

1 PATERSON HOUSING AUTHORITY  
2 PATERSON, NEW JERSEY  
3 MONDAY, DECEMBER 18, 2017  
4 COMMENCING AT 6:36 P.M.  
5 REGULAR MEETING

6 THERE BEING PRESENT:

7 REV. MICHAEL McDUFFIE, CHAIRPERSON

8 REV./DR. DOUGLAS L. MAVEN, ACTING CHAIRPERSON

9 BRENT NATION, COMMISSIONER

10 ROBERT F. GUARASCI, COMMISSIONER

11 BERNARD M. JONES, JR., COMMISSIONER

12 ALSO PRESENT:

13 IRMA GORHAM  
14 EXECUTIVE DIRECTOR

15 DALE JONES  
16 ASSISTANT EXECUTIVE DIRECTOR

17 LYNETTE WARREN  
18 RECORDING SECRETARY

19 DELINDA HOLMES  
20 ASSISTANT PURCHASING AGENT

21 VANESSA SIFFORD  
22 DEPARTMENT OF PLANNING & GRANTS

23  
24 **KIM O. FURBACHER, C.C.R., R.M.R.**  
25 **P.O. BOX 213**  
**ROCHELLE PARK, NJ 07662**  
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ALSO PRESENT (cont'd):

JOHNNIE JACKSON  
DIRECTOR OF LEASING & OCCUPANCY

ILEANA KMECH  
PERSONNEL OFFICER

THERESA MIMS  
COMPLIANCE OFFICER

TERI DIAS  
DEPARTMENT OF MODERNIZATION & DEVELOPMENT

M A N A G E R S P R E S E N T :

IAEISA MONDESIR, MANAGER  
ALBERTA BOULWARE, MANAGER

A P P E A R A N C E S :

ROGUT McCARTHY TROY, LLC  
BY: PATRICE HEW, ESQ.  
COUNSEL FOR THE PATERSON HOUSING AUTHORITY

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1 ROLL CALL

2 CHAIRPERSON McDUFFIE: Motion to open  
3 the meeting's public portion? Motion?

4 MR. GUARASCI: So moved.

5 CHAIRPERSON McDUFFIE: Second?

6 COMMISSIONER JONES: Second.

7 CHAIRPERSON McDUFFIE: Roll call.

8 (At this point in the proceeding roll  
9 call is taken with Commissioners Guarasci, Jones,  
10 Maven, Nation, and Chairperson McDuffie present, with  
11 Vice-Chairperson Rendina absent.)

12 CONFIRMATION OF MINUTES

13 CHAIRPERSON McDUFFIE: Can I get a  
14 confirmation of the meeting minutes of last month?

15 COMMISSIONER GUARASCI: So moved.

16 COMMISSIONER MAVEN: Second.

17 CHAIRPERSON McDUFFIE: Roll call.

18 (At this point in the proceeding roll  
19 call is taken and the motion is passed by a vote of  
20 five in favor, with Vice-Chairperson Rendina absent.)

21 HEARING OF THE GENERAL PUBLIC

22 CHAIRPERSON McDUFFIE: We're going to  
23 open the public portion. We ask that you step  
24 forward at this time. Please keep your comments  
25 brief. Step forward, state your name, your address,

1 very clearly.

2 Step forward at this time.

3 MR. McKINNEY: Good afternoon,  
4 Commissioners.

5 CHAIRPERSON McDUFFIE: Good afternoon.

6 MR. McKINNEY: My name is Frank  
7 McKinney. I'm the president of the tenants'  
8 association for Freedom Village, as well as being a  
9 Commissioner on the Rent Leveling Board with the City  
10 of Paterson.

11 Why I'm here tonight, I passed out a  
12 police report to you guys, has been verified by the  
13 Paterson Police Department, how one agency you are  
14 dealing with and entrusting them to serve the  
15 citizens of Paterson with dignity, and, that is  
16 Pennrose, okay, Pennrose treats the seniors over  
17 there like they're a piece of dirt. They break into  
18 the seniors' apartment. They have broken into my  
19 apartment, and this was last week, they took a \$250  
20 back brace. They have a system over there that you  
21 supposed to put your thumbprint on it and the key is  
22 supposed to open up.

23 It don't take a rocket scientist to  
24 understand that there's someone in that management  
25 that is going into those seniors' apartments and

1 taking things from those seniors' apartments.

2 How would you like to live in an  
3 apartment and have your food in the refrigerator, and  
4 you leave your house and someone come and urinate in  
5 your Cool-Aid or urinate in your Snapple Ice Tea?  
6 And they're trying to beat us into slavery with the  
7 whip of threat, as if you don't submit to them, then  
8 they're going to put you out. And they do have  
9 connections here to have that done and it's being  
10 done. All right.

11 I am not going to call no names, don't  
12 know the connections that they have here. This  
13 police report is not a lie. The letter attached to  
14 the police report that they have paid me for tapping  
15 my phone is not a lie.

16 This Board and this agency is  
17 responsible, under HUD law, to make sure that the  
18 seniors over there are living in a secure place and  
19 without mental persecution.

20 That's not the case. That is not the  
21 case.

22 Ms. Irma herself have been over to 2 or  
23 3 meetings. They don't respect her. They don't  
24 respect her.

25 Had a meeting with the Mayor regarding

1 the same thing. Had a meeting with Bill McCoy, when  
2 he was City Council President. Had numerous meetings  
3 with Ruby Cotton, she's the City Council President.  
4 Have meetings with all of the City Council, McCoy and  
5 all of them. They have come over there and spoke to  
6 those people in that office, and it's just two of  
7 them in that office is the generatingness [sic].  
8 They don't want no blacks in that building, okay.  
9 They don't want no blacks in that building.

10 Now, you guys could sit around here and  
11 play politician and have your senior citizens suffer  
12 like that. For many of us that is the last place we  
13 going to live on this earth before we go to hell or  
14 either heaven, but we definitely going in the ground.

15 Where is the compassion? Why haven't  
16 this agency done their job and go over there and make  
17 sure that that office is operating properly?

18 They have failed us. And when they do  
19 go over there, they put on a little act for them.  
20 And once she leave, speaking about Ms. Irma, and the  
21 attorney was there too on an occasion, all right, and  
22 it revolved right back to the same issue. We need  
23 those people removed.

24 Pennrose have gotten astronomical tax  
25 breaks from these citizens of Paterson. Your taxes



1 are going up, and Pennrose is actually raping this  
2 city.

3 And if Pennrose is the one that you  
4 were speaking about with Riverside over there, I'm  
5 going to fight them if I got to go all the way to  
6 D.C. Until they learn how to respect the citizens of  
7 Paterson and the senior citizens, they do not deserve  
8 a right to get no tax break and they do not deserve  
9 nothing from Paterson.

10 Now, everybody know about it, but  
11 everybody looking the other way. To me. To me. All  
12 right. This city have been bought and paid for. All  
13 right.

14 CHAIRPERSON McDUFFIE: You have one  
15 minute. Okay?

16 MR. McKINNEY: Yes, sir.

17 All right. That why they're doing what  
18 they're doing to the seniors over there, and nothing  
19 is being done. Everybody is looking the other way.

20 And to my conclusion, I'm bringing it  
21 to the floor, but each of you be aware, if this  
22 agency fail, once it have been brought to your  
23 attention and it's in the record right there, all of  
24 you are subject to a lawsuit, because you all are the  
25 governing body of this agency. And I'm telling you,

1 this agency is failing the seniors over in that  
2 building, and I am requesting an investigation. I'm  
3 requesting.

4 I spoke to the president of Pennrose,  
5 and this morning the Northeast Regional Supervisor  
6 called me. All right. Something got to be done over  
7 there, period. And I don't care who don't like it,  
8 somebody here is failing their job, and they  
9 shouldn't be here, if they can't perform their job.  
10 And they should not let these seniors suffer like  
11 this and be abused like this. We are all God's  
12 children.

13 CHAIRPERSON McDUFFIE: Okay. Thank  
14 you, Mr. McKinney. We got you. Thank you so much.

15 EXE. DIR. GORHAM: Okay.

16 CHAIRPERSON McDUFFIE: Hold on. Wait a  
17 minute.

18 COMMISSIONER MAVEN: This is the first  
19 I heard of this.

20 EXE. DIR. GORHAM: Over the course of  
21 the last year or so, there have been several meetings  
22 at Freedom Village. And ever so often, some of the  
23 same issues come back to the fold.

24 I don't know the dynamics about slavery  
25 and those sort of things, but hard things that we've

1 worked on, the security coming into the building;  
2 management, in terms of processing; we've done that,  
3 so there may be some other dynamics that are going  
4 on. The developer has been engaged with the Resident  
5 Council at the site, and I don't know, you know,  
6 today I was supposed to have a meeting with Harry  
7 Moody on a number of other Housing Authority matters  
8 and not Freedom Village, but I'm just suggesting at  
9 this point, because we've had several meetings, and  
10 this is the first time at this level of intensity  
11 about what's going on at the site is being brought  
12 forward. The Chair for the resident committee for  
13 the Board, we can follow-up and have a meeting with  
14 both Pennrose and Mr. McKinney and members of the  
15 Board. I can't address these concerns.

16 And as Mr. McKinney has said -- I  
17 disagree about the disrespect, for the record,  
18 because we have a great working relationship with  
19 Pennrose. When we call and there are issues, they  
20 show up, they try to deal with those issues head-on.  
21 So we can do that. And off the top of my head, I  
22 think it may be you, Commissioner Nation, that's the  
23 Resident Services Chairperson, I'm not certain, but I  
24 think we can get a meeting together with --

25 COMMISSIONER NATION: I'm on the

1 committee but not Chair yet.

2 EXE. DIR. GORHAM: Oh, I'm sorry.

3 COMMISSIONER NATION: Maybe you know  
4 something that I don't.

5 EXE. DIR. GORHAM: No, that's between  
6 the Commissioners.

7 CHAIRPERSON McDUFFIE: Hold on.

8 COMMISSIONER NATION: I have a  
9 question.

10 CHAIRPERSON McDUFFIE: Let him speak.

11 COMMISSIONER NATION: Mr. McKinney made  
12 a statement. Mr. McKinney, can you correct me, to  
13 get into your room, you need to put your thumbprint  
14 on the handle?

15 MR. MCKINNEY: No, the system that they  
16 allegedly have over there, when you're going to the  
17 office to get access to the key to the apartments,  
18 they have a pad that you have to put your thumbprint  
19 on, and the machine reads your thumbprint and would  
20 open up the cabinet and you will have access to the  
21 key.

22 It's not a rocket scientist that this  
23 is being happened by an employee of that building.

24 Now, Mr. Alexander said today, who is  
25 the Northeast Regional Manager for Pennrose, he said

1 he don't believe -- he spoke to me almost an hour  
2 today, because I tell him I would like to resolve  
3 this in-house. If we can't resolve it inhouse,  
4 Channel 7 and every other news going to be over  
5 there. And, yes, we will withhold our rent, all  
6 right, because we are being abused. We are being  
7 abused; we are being burglarized; we are being  
8 disrespected. So I'm bring it here hoping that it  
9 can be resolved inhouse.

10 CHAIRPERSON McDUFFIE: I think because  
11 of the intensity of these accusations too, we need to  
12 get a meeting with Pennrose and call a special  
13 meeting and the Commissioner be invited I think also,  
14 because of the level of intensity. And I hear you,  
15 okay, and we'll get to the bottom of it.

16 COMMISSIONER JONES: Excuse me. I want  
17 to ask a question.

18 How much authority or power does the  
19 Housing Authority have in Pennrose? Because what I'm  
20 getting at is, if you have a number of tenants that's  
21 constantly complaining and they're coming to us,  
22 which we're now not having that much authority over  
23 there, we're just helping build the properties,  
24 provide housing for our citizens, and then we  
25 actually step away from the entire process, not fully

1 but a piece of it.

2 EXE. DIR. GORHAM: Right.

3 COMMISSIONER JONES: So we need to now  
4 how much authority we have when dealing with  
5 Pennrose. Is it actually a Pennrose production of  
6 100 percent and we only have 10, 15 percent of the  
7 control or authority in there?

8 EXE. DIR. GORHAM: I think the issue  
9 becomes one of management, and Pennrose is the  
10 management of the day-to-day operation of this  
11 facility. And I think from the start, there may be  
12 some dynamics that are just normal because of who we  
13 are in our community, but I think today, in terms of  
14 the intensity and the adequacy, I think we need to  
15 have another level of meetings.

16 I've attended two meetings that I said  
17 I'm coming; one meeting I just happened to go because  
18 the tenant body was meeting with Pennrose with legal  
19 advice, so I did attend that meeting. And, again,  
20 you know, we wrote things down and we think that  
21 they're resolved, but they're not resolved. This  
22 thumb thing, I never heard of before, so I would  
23 think we should have a meeting.

24 We continue to work as partners  
25 regardless of the situation, may it be the daily

1 operations, may it be dealing with the taxes. We  
2 just don't build and back out.

3 At the Freedom Village development,  
4 there are market rate renters, there are Section 8  
5 renters, and there are public housing renters.

6 COMMISSIONER JONES: No, I understand.  
7 I only ask that question because you have so many  
8 complaints coming out of that particular site.

9 EXE. DIR. GORHAM: Well --

10 COMMISSIONER JONES: If I'm wrong, you  
11 can say no, there's not that many complaints coming  
12 out. Are we keeping a book and a tracking of all the  
13 complaints? Because I think it's the second time  
14 I've been to a meeting and we had 2 or 3 people  
15 complain about that particular site.

16 So the administrative side here does  
17 not take on such a headache or burden of all these  
18 complaints, we now have to come up with a solution on  
19 how do we sit down and make everyone happy. Because  
20 if we have a meeting once a month and it's only that  
21 site, that project that keeps coming here  
22 complaining, that's feeling unhappy, how do we fix  
23 that problem so that you don't have a headache on the  
24 administrative side as well as the Commissioners?  
25 So, meaning, we have to come up with a solution or do

1 we have someone from the Housing Authority there  
2 dealing with the tenants on a daily basis or  
3 something like that?

4 EXE. DIR. GORHAM: No, Pennrose  
5 management does the daily operations there.

6 We can have a meeting, you know,  
7 quickly with Pennrose to address this based on their  
8 availability.

9 MR. GUARASCI: Just one quick question.  
10 Pennrose also developed and manages the  
11 Alexander Hamilton site?

12 EXE. DIR. GORHAM: Yes.

13 MR. GUARASCI: Is there any analogous  
14 situation there?

15 EXE. DIR. GORHAM: No.

16 CHAIRPERSON McDUFFIE: Due to the  
17 comments made, and those are really serious comments,  
18 we need to have another meeting. We cannot solve  
19 that tonight. We need to call that meeting, have a  
20 room and air it out. There are some serious charges  
21 that he made, and we need to just make that another  
22 meeting.

23 I think, Mr. Brent Nation, you are part  
24 of that committee.

25 COMMISSIONER NATION: Yes.



1                   CHAIRPERSON McDUFFIE: We'll wait for  
2 that meeting, and Mr. McKinney will be out at the  
3 meeting. Okay?

4                   MR. MCKINNEY: Yes, sir, because I have  
5 a briefcase full of police reports from other tenants  
6 that their house has been burglarized. I have on  
7 this side.

8                   CHAIRPERSON McDUFFIE: Mr. McKinney, we  
9 got you.

10                  EXE. DIR. GORHAM: We will set up the  
11 meeting.

12                  MR. MCKINNEY: Okay.

13                  EXE. DIR. GORHAM: And my question, Mr.  
14 McKinney, regarding the documentation, other than  
15 conversations that you have had with Pennrose, have  
16 you made those documentation available to them?

17                  MR. MCKINNEY: Yes, all of them on my  
18 email from R.J. Sorrano, Pennrose attorney, from the  
19 tenant association attorney, what they're going to  
20 do, how they're going to resolve this. It's not  
21 Pennrose per se -- listen to me closely -- and nobody  
22 is going to jeopardize their job. As Ms. Irma said,  
23 you had numerous meetings, all right, over the same  
24 issue and it keeps coming back. Someone in Pennrose  
25 management is advising Pennrose personnel to do that.

1                   EXE. DIR. GORHAM: Well, it's Pennrose.  
2                   So we'll have the meeting with Pennrose at -- I'll  
3                   contact Tim, Mr. Henkel, who's the VP who's  
4                   responsible for this development and we will iron  
5                   this out. So thank you.

6                   Next.

7                   MR. MCKINNEY: Thank you, guys, for  
8                   your time and patience.

9                   EXE. DIR. GORHAM: Miss Arthur.

10                  MS. ARTHUR: My name is Letha Arthur.  
11                  I used to be a Section 8 voucher holder. My voucher  
12                  was terminated wrongfully, willfully, and  
13                  intentionally for improper causes.

14                  Ms. Patrice, she was aware of on  
15                  January 20th, 2016, that the Hearing Officer stated  
16                  that I had my Section 8, and everybody refused to  
17                  give me a copy on January 23rd, when he asked me to  
18                  come sign the payment plan with the Housing Authority  
19                  to an agreement with something they handed for me to  
20                  comply with.

21                  This ongoing situation that I've been  
22                  dealing with, it's been a headache to me, because me  
23                  and my kids can go homeless and it seems like Housing  
24                  Authority don't even care. Like I keep calling,  
25                  contacting everyone, trying to figure out how we can

1 figure out to come to a solution with whatever  
2 problem they're trying to say I committed or an act  
3 of fraud, but I'm asking them: How did I commit an  
4 act of fraud, if I wasn't convicted of a crime? How  
5 could you verbally tell me that I committed an act of  
6 fraud and refuse to put it in writing? Then you  
7 refuse to put in writing that I have my Section 8,  
8 but then turn around and overrule it two and a half  
9 months later, after my mother passed away or  
10 whatever, found in a bed dead affiliated with Housing  
11 Authority because they gave her Section 8 and she  
12 refused their Section 8 because she didn't want to  
13 have anything to do with them because of what they  
14 was taking me through at the time of me living with  
15 the Housing Authority from Alabama Projects until now  
16 that I reside at 200 Godwin Avenue in Paterson, New  
17 Jersey.

18 Now, I'm very upset that I have  
19 contacted Ms. Irma Gorham so many times and have been  
20 ignored, ignored, ignored, certified letter -- excuse  
21 me, can I please talk?

22 EXE. DIR. GORHAM: I'm sorry.

23 MS. ARTHUR: Excuse me, can I please  
24 talk? I don't know, you've probably been busy. I'm  
25 stating that you ignored me, because I haven't

1 received a call or nothing back. I left plenty of  
2 messages.

3 EXE. DIR. GORHAM: You didn't talk to  
4 anyone at my office.

5 MS. ARTHUR: Like I said, I was being  
6 ignored, because how many messages I left, you never  
7 contacted me back. Am I right or wrong?

8 EXE. DIR. GORHAM: I've talked to you  
9 many times, Ms. Arthur.

10 MS. ARTHUR: How long my situation been  
11 going on, Ms. Gorham? How many years my situation  
12 been going on with the Housing Authority?

13 CHAIRPERSON McDUFFIE: Hold on. Finish  
14 your statement, you have two minutes left, then we  
15 have a response and we'll go from there.

16 Go right ahead.

17 MS. ARTHUR: Okay.

18 Now, how this whole altercation  
19 started, I had Miss Margaret Kahiga as my worker.

20 Now, after 2012, all of a sudden  
21 Ms. Gonzalez pick up my file. Now she have other  
22 clients that she have, one of whom was Ms. Delilah  
23 Delli (phonetic).

24 EXE. DIR. GORHAM: We can't discuss --

25 MS. ARTHUR: Excuse me, this is very

1 important.

2 EXE. DIR. GORHAM: Please.

3 MS. ARTHUR: It's not only dealing with  
4 me, it's dealing with my life, my kids. Somebody  
5 just hit me and my kids. Like when I say I'm fed up  
6 with these people coming after me and my kids, trying  
7 to hurt me and my kids. After the accident, that was  
8 enough. Now you try to have people come in my house  
9 and hurt me, do things to me, I have people coming  
10 here removing documents.

11 Now, Ms. Gonzalez presented a Choice  
12 voucher application to me, a Housing Choice voucher  
13 application to me. I've been with the Housing  
14 Authority since 1999, why is a Leasing and Occupancy  
15 worker telling me that I have to refill out an  
16 application, a Choice voucher application, and then  
17 use it against me? Then remove documents to cover up  
18 her behind stating that she never asked me certain  
19 questions, and then Ms. Patrice and the other Hearing  
20 Officer, Miss Gonzalez, and Mr. Jackson on  
21 January 20th, we was in this same exact room for the  
22 hearing, they tried to make me say that I volunteered  
23 information to them. Then I'm saying no, I didn't  
24 volunteer any information to you all.

25 So being that I didn't volunteer, I'm

1 telling them no, I keep rejecting, saying no, no,  
2 they upset. They took everything out on me, and then  
3 they made me go, tell me, oh, you got to file for a  
4 grievance hearing.

5 Why I got to request for a grievance  
6 hearing?

7 Then when I request for the grievance  
8 hearing, they got the outcome of you got your Section  
9 8, they got mad.

10 Then they turn around, they pull a  
11 stunt on me again, and I got to go to Legal Aid.  
12 Legal Aid, they working together, everyone calling  
13 the IRS or Welfare don't want to bring up charges on  
14 me on an act of fraud, everything overturned, and  
15 then it go another hearing, a second hearing, I don't  
16 know where, on April 28th I had the second hearing.

17 Like these people are crazy in here,  
18 and I will pray that somebody can really reach out  
19 and help me get my Section 8 back, because it was  
20 wrongly taken from me and my family. It was wrongly  
21 taken from us.

22 CHAIRPERSON McDUFFIE: Okay.

23 MS. ARTHUR: And I have so much proof,  
24 I have so many documents to show how much money these  
25 people been taking from me and then turn around and

1 say, well, Miss Gonzalez, the worker, oh, we owe you  
2 money, the Housing Authority owe you money.

3 Where was you at all these accusations,  
4 when Ms. Gonzalez was throwing all these things where  
5 you told me to put everything in writing that she  
6 asked me to do?

7 EXE. DIR. GORHAM: But I haven't talked  
8 to you?

9 MS. ARTHUR: That's the only time you  
10 talked to me, when you told me to put it in writing,  
11 Ms. Irma.

12 EXE. DIR. GORHAM: So, Board, in this  
13 particular case, we had a hearing and you asked the  
14 Commissioners to look at your situation and if  
15 there's room for you to receive your Section 8.

16 The attorney will provide a chronology  
17 and some discussion and send it to the Commissioners  
18 and we'll get feedback --

19 CHAIRPERSON McDUFFIE: Okay.

20 EXE. DIR. GORHAM: -- on this matter.

21 CHAIRPERSON McDUFFIE: Okay.

22 EXE. DIR. GORHAM: Because the process  
23 is, there's for cause termination -- well,  
24 termination or requests for grievance hearings, we  
25 have outside independent attorneys coming in. The

1 attorney and Mr. Jackson and, if need be, a witness  
2 is called in terms of staff, and clients can also  
3 bring witness' support, whatever.

4 A determination was made based on the  
5 hearing, and we have written documentation of the  
6 hearing. We will provide that information. So we  
7 will have this information to everyone before the  
8 next Board Meeting.

9 MS. ARTHUR: And, again, I would like  
10 to add to that.

11 This information that they try to force  
12 me to say that I volunteer, it shouldn't have been  
13 even Housing Authority business. They tried to  
14 attack other people in Paterson, New Jersey for an  
15 income tax situation and came to find out the person  
16 that filed me and my children for income tax --

17 CHAIRPERSON McDUFFIE: Okay.

18 MS. ARTHUR: -- didn't do it in  
19 Paterson, New Jersey.

20 CHAIRPERSON McDUFFIE: Okay. Patrice,  
21 go.

22 MS. HEW: Ms. Arthur, I have to object  
23 to the things that you're saying about the Housing  
24 Authority.

25 I'm sorry, we let you speak, give me a



1 chance to speak, please.

2 No one forced you to do anything. You  
3 had the assistance of counsel, who refused to  
4 represent you at your grievance hearing.

5 Commissioners, I have a transcript. I  
6 have all the documentation. I have the request and I  
7 have the grievance officer's decision. We actually  
8 had a court reporter present and the entire matter  
9 was actually recorded because of the gravity of the  
10 situation. So I would suggest that I provide you  
11 with everything that was given then and we can have a  
12 meeting to discuss it, but I assure you there was  
13 nothing forceful or otherwise done, and Ms. Arthur  
14 did have the assistance of counsel, who then refused  
15 to represent her.

16 MS. ARTHUR: You all made me sign a  
17 payment plan with you all, and you all made me sign  
18 release forms for the IRS to get information from  
19 them.

20 CHAIRPERSON McDUFFIE: Okay. I got to  
21 stop you now, only because you're starting to get  
22 into those issues that reflect the law, so we're  
23 going to wait for the transcript. Let's see what  
24 happened, okay, and we'll get back to you.

25 Thank you.

1 MS. ARTHUR: Thank you very much.

2 CHAIRPERSON McDUFFIE: You can stand  
3 right there next to her.

4 MS. TOBIAS: Ms. Gorham and the lawyer.  
5 I want to ask a question. We were in the meeting at  
6 Freedom Village and we were all asking how we could  
7 get the security in the building and how could we get  
8 the lights, because when you get off the elevator,  
9 you make that left, right, we don't have no cameras,  
10 and I know at one time I heard we don't know who's  
11 going to pay, Pennrose or the housing. So can you  
12 give me an update on that when you come to the  
13 meeting with Mr. Franklin in our building and tell me  
14 where that stands?

15 And then we were talking about the  
16 things that go over our stoves and they blow cold  
17 air -- what they call, Frank?

18 MR. McKINNEY: Vents.

19 MS. TOBIAS: No, not vents.

20 EXE. DIR. GORHAM: For the exhaust?

21 MS. TOBIAS: Well, it's the exhaust but  
22 the piece that goes in it, they're not in a lot of  
23 our apartments and they blow cold air, and I'm  
24 thinking that it has an effect on our heat.

25 So, good night. That's all I wanted to

1 ask.

2 EXE. DIR. GORHAM: We'll follow-up on  
3 the exhaust, you brought that up.

4 MS. TOBIAS: Thank you.

5 CHAIRPERSON McDUFFIE: Anyone else from  
6 the public?

7 Step forward, please.

8 MS. GALLASHAW: I have two questions.

9 CHAIRPERSON McDUFFIE: Please state  
10 your name.

11 MS. GALLASHAW: Linda Gallashaw.

12 Just a question about the phone  
13 service. The cellphones that you're changing from a  
14 six to a seven, does that require any change in your  
15 service?

16 MS. HEW: No.

17 EXE. DIR. GORHAM: No, it's just an  
18 update. They give us used phones. Everybody's got  
19 an eight now. So the freebie is just a recycled  
20 seven.

21 MS. HEW: It's last year's version.

22 MS. GALLASHAW: So your service will  
23 not have to be updated with that phone?

24 MS. HOLMES: No.

25 MS. GALLASHAW: The other thing is:

1 Have we done anything or are we close to doing  
2 anything out at Alabama Projects?

3 The only concern that I've been called  
4 to address there was the fact that there's no  
5 playground for the children there. Are they working  
6 on getting an outside playground for the kids at  
7 Alabama?

8 EXE. DIR. GORHAM: We haven't discussed  
9 that over time about playgrounds, because, for some  
10 of the units, they have backyard space, they have the  
11 Community Room. So this has been going around for  
12 sometime. Before spring, we will have some --

13 CHAIRPERSON McDUFFIE: Discussion?

14 EXE. DIR. GORHAM: Not discussion, but  
15 we'll have some resolution to the recreation space  
16 there. The gym was actually the space that was  
17 designed to have everyone come in and use, control  
18 the people, see the activities, and there's lots of  
19 walking space there, but that hasn't come up  
20 recently. We will address that.

21 CHAIRPERSON McDUFFIE: Anyone else from  
22 the public?

23 (No response.)

24 CHAIRPERSON McDUFFIE: Can I get a  
25 motion to close the public portion?

1 COMMISSIONER MAVEN: So moved.

2 COMMISSIONER NATION: Second.

3 CHAIRPERSON McDUFFIE: Mr. Maven,  
4 Mr. Nation.

5 Roll call.

6 (At this point in the proceeding roll  
7 call is taken and the motion is passed by a vote of  
8 five in favor, with Vice-Chairperson Rendina absent.)

9 CHAIRPERSON McDUFFIE: Okay.

10 RESOLUTIONS OF UNANIMOUS CONSENT

11 EXE. DIR. GORHAM: We have to vote on  
12 the agenda.

13 CHAIRPERSON McDUFFIE: Okay. Go right  
14 ahead.

15 EXE. DIR. GORHAM: Yes.

16 Due to the critical piece for the  
17 Riverside, do we want to have a discussion? Can you  
18 please, Commissioner, express your concerns for the  
19 Chairperson.

20 COMMISSIONER GUARASCI: Yes.

21 EXE. DIR. GORHAM: Thank you.

22 COMMISSIONER GUARASCI: I had expressed  
23 some concerns about this particular resolution that  
24 would increase the number of vouchers for Roizman  
25 Development for Riverside from 63 to 165 without any

1 competitive process.

2 My objection is not related to the  
3 worthiness of the project itself, but my objection is  
4 related to the fact that the entire financing model  
5 for this project has now changed from what was once  
6 going to be a four phase project at \$90 million to  
7 something that is now going to be, I think, a two  
8 phase project and something less.

9 EXE. DIR. GORHAM: And it's all going  
10 to be done concurrently. When we talked about four  
11 phases before, it was, we're going to build this, go  
12 back in for a tax credit or whatever, so that's the  
13 phasing that has been eliminated.

14 COMMISSIONER GUARASCI: And so the  
15 whole model, if you will, of how the Riverside  
16 Terrace makeover is going to occur, that whole model  
17 has changed, and my objection is that I feel as  
18 Commissioners we should be privy to that information  
19 well in advance of having to vote on something like  
20 this, because now there's an entirely different  
21 pro forma, there are sources that are needed and  
22 where it's going to come from for the overall cost.  
23 And, again, I just feel like members of this body,  
24 especially because we have the Development Committee,  
25 are not afforded the opportunity to learn about such

1 a significant project in advance of being asked to  
2 vote on things as important at this. So it's nothing  
3 really against the project, it's certainly nothing  
4 against Mr. Roizman and his good work, it's really  
5 the process and my desire that we reform the way we  
6 do our work here to have committees that meet  
7 regularly and have this information provided well in  
8 advance of being asked to vote on these things.

9 EXE. DIR. GORHAM: And, in the end, I  
10 concur and we are going to have a development meeting  
11 with the MDA draft out to everyone before -- now the  
12 meeting in January is the 22nd, you were here for  
13 that part, so we'll get it out well in advance of  
14 that. And I had mentioned to the Chair of the  
15 development committee, Commissioner Maven, when I  
16 came in today, because we were going over all the  
17 moving part, so when we were going to have the  
18 development meeting because Commissioner Guarasci had  
19 mentioned previous times about the document and  
20 getting some more insight. So we're going to have  
21 the developer come in for the Reorganization Meeting,  
22 we're going to have the MDA out before the next  
23 meeting in January, and probably by that time too we  
24 can get some comments back from the Commissioners  
25 regarding it.

1                   And as Commissioners Nation and Jones,  
2 I think, may have mentioned, it's a heavy lift with  
3 Roizman, so this will basically enhance that whole  
4 process. So that's where we're at.

5                   MR. GUARASCI: And I would say, with  
6 that assurance that we'll have more information in  
7 the future, I think what you're saying, that we'll  
8 change the way in which we operate, then my concerns  
9 are alleviated.

10                  EXE. DIR. GORHAM: Yes.

11                  MR. GUARASCI: Thank you.

12                  EXE. DIR. GORHAM: You're welcome.

13                  CHAIRPERSON McDUFFIE: Okay. Let's go  
14 for the vote.

15                  Can I get a Consent Agenda?

16                  COMMISSIONER NATION: So moved.

17                  COMMISSIONER MAVEN: Second.

18                  CHAIRPERSON McDUFFIE: Roll call.

19                  (At this point in the proceeding roll  
20 call is taken and the motion is passed by a vote of  
21 four in favor, with Commissioner Jones abstaining and  
22 Vice-Chairperson Rendina absent.)

23                  CHAIRPERSON McDUFFIE: Move to receive  
24 the Consent Agenda?

25                  COMMISSIONER MAVEN: I move.



1 COMMISSIONER NATION: Second.

2 CHAIRPERSON McDUFFIE: Roll call.

3 (At this point in the proceeding roll  
4 call is taken and the Resolutions of Unanimous  
5 Consent are passed by a vote of five in favor, with  
6 Vice-Chairperson Rendina absent.)

7 CHAIRPERSON McDUFFIE: That's it for  
8 this.

9 Questions on the bills?

10 (No response.)

11 CHAIRPERSON McDUFFIE: Motion to close?

12 COMMISSIONER MAVEN: I move.

13 COMMISSIONER NATION: Second.

14 CHAIRPERSON McDUFFIE: Roll call.

15 (There being no further business to  
16 come before the Board of Commissioners, the motion to  
17 adjourn is passed by a vote of five in favor, with  
18 Vice-Chairperson Rendina absent.)

19 CHAIRPERSON McDUFFIE: Also a word to  
20 all the committee leaders, make sure you get your  
21 committees set for 2018. Thank you all so much.

22 God bless you. Merry Christmas and a  
23 Happy New Year.

24 MR. GUARASCI: Same to you.

25 (Whereupon, the Regular Meeting is

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adjourned at 7:14 p.m.)

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C E R T I F I C A T I O N

I, KIM O. FURBACHER, License No. XIO1042, a Certified Court Reporter, Registered Merit Reporter, Certified Realtime Court Reporter, and Notary Public of the State of New Jersey, hereby certify that the foregoing is a verbatim record of the testimony provided under oath before any court, referee, board, commission or other body created by statute of the State of New Jersey.

I am not related to the parties involved in this action; I have no financial interest, nor am I related to an agent of or employed by anyone with a financial interest in the outcome of this action.

This transcript complies with Regulation 13:43-5.9 of the New Jersey Administrative Code.

\_\_\_\_\_  
KIM O. FURBACHER, CRCR, CCR, RMR  
License #XIO1042, and Notary Public  
of New Jersey

My Commission Expires:  
7/11/19