

**Minutes from Meeting – December 10, 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 December 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, Member Michael Blitzstein

Also present: Terry Corrison, Esq.

Billy Katchen

Diane Gloria

Patricia Smith

From Public: Peter Caminiti

Maria Harkin

**Minutes from prior meeting of October 15, 2018**

MOTION: Mayor LaBarbiera

SECOND: Mr. Garcia

All in favor

Motion carried

### **NEW BUSINESS:**

Buy out program, appraisal 3.4 million.

How do we get the appraisal higher?

#1 – Talk to the LLP, limited partner. Tax credit ended/tax benefit ended. Will they refinance? If yes, we stay the same format. We need to reduce the mortgage rate. New mortgage/new rate. Ask for refinance.

#2 – Retaxable?

Property needs updating, \$167,000 in reserve fund for renovations.

Pull from reserve roof money, keep patching roof.

Refinance would help.

Mayor LaBarbiera – Not buying out, refinance.

B. Katchen –

Authorization LLP approval to refinance.

B. Katchen – Handout budget

### **SUBSIDY PROGRAM**

Program expires 12/31/18

25 people involved in the program out of 64

\$11,192 per month. Need funding January, tenants need 30 days notification.

### **MARZULLI**

Do a one year contract with Marzulli, HMFA will not allow a month to month agreement. LP – approval of management, they need to sign off on the management.

Mayor: write a letter. We need an onsite person, no benefits P/T employee, need everything documented. There is nothing in writing showing a poor job.

Need to correct problems or do not renew.

Part time Borough employee, one person, transition would be beneficial.

Marzulli will handle the money, the Borough to handle the job position/building.

### **PALISADES PARK**

Secretary will be part time Paramus/Palisades Park. Talk to D'Arco

### **VIP**

Sump pump in the basement is shot, water issue - Replace sump pump

No - on the overhangs on entrance doors.

Previous tenants rent from subsidy, \$400 cash has been cashed.

### **CHAFFIN**

Landlord accepted him, Dec 15<sup>th</sup>. His house was a short sale, \$400,000; \$60,000 in penalties.

Section 8 tenants downstairs. Not capable of handling a tenant. Mr. Chaffin's daughter also need to find an apartment/subsidy.

**BILLS**

Bid package for all services: landscape, pest management, etc.  
We need competitive pricing on each service.

MOTION TO ADJOURN

MOTION – Mayor LaBarbiera

SECOND – Mr. Blitzstein

All in favor

Motion carried

Meeting adjourned: 6:55 pm