB HAS FUNDS THAT THEY ARE LOOKING TO GIVE TO THEIR AFFORDABLE PROJECTS. BOTH OF THESE PROJECTS CAN BE APPROVED TO MOVE FORWARD. PENNROSE DID NOT HAVE PROJECTS IN DIRECT COMPETITION WITH THE LAST APPLICATION.

KIM GOBER STATED SHE WAS NOT THE EXECUTIVE DIRECTOR WHEN GHA WENT THROUGH THE SELECTION PROCESS, SELECTING PENNROSE. THE HOUSING AUTHORITY WANTED AN EXPERIENCED DEVELOPER, A COMPANY EXPERIENCED IN MANAGEMENT AND A COMPANY LIKE THAT *WOULD* HAVE MULTIPLE APPLICATIONS. IT'S THE NATURE OF THEIR BUSINESS. WE REQUESTED THAT THEY DISCLOSE THIS INFO AND PENNROSE LIVED UP TO THEIR OBLIGATION.

MARK ASSELTA, ESQ. REPORTED THIS REQUEST WAS PUT IN THE LAST AGREEMENT AND PENNROSE HAS SUPPORTED THIS.

ANGELO MARTILINI REQUESTED TO SEE THE CONDITIONS OF THE PLANNING BOARD AND THERE SHOULD BE NO SURPRISES FOR GHA.

NOAH REPLIED THAT ALL THE CONDITIONS ARE PERTAINING TO THE BUILDING CODE. THOSE WILL ALL BE SATISFIED TO THE BOROUGHS LIKING BEFORE BUILDING PERMITS ARE RELEASED. HMFA ONLY NEEDS A PRELIMINARY APPROVAL BUT PENNROSE HAS RECEIVED FINAL APPROVAL.

KIM CLARIFIED THAT THE CONDITIONS INVOLVED SEATING AND BENCHES, PERGOLA, WHAT IS THE PROGRAMING IN PLACE, ETC. PENNROSE WILL DEVELOP A RECREATION PLAN.

NOAH SUPPLIED THAT THIS PROJECT REQUIRES THE "LEED" ENERGY STANDARD, WATER CONSERVATION. THERE WILL BE NO IRRIGATION SYSTEM. PLANTS THAT DON'T REQUIRE ALOT OF WATER WILL BE IN PLACE WITH PENNROSE MAINTAINING IT.

ANGELO MARTILINI ADDED THAT PLANT HEIGHT IS SOMETHING TO THINK ABOUT.

CONSENSUS OF COMMISSIONERS: ALL YES.

THE RESOLUTION WILL BE DRAFTED FOR NEXT MONTH.

MARCH MEETING.... SITE CONTROL UPDATED AND AGREEMENT TO ENTER INTO GROUND LEASE.

NOAH CAN GET THE PLANNING BOARD MINUTES TO ANGELO TOMORROW. ANGELO WOULD LIKE TO BE PRESENT AT ALL PLANNING BOARD MEETINGS.

NOAH FRIEBERG AND LOPA KOLLURI LEAVE THE MEETING

PARKING ISSUE:

MARK ASSELTA, ESQ. REPORTS THAT **GHA** THOUGHT WE SHOULD HAVE SOME BETTER DATA. FOR INSTANCE.....**WHO IS DOING IT? WHAT TIME? GHA NEEDS TO STUDY THE ISSUE MORE.**

KIM GOBER ADDS WE WOULD ASK THAT THE RESIDENTS REPORT PEOPLE PARKING IN PLACES NOT DESIGNATED FOR PARKING. THEY SHOULD CALL THE WORK ORDER NUMBER.

COMMISSIONER LAPP REPORTS THAT HE CALLS A LOT.

KIM WOULD LIKE TO START ISSUING PARKING DECALS AGAIN WHICH COULD TAKE A YEAR. THEN START LOGGING THE COMPLAINTS THROUGH THE WORK ORDER NUMBER.

COMMISSIONER LAPP ASKED IF THE PROBLEM AREA CAN BE DESIGNATED AS A FIRE ZONE FOR EMERGENCY RESPONDERS.

COMMISSIONER HALTER WILL ASK THE FIRE MARSHALL TO TAKE A LOOK AT IT BY REQUEST OF CHAIRMAN FOGARINO.

KIM INFORMED THE COMMISSIONERS THAT AT THE 12/6/16 QUARTERLY RESIDENT MEETING SAFETY CONCERNS WERE AN ISSUE AND THE RESIDENTS WANTED A NEIGHBORHOOD WATCH. THE POLICE DEPT. WAS NOT SUPPORTIVE. THESE WATCHES START GREAT, THERE IS A LOT OF REPORTING AND THEN IT FALLS APART. THEY SUGGEST TO CALL " **TIP411**". **GHA** IS NOT MOVING FORWARD WITH THE NEIGHBORHOOD WATCH.

NELLY ROJAS RECEIVES THE POLICE REPORTS AND CONDENSES THE INFORMATION IN A REPORT FOR THE COMMISSIONERS.

NEW BUSINESS- RESOLUTIONS:

2017-12	RESOLUTION APPROVING REGULAR MONTHLY EXPENSES MOTION: JAY LAPP SECOND: ANGELINI MARTILINI ALL IN FAVOR
2017-13	RESOLUTION AUTHORIZING EXECUTIVE SESSION MOTION: ANGELO MARTILINI SECOND: THURASINGHAM MOHANAKANTHAN ALL IN FAVOR

Executive Session:

Purchase of property

ADJOURNMENT

MOTION TO ADJOURN

MOTION: COMMISSIONER HALTER

SECOND: COMMISSIONER HUTCHINSON

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

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: March 2, 2017