

Minutes from Meeting – July 26, 2016
Paramus Affordable Housing
VIP Building – Conference room

A meeting of the Paramus Affordable Housing Corp, In Borough Hall, was called to order at 5:07 PM 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 July 22, 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, Member Michael Blitzstein, Member Christopher Clark

Absent: Councilman Joseph Garcia

Also present: William Katchen, Auditor

Don Caminiti, Esq.

Diane Marichal

From Public: Sam Casiello

Maria Harkin

Peter Caminiti

Dennis Arslanian

Minutes from prior meeting of June 21, 2016

MOTION: Mayor LaBarbiera

SECOND: C. Clark

All in favor

Motion carried

VIP Report

Still awaiting permanent C/O, waiting on handicap ramps

Building is 100% move in ready for the tenants

Five (5) Veterans are approved for security deposits.

Background check for eight (8) applicants, six (6) were approved.

One (1) tenant has a questionable background.

Billy Katchen to check into guidelines for backgrounds on applicants.

There is a waiting list which has two (2) leftover applicants who didn't get into lottery selection. Both have low income.

Veterans tenants will take care of their own yards, snow off driveways and walkways.

P. Caminiti: Should we hire landscapers? Snow removal? An outside business to contract out?

Mayor: No keep those separate, Borough and units.

No sprinklers or water spouts for grass.

Handicap parking on opposite side of building.

Will be getting a sign for the pantry hours.

Rotary to donate patio furniture.

Rents will barely cover upkeep, a budget should be done.

All units will stand on their own for bills.

Mayor: Everyone who has helped needs recognition, plaques to the donors and PAHC.

BEHNKE HOUSING Report

Marzulli meeting, needs to be here in September.

B. Katchen: Marzulli should do a budget by September meeting.

\$100 per unit or increase rent, or medical adjustment.

BRIGHTVIEW

We get seven (7) units, we can choose the tenants. Pulling from Behnke waiting list, lottery.

Brightview charges \$5700 a month per unit, COAH formula would be \$2556 a month, per unit.

We get credit for Medicare beds, credits for 10 beds, option to wait

Mayor to D. Marichal: Need a summary of COAH credit inventory, graph style, simple.

PALISADES PARK

Would the new employee be Palisades Park or Paramus?

Mayor: Employee should start in Palisades Park and on occasion come to Paramus.

CLERK OF THE WORKS REPORT

No pending loans

\$40-50, 000 in change order errors.

\$28,000 changes in scope.

P. Caminiti: Thanking Sam Casiello for his help.

OTHER BUSINESS

Congratulations to Diane Marichal on her certifications. She now has six (6) certifications.

Liasion, Rehab, Director of Affordable Housing, Admin Agent, Tax exempt

Mayor to D. Marichal: We need you to be our Custodian of Records.

D. Marichal: Consideration of salary?

Mayor: Put together summary.

B. Katchen – handed out budget

\$61,000 over funding, go into funds for Behnke.

*All change orders need a resolution, can all be on one (1) resolution.

RESOLUTIONS

2016 – 8

Naming Diane Gloria as Custodian of Records

MOTION: Mayor LaBarbiera

SECOND: C. Clark

All in favor

Motion carried

2016 - 9

To pay bills (from June 22, 2016 – July 26, 2016)

MOTION: Mayor LaBarbiera

SECOND: C. Clark

All in favor

Motion carried

Next meeting Monday August 22, 2016 at 9am

Will be held at the VIP building, upstairs conference room.

Meeting adjourned 6:33pm