

**Minutes from Meeting – May 17, 2016**  
**Paramus Affordable Housing**  
**Caucus Room – Borough Hall**

**A meeting of the Paramus Affordable Housing Corp, In Borough Hall, was called to order at 9:08 am by Mayor Richard LaBarbiera.**

PLEDGE

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 May 12, 2016

Copy of notice posted on the public announcement bulletin board

Copy of the same submitted to the Borough Clerk's office

ROLL CALL

Present: Mayor Richard LaBarbiera, Michael Blitzstein, Chris Clark

Absent: Councilman Joseph Garcia, Michael Delamater

Also present: William Katchen, Auditor  
Don Caminiti, Esq.

Public: Irene Maury, Sam Casiello, Maria Harkin

**APPROVAL OF PRIOR MINUTES:** from meeting April 12, 2016

**CLERK OF THE WORKS REPORT:**

Reported on handicap pitch, the grade on the street, railings will be an "L" shape, made from steel. Builder and engineer blaming each other for handicap curbs, paving cannot be done until curbs are put in, builder must make corrections.

**REHAB**

129 rehab houses done. Since a confidential program no names or addresses can be given out to the public.

**VIP**

What are requirements? Is there a breakdown of incomes?

Grand opening – Memorial Day immediately after parade (5/30/16), reception at senior center, followed by ribbon cutting at VIP.

Use Borough QPA for railings.

Need occupancy

C/O for units, once railings go in.

June 1<sup>st</sup> opening

Sam Casiello: During the ribbon cutting will there be units for viewing?

Irene Maury: Human services will run the pantry.

Garden was given approval by the board.

Joy's farm will help donate.

Need signs on the doors for confidential clients.

Mayor: Send a list of what is needed for garden to shade tree. When moving into new building coordinate with Joe D'Arco.

### **DIANE MARICHAL'S REPORT**

#### **Questions and answers for VIP**

Blinds installed? – Yes

What date to stop taking applications? – Be done.

What date anticipated move in for tenants? – June 2016

What type of fence? - Post/rail

Cleaning of VIP offices? - Speak to Joe D'Arco

Clarity of pantry hours? – Volunteer will run hours

Part time employee, where will they sit? – Boro

#### **Questions and answers for Behnke**

Budget, we need to raise rent? – Yes, but sit and discuss with Marzulli

Locks on thermostats? – Yes

Windows, do you want to rehab the windows? – Pete Caminiti to take a look.

Mel parking? – Visitor parking

July 4<sup>th</sup>, hire special police – No

Do you want to deliver to tenants? – No delivery

Palisades Park employee? – Mayor has description, will be located in Paramus, and subsidized in Pal Park.

### **FINAL AUDIT**

Billy Katchen handed out copies of 2014-2015 audits

No rent increase

Letter to acquire interest.

LP has the right to sign off on interest.

Appraised value not very high, property value higher than appraised value.

LP has the right to say "put up for sale".

Recommendation: get a few appraisals, see where we come in.

Refinance with NJFMHLA

Negotiate rates

Tax exempt with Borough backing.

Lower rate/more cash flow.

Bills that were pulled

Bowman Consulting Inv. 203239

Bowman Consulting Inv. 204625

Bowman Consulting Inv. 206766

Bowman Consulting Inv. 208169

**RESOLUTIONS**

2016-5

To pay bills

MOTION: C. Clark

SECOND: M. Blitzstein

All in favor

Motion carried.

Next meeting June 14, 2016 at 9am.

Meeting adjourned 10:00am