

Minutes from Meeting – October 15, 2018
Paramus Affordable Housing
VIP Building – Conference room

A meeting of the Paramus Affordable Housing Corp, In Borough Hall, was called to order at 5:40PM, 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 April 5, 2018.

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 Dennis Arslanian,
Member Joseph Garcia, Patricia Smith

Also present: Terry Corrison, Esq.
Diane Gloria

From Public: Peter Caminiti
Maria Harkin

Minutes from prior meeting of April 9, 2018

MOTION: Mayor LaBarbiera

SECOND: Mr. Amato

All in favor

Motion carried

NEW BUSINESS:

BEHNKE

Congratulations to Diane Gloria for the Behnke open house event. It was a success.

*Resolution

Continuing education for Diane Gloria.

To extend education reimbursement to mimic other unions, not to exceed \$750.00, seven hundred and fifty, succession of completion.

MOTION – Mayor LaBarbiera

SECOND – Mr. Amato

All in favor

Motion carried

Lowes grant worth \$10,000 of hard goods. Over 100 Lowes employees were working on site. Painted all interior, fences and dog run

October 25th, 2018 luncheon will be the next rehabilitation event.

MARZULLI

Part time secretary works other hours at a different Marzulli site. We have been paying full benefits.

*Pro rate what we are owed.

Secretary will be leaving as of January 1st, 2019.

*Need to evaluate Marzulli contract.

VIP

Does the board need to go out to bid for landscaping companies?

Public relations for rehab program, we want to promote rehab.

Tenants are all up to date on rents.

Pilot program still on hold

Ask Clerk for RFQ – Public relations, to promote rehabilitation program.

BEHNKE

We have reached the lifespan of the building, reduction in what the building is worth because there building in need of replacements.

Windows need replacement

Carpets need replacement

64 units

Appraisal came in at \$5.5 million, came in high.

Wi-Fi – we've been paying for 10 years, yet no modem. Optimum owes back payment.

Mayor suggested getting information to legal and we should go after, get money back.

Painting in building, can be handled by Borough of Paramus buildings and grounds employees.

Affordable housing can reimburse the Borough for the time/use of men. Only mailroom and gym rooms are to be painted.

Shade tree work, need to have conversation between Diane and Ken.

Gutters are not funneling properly.

Area for gazebo:

Drawing from Peter is too elaborate

No pavers

Can American Beauty do this?

Replace tripping hazards.

Do only what's necessary.

BUY DOWN PROGRAM

"Resident"

No longer has IRS lien, it's a 2 family house.

Couple of options:

- 1- Buy down "resident's" loan to affordable housing, cannot sell for 30 years.
- 2- Put lien on house, rehab the house, sell and put "resident" into housing program.
- 3- If bank takes \$220,000 then Paramus owns house and "resident" has to pay rent.

Buy down mortgage plan sounds best.

Buy down program was approved by Mayor & Council.

REHABILITATION PROGRAM

Diane handed out manual.

Program only "rehab's" structure/mechanical. No decks

Housing meetings will take place every other month, the second Monday at 5:30pm. Next meeting will take place on June 11, 2018.

MOTION TO ADJOURN

MOTION – Mayor LaBarbiera

SECOND – Mr. Blitzstein

All in favor

Motion carried

Meeting adjourned: 7:09 pm