A meeting of the Paramus Affordable Housing Corp, In Borough Hall, was called to order at 5:42PM, by Mayor Richard LaBarbiera.

NOTICE OF MEETING
The board secretary announced that in accordance with the Open Public Meeting Act, adequate notice of this meeting was given.
Notice sent to The Record on March 14, 2019.
Copy of notice posted on the public announcement bulletin board
Copy of the same submitted to the Borough Clerk’s office

PLEDGE

ROLL CALL
Present: Mayor Richard LaBarbiera, Councilman Ralph Amato, Member Michael Blitzstein, Member Dennis Arslanian
Absent: Member Joseph Garcia
Also present: Don Caminiti, Esq., Joseph D’Arco, Borough Administrator, Jamie Placek, Esq., Diane Gloria
From Public: Laura Mongello, Maria Harkin, Peter Caminiti, Dan Ritchey, Marzulli Real Estate

Minutes from prior meeting January 28, 2019
MOTION: Member Blitzstein
SECOND: Councilman Amato
All in favor
Motion carried

NEW BUSINESS:

BEHNKE
Open house list
Faux bricks along outside of building: water gets behind, they pop off.
P. Caminiti and D. Ritchey: both agree to move away from the faux bricks.
J. D’Arco: an architect should look at the bricks
Mayor LaBarbiera: Please have Joe D’Arco look into.
Fence: repair and paint
Release of reserve: waiting for reallocation of reserve funds.
Having issues finding a part time secretary due to the 25 hour budget. Marzulli can train a perspective person and certification at a later time. D. Ritchey sat down with Jack the maintenance employee at Behnke and discussed the chain of command, now there is a better understanding. All issues with tenants have been addressed; mortgage payments are all caught up. 1 ½ % rent is up. Partnership discussion: Mayor LaBarbiera not interested in buying out. Billy Katchen still is working on refinancing.

CHAFFIN
Sold his house for $580,000.00, when all said and done with IRS lien Mr. Chaffin will be left with $10-15,000. Mr. Chaffin did understand all that the Board did for his daughter as well.

SUBSIDTY PROGRAM
D. Ritchey: hand-out of HMFA Financial statement for year ending 2017. Discussion on audit
• To move forward with audit. Condition: subject to Billy Katchen’s review
  MOTION: Mayor LaBarbiera
  SECOND: Member Blitzstein
  ALL IN FAVOR
  MOTION CARRIED

MIDLAND AVE
Owes the town four (4) units, Paul Kaufman will handle the buy outs. Builder wants to buy two (2) back, he wants the cheaper units, not the more expensive. This is a Council decision.

REHABILITATION PROGRAM
A home owner wants to do a 2nd floor deck.
Mayor LaBarbiera: We are not redoing decks. Major systems are to be replaced. There has to be a manual of all that can be done for this program.
P. Caminiti: Decks are not “a need”. Big items are necessity, heat, hot water heater, roof, not decks.
J. Placek: Governor wants us to spend the money; we need a mandatory minimum, “shall average $10,000”
Mayor LaBarbiera: Can we make our own manual?
D. Gloria: We have to remodify the manual each year.
J. Placek: Systems that need to be replaced immediately, keep an average.

PALISADES PARK
We need minimum to maximum amounts.
Boilers for $5500 need to get to $10,000
Cannot go over, no reason for certain upgrades.
J. D’Arco: $70,000 is owed to Paramus, if not paid in 6 months, new contract.
P. Caminiti: We need to meet with Pal Park and go over guidelines of how and what to do, we need a full scope of the deal.

VIP
Pantry has been re-painted
Painted exterior doors
Rent is up to date

CHILDREN’S AID
No need for the Borough to take a stance on this.
Mayor LaBarbiera: Refer this to our Borough Clerk.

*Dan Ritchey left the meeting 6:31pm

RENT SUBSIDITY PROGRAM CON’T
D. Gloria: Should be run like section 8. $25,000 set aside for family program
Mayor LaBarbiera: Need to get away from that plan
J. Placek: Should have two (2) different plans, a senior and then a family plan.
Mayor LaBarbiera: What is the process? Is it advertised?
D. Gloria: Emergency homelessness?
J. Placek: One page summary flyer, send out/put around town.
Mayor LaBarbiera: If obligated to spend this money, let’s make sure there’s a process. How do we get the word out?
D. Gloria: Social services, lottery? Lottery vouchers for each family $200 to 12 people. Voucher is for one year. Bobby Chaffin is in until the end of the year; his daughter is out of the program.

*Dennis Arslanian left the meeting 6:46pm

Scholarship show – we will give out the information.

*Meeting went into closed session 6:55PM
To discuss personnel
MOTION: Mayor LaBarbiera
SECOND: Member Blitzstein
ALL IN FAVOR
MOTION CARRIED

*Meeting opened 7:05pm
MOTION TO ADJOURN
MOTION – Mayor LaBarbiera
SECOND – Member Blitzstein
ALL IN FAVOR
MOTION CARRIED
Meeting adjourned: 7:08pm