

1 PATERSON HOUSING AUTHORITY
2 PATERSON, NEW JERSEY
3 MONDAY, DECEMBER 18, 2017
4 COMMENCING AT 5:32 P.M.
5 WORKSHOP 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**
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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 MS. HEW: Good evening, everyone.

2 ALL: Good evening.

3 MS. HEW: The Commissioners of the
4 Housing Authority of the City of Paterson are hereby
5 called to a Regular Meeting following the Workshop
6 here at the Offices of the Authority on this date,
7 which is, Monday, December 18, 2017.

8 Roll call.

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

13 MR. GUARASCI: Excuse me, just a point
14 of order, that we really shouldn't have the attorney
15 conducting the meeting.

16 EXE. DIR. GORHAM: She's just opening
17 the meeting.

18 MS. HEW: Because we have a quorum.

19 MR. GUARASCI: I don't think that's
20 permissible. I think one of the Commissioners should
21 sit in that chair for the purpose of proper protocol.

22 EXE. DIR. GORHAM: Okay. So in terms
23 of our organization, we only have Chair and Vice
24 Chair, and neither are here.

25 COMMISSIONER GUARASCI: It should

1 probably be by seniority beyond that would be my
2 recommendation.

3 EXE. DIR. GORHAM: If that's the
4 pleasure of the Board.

5 MS. HEW: That would be Commissioner
6 Maven.

7 COMMISSIONER NATION: Maven?

8 EXE. DIR. GORHAM: Yes, Maven.

9 Continue.

10 COMMISSIONER NATION: Give him the
11 gavel.

12 EXE. DIR. GORHAM: Would you --

13 MR. GUARASCI: I'm making the
14 suggestion to the Board. If you guys disagree,
15 that's fine, it just seems to me that it's only
16 appropriate that a member of the governing body chair
17 the governing body in the absence of the Chair or the
18 Vice Chair.

19 EXE. DIR. GORHAM: The Chair, to our
20 knowledge, is on his way. In the interim, to keep
21 the meeting moving forward, if it's the pleasure of
22 the members that are here, the Commissioners, past
23 Vice Chair can chair the meeting until the Chair
24 arrives.

25 So be it.

1 COMMISSIONER NATION: So be it.

2 ACTING CHAIRPERSON MAVEN: Okay.

3 EXE. DIR. GORHAM: So what's up next is
4 to open the meeting.

5 MS. HEW: Your announcement of the
6 meeting.

7 ACTING CHAIRPERSON MAVEN: The
8 Commissioners of the Housing Authority of the City of
9 Paterson are hereby called to a Regular Meeting
10 following the Workshop here at the office of the
11 Authority on this date, which is Monday, December 18,
12 2017.

13 Roll call.

14 (At this point in the proceeding roll
15 call is taken with Commissioners Guarasci, Jones,
16 Maven, and Nation present, with Vice-Chairperson
17 Rendina and Chairperson McDuffie absent.)

18 EXE. DIR. GORHAM: This is a duly
19 advertised Regular Meeting of the Board of
20 Commissioners of the Housing Authority.

21 Notice of this meeting was given to
22 newspapers of local circulation in 2016. A copy of
23 this notice was filed with the City Clerk of
24 Paterson. These things were done to comply with the
25 Open Public Meetings Law.

1 ACTING CHAIRPERSON MAVEN: All right.

2 EXE. DIR. GORHAM: Modernization,

3 please.

4 MS. DIAS: Hello.

5 Modernization has three resos. The
6 first one being for contract Amendment No. 1 for RFP
7 Lead Based Paint Assessment PHA-wide.

8 Whereas, the Housing Authority of the
9 City of Paterson advertised a Request For Proposals
10 for lead based paint assessment PHA-wide.

11 Whereas, staff awarded a contract to
12 LEW Corporation to undertake the assessment.

13 Whereas, the Housing Authority believes
14 it is best to undertake the lead based paint
15 assessment at Riverside Terrace Development, since
16 there was a delay in approval of our demo/dispo
17 application.

18 Whereas, LEW Corporation provided a
19 quote in the initial request for \$11,409.18.

20 Whereas, LEW Corporation also submitted
21 proposals for additional testing at our sites 6-1,
22 6-2, and 10, at a minimum cost of \$4,598.

23 Whereas, the Housing Authority has 90
24 days to correct any deficiencies found during the
25 risk assessment.

1 Now, therefore, be it resolved by the
2 Board of Commissioners of the Housing Authority that
3 they hereby authorize staff to award a contract to
4 LEW Corporation in an amount not to exceed
5 \$16,007.18.

6 ACTING CHAIRPERSON MAVEN: Questions,
7 comments?

8 (No response.)

9 MS. DIAS: The second and third resos,
10 the second reso is for Contract Amendment No. 2, and
11 the third one for 2016 CFP Budget Revision No. 6, MOD
12 is pulling those two resos.

13 ACTING CHAIRPERSON MAVEN: Are coming
14 off the agenda?

15 MS. DIAS: Yes.

16 MR. GUARASCI: I'm sorry, which ones
17 are coming off the agenda?

18 MS. DIAS: Contract Amendment No. 2,
19 and then the third one was for Capital Fund Program
20 2016.

21 MR. GUARASCI: Okay.

22 And No. 4?

23 ACTING CHAIRPERSON MAVEN: Four,
24 Roizman Development, Inc.?

25 MR. JONES: Good evening,

1 understand this. We were going to do this in phases,
2 but now we're looking at?

3 EXE. DIR. GORHAM: Now we're just
4 looking at doing --

5 MR. JONES: Two phases.

6 EXE. DIR. GORHAM: -- two phases, but
7 the project at the same time. Before, there were
8 several phases, Phases I, II, III, I think up to IV.

9 So now the Phase I, as we're
10 considering it, is the elderly, and Phase II the
11 family portion. All of it will be done
12 simultaneously.

13 Before when we went in, it was that we
14 were phasing it based on the availability of funding.
15 Currently, the project is being funded by the New
16 Jersey Housing and Finance Mortgage Agency, which is
17 going to fund the entire project at one time.

18 So the phasing now it's not all of
19 these different sites or projects, it's just one
20 project and we're just calling it "phasing" because
21 of family versus elderly.

22 MR. GUARASCI: I wish to express some
23 concerns regarding this.

24 My concerns really have to do with the
25 process or the lack of process that surrounds this

1 project, and also with this Board continuing to be, I
2 think, outside of the loop of where it needs to be
3 when you're talking about a project that is as
4 significant as the Riverside project.

5 And I'm not speaking on the merits of
6 the project itself, I want to be clear about that,
7 because I think we all want to see this project get
8 done, but it's simply wrong for us as members of this
9 body to find out that all of a sudden it's going to
10 be financed dramatically different, that it's going
11 to be done in two phases instead of what was four
12 phases, that we should find out about it simply
13 because a resolution is presented before us relative
14 to the vouchers.

15 This is a huge project for the City of
16 Paterson, and members of this Board in the
17 appropriate committee should be discussing these
18 things in significant detail before it ever comes
19 forward for a vote.

20 What we're being asked to do here is to
21 increase in one fell swoop the number of vouchers
22 awarded to this project and to this developer by over
23 100.

24 I want to learn more about that. I
25 want to understand.

1 Now I'm hearing that this entire
2 project is going to be funded by HMFA. That, I don't
3 think, had been the plan previously.

4 EXE. DIR. GORHAM: It has always been
5 some part of the plan with a tax credit --

6 COMMISSIONER GUARASCI: Right.

7 EXE. DIR. GORHAM: -- attached. So it
8 was always going to have some Mortgage Finance
9 funding in it.

10 COMMISSIONER GUARASCI: This project
11 applied for the competitive nine percent low income
12 housing tax credits. Those tax credits were denied.

13 We were told no, in fact that there was
14 a mistake made and that they were awarded.

15 In fact, that's not the case. What
16 happened is they were denied the nine percent
17 competitive tax credits, and the developer, to his
18 credit, went to the Housing & Mortgage Finance
19 Authority and asked for the so-called four percent
20 tax credits, which is an entirely different financing
21 vehicle.

22 I haven't seen one piece of evidence
23 with respect to the numbers of that four percent tax
24 credit financing. If we are a body that is supposed
25 to have the oversight role that we do, we have to

1 know the details and we can't simply be asked to vote
2 on something after all kinds of decisions have been
3 made outside of the purview of this Board.

4 So I'm going to vote no on this. I
5 would ask my Commissioners to consider doing the
6 same, not because the request is a bad request but
7 because this Board is in the dark, as far as I'm
8 concerned, on a project that is tens of millions of
9 dollars and we deserve to be in the loop sooner. We
10 need to know more rather than less, and we need to
11 know sooner rather than later, and that's my
12 objection here.

13 EXE. DIR. GORHAM: In terms of the
14 change in funding, it was asked by one of the
15 Commissioners about the funding stream. At that
16 time, we had gotten notice from the HMFA that they
17 were still reviewing the funding source for the
18 Riverside. And at that time, we were also asked not
19 to divulge the funding stream, not only just by the
20 HMFA but by the developer.

21 The relationship that we have, the
22 Housing Authority, with the developer, is one that we
23 do go in and we change and we go together to the
24 HMFA.

25 It was the developer's decision to go

1 to the HMFA and ask for the amount of monies that
2 really is required to do this.

3 The change from the HUD part, which we
4 talked about before, was that the rents were set too
5 low to accommodate the construction of this entire
6 site.

7 I got a call on Friday from the
8 commissioner at the HMFA, because all of this was
9 like in somewhat of a holding situation. He himself
10 called and said that the developer did an excellent
11 job on describing the project and the project has not
12 changed in scope. It has not changed in scope in
13 terms of the number of units, but the Housing &
14 Mortgage Finance Agency was always in the mix in
15 terms of providing funding for this program.

16 The reason that we're asking for the
17 Board to approve the Section 8 portion of it is
18 because it's really required for the infrastructure
19 and for some of the other heavy lifting at the site
20 to make it work.

21 As I mentioned to the Commissioners
22 before, we do have a Development Committee. The
23 critical piece to the Development Committee is the
24 MDA. The MDA, whereas Commissioner Guarasci has been
25 asking to see, is that it's going to change based on

1 this new funding stream, and so we've set out with
2 our attorneys to revamp that and change it, and we're
3 hoping that before the next Board Meeting, which I
4 explained to the Chair for the Development Committee,
5 that we would have the draft document before the next
6 meeting that we will meet on and discuss.

7 This project has not been in a vacuum.
8 There's been a lot of work put into the funding of
9 this.

10 When we do mixed finance and different
11 types of funding streams, it's complicated, and, in
12 the end, there's always a product that benefits the
13 community, benefits the Housing Authority.

14 So, yes, maybe we're not having at
15 every meeting a discussion by the developer. Today,
16 since it was just this portion for the Section 8,
17 that they will come when we get the MDA draft and
18 discuss it with the Board and their presence would be
19 needed, but this is a process that we've been going
20 through for the last two years.

21 On behalf of the Housing Authority and
22 the developer and the people in our community, I
23 think that this is a project that's well needed and
24 should not be taken so lightly as the Board not being
25 involved in the process.

1 We've done the Alexander Hamilton.
2 We've done the Christopher Hope. And it's these
3 complicated things that go on. Nothing is being
4 hidden from the Board. And as documents come
5 forward, in detail they will be discussed with the
6 Board.

7 ACTING CHAIRPERSON MAVEN: Is there a
8 time fixed on this in terms of if we were to delay a
9 vote on this?

10 EXE. DIR. GORHAM: We can't really
11 delay vote on this, because, as we all know, right
12 now in Washington the tax reform bill also has some
13 bearing on this funding, and it would be in our best
14 interest to have it all prepared, not so much the
15 package itself, but the pieces that the state may
16 need to check the box. So I would not suggest that
17 we delay the vote on this, because right now this is
18 not the agreement that we're inking. You've been at
19 closings when we brought everyone. This is not the
20 financing closing, this is just one piece of that
21 element for getting the package to the state.

22 MR. GUARASCI: May I?

23 EXE. DIR. GORHAM: Sure.

24 MR. GUARASCI: To my way of thinking,
25 these are already vouchers, these are vouchers that

1 the Paterson Housing Authority already has, correct?
2 If we're awarding them, we already have them, I would
3 assume.

4 EXE. DIR. GORHAM: This is our intent
5 to do.

6 MR. GUARASCI: Right. So these are
7 vouchers that we already control, correct?

8 EXE. DIR. GORHAM: No, these are
9 vouchers that in that last paragraph, it says
10 according to HUD approval and funding available that
11 they would be awarded.

12 MR. GUARASCI: So we're awarding 100
13 more vouchers than we actually have at the moment but
14 that we hope to obtain. Is that correct?

15 EXE. DIR. GORHAM: Well, we keep it in
16 the loop. We send it to HUD quarterly what's going
17 to be needed, but all of this, as we know, it's the
18 timing in terms of processing, that's all.

19 MR. GUARASCI: And I could appreciate
20 that. And, again, my objection is not to the project
21 itself --

22 EXE. DIR. GORHAM: I know.

23 COMMISSIONER GUARASCI: -- it's really
24 to the process. I simply feel if there is a
25 Development Committee, which I'm a member of and I

1 can appreciate the fact that you shared information
2 with the Chair, but really the entire committee
3 should be privy to that information.

4 EXE. DIR. GORHAM: Commissioner
5 Guarasci, at the time that we have a meeting,
6 everyone gets the package ahead of time, everyone
7 gets notice, and this is only today. I only got this
8 message on Friday that we're still moving in this
9 process.

10 MR. GUARASCI: Since I'm on this Board,
11 there's yet to be a meeting of the Development
12 Committee. The Development Committee of the
13 Commissioners has not met during the entire year that
14 I've been on this Board while one of the most
15 significant and major projects is being discussed and
16 worked out.

17 EXE. DIR. GORHAM: Because,
18 Commissioner --

19 MR. GUARASCI: So I don't really
20 understand it. I'll just reiterate my concern that
21 we have a committee system that is dysfunctional with
22 committees that do not meet that leave too much to
23 the sole discretion of the management of this agency
24 without appropriate input by members of the Board of
25 Commissioners, who are put here to represent the

1 interests of the citizens of this city, and that's
2 been my concern. I've expressed it before. This
3 particular resolution drives that home for me.

4 I want to be an ally in heightening the
5 way that this body works, and I think we need
6 committees that meet on a regular basis. Even if we
7 have a minute's worth of items to talk about,
8 committees should have regular meeting dates and they
9 should meet regularly.

10 EXE. DIR. GORHAM: In 2018, we have the
11 Reorganization Meeting on February 1st. If that's a
12 concern, and you're on a number of committees, as a
13 board, you can work that out.

14 COMMISSIONER JONES: Excuse me,
15 Director, I'm going to ask a question.

16 So with this being presented to us,
17 what you're saying is once this project is completed,
18 then we will get the Section 8 vouchers?

19 EXE. DIR. GORHAM: No, we will know
20 before we sign a contract with the developer. Before
21 we do a closing with the developer, we would know
22 that.

23 COMMISSIONER JONES: How many units
24 we're getting before?

25 EXE. DIR. GORHAM: Right.

1 COMMISSIONER JONES: So what you're
2 saying, by us not voting on this is pushing the
3 process back?

4 EXE. DIR. GORHAM: Yes.

5 COMMISSIONER JONES: And that may mean
6 that it takes more time for us to know if we would
7 receive 50 or 60 or 40 or whatever amount of units.
8 So are we at a place where the
9 Executive is saying we need the Board to rush this
10 vote, because it would allow us to have those extra
11 units to provide to the citizens.

12 EXE. DIR. GORHAM: This is not really a
13 rush vote, this is just part of the process. Part of
14 this process is to obtain the \$57 million from the
15 state. There are certain requirements. A
16 requirement of this particular project is that the
17 developer has requested, instead of 63 project based,
18 which we approved back in April, they're increasing
19 it now to 165. So we need this approval by the Board
20 so that they can continue their processing that's
21 required by the state to make certain that when this
22 tax bill is approved, and I don't know, within the
23 coming days or week, that this particular project for
24 New Jersey will be funded.

25 COMMISSIONER JONES: Got you.

1 COMMISSIONER NATION: All right. I
2 have a question.

3 EXE. DIR. GORHAM: Sure.

4 COMMISSIONER NATION: This approval is
5 to give the management the authority to seek the
6 additional vouchers?

7 EXE. DIR. GORHAM: Yes, us.

8 COMMISSIONER NATION: Now, Commissioner
9 Guarasci raised a good point. If the funding has
10 changed, then the Commissioners should be advised.
11 As you said, you found out on Friday.

12 EXE. DIR. GORHAM: Right.

13 COMMISSIONER NATION: So what we're
14 voting for tonight is just to seek permission for the
15 additional vouchers?

16 EXE. DIR. GORHAM: Exactly.

17 COMMISSIONER NATION: May I ask to make
18 it for the record that if there is anymore
19 significant changes, that the committee, whether by
20 telephone or conference call, have a meeting so at
21 least a branch of this Board is advised. Because
22 Commissioner Guarasci's point is relevant, and if
23 someone was to ask me, I wouldn't be saying what
24 you're saying, but to dot our I's and cross our T's,
25 this is only to approve permission to seek additional

1 vouchers, and at the next meeting we will be updated
2 on where the funding is and a total. Since the
3 funding is changing, we need to update, whether by
4 the committee or at a special meeting, but we need to
5 have the relevant arms know what's going on so at
6 least a part of this group knows what's going on.

7 EXE. DIR. GORHAM: Sure.

8 MR. GUARASCI: Yes. And, yes, it's
9 seeking these vouchers, but just to be very clear,
10 through this action we would be awarding not 63 but
11 165 Section 8 vouchers to Mr. Roizman and his team.

12 And, again, what's happening here is
13 that the financing for this project and the timetable
14 for this project is changing dramatically. At one
15 time, it was going to be done in certain phases, I
16 believe four phases, now it's going to be two phases.
17 All I'm saying is, I want to find out about that
18 because in a planned, thoughtful way, I'm part of the
19 conversation in which Commissioners are told here are
20 the changes, here's why it has to change, it's no
21 longer going to be four phases, it's going to be two
22 phases, it's no longer going to be 63 vouchers, it's
23 got to be 165 vouchers. And I don't want to find out
24 simply because I ask a question when something like
25 this comes up at a meeting that we're asked to vote

1 on it, and that's my objection.

2 ACTING CHAIRPERSON MAVEN: Point well
3 taken, and we're under advisement to have a meeting
4 before the next Board Meeting in January.

5 COMMISSIONER NATION: Yes. And, I
6 mean, once that committee meets --

7 EXE. DIR. GORHAM: I think we'll have
8 the committee meeting and then we'll bring the
9 developer in, maybe we'll do it at the Reorganization
10 Meeting.

11 MR. GUARASCI: Okay.

12 EXE. DIR. GORHAM: He wanted to come
13 tonight, but this was only one piece of it.

14 ACTING CHAIRPERSON MAVEN: We need to
15 see the whole scope.

16 EXE. DIR. GORHAM: We would get the
17 funding, we would have it all set, the MDA. So we
18 could do the developer at the Reorganization Meeting,
19 February 1st, and we'll have the MDA before the next
20 January meeting.

21 MR. GUARASCI: And the MDA, commonly
22 known as the developer's agreement, will spell out
23 what essentially the developer will be giving back --

24 EXE. DIR. GORHAM: Yes.

25 MR. GUARASCI: -- to the citizens of

1 Paterson by virtue of this -- is it still a \$90
2 million project?

3 EXE. DIR. GORHAM: Not quite. Not
4 quite.

5 MR. GUARASCI: At least \$80 million,
6 somewhere around that?

7 EXE. DIR. GORHAM: Something like that.

8 MR. GUARASCI: Because that's
9 important.

10 EXE. DIR. GORHAM: Yes, it's important.
11 And, again, I don't want to say 80, 90, when we're
12 just getting at what's the funding level, because
13 we've been negotiating back and forth for sometime
14 now. So we will have that pro forma for you.

15 MR. GUARASCI: Thank you.

16 ACTING CHAIRPERSON MAVEN: Any other
17 questions on this resolution?

18 (No response.)

19 ACTING CHAIRPERSON MAVEN: All right.
20 Department of Leasing & Occupancy.

21 MR. JACKSON: Good evening.

22 ACTING CHAIRPERSON MAVEN: Good
23 evening.

24 MR. JACKSON: Leasing & Occupancy.

25 Whereas, the City of Paterson Housing

1 Authority entered into a Section 8 project based
2 voucher contract with the Jewish Community Housing
3 Corporation of Northern New Jersey for 115 rental
4 units known as Federation Apartments under the U.S.
5 Department of Housing and Urban Development Rental
6 Assistance Demonstration program effective 12/1/17 to
7 11/30/2032.

8 Whereas, the owner submitted a request
9 to the PHA for renewal, and the HUD RAD program
10 regulations allow a contract up to 15 years.

11 Whereas, the owner requested an
12 increase for 0 bedroom in the amount of \$1,290 and a
13 one bedroom at \$1,460 to the PHA with an independent
14 market rental study.

15 And, whereas, the Paterson Housing
16 Authority, after completing a rent reasonableness
17 test, determined the rental amount for a 0 bedroom is
18 \$862 and a one bedroom is \$1,009.

19 Now, therefore, be it resolved by the
20 Board of Commissioners for the Paterson Housing
21 Authority that they hereby authorize the Executive
22 Director to execute the renewal contract with the
23 Jewish Community Housing Corporation of Northern New
24 Jersey for the 115-unit known as Federation
25 Apartments located at 510 East 22nd Street, Paterson,

1 New Jersey, for 15 additional years commencing on
2 December 1st, 2017.

3 ACTING CHAIRPERSON MAVEN: Questions,
4 comments?

5 MR. GUARASCI: How much does the
6 Housing Authority realize in administration fees for
7 this?

8 EXE. DIR. GORHAM: Currently on this
9 project, Dale, what's our admin fee on this, or
10 Mr. Jackson?

11 MR. JACKSON: What was that?

12 EXE. DIR. GORHAM: The admin fee, how
13 much do we get in admin fee?

14 MR. JACKSON: 62.

15 MR. JONES: I think it's just under \$75
16 per unit per month.

17 MR. GUARASCI: How much?

18 MR. JONES: \$75 per unit per month.

19 EXE. DIR. GORHAM: It's not a whole
20 lot.

21 COMMISSIONER GUARASCI: It adds up,
22 though.

23 EXE. DIR. GORHAM: I mean, but it adds
24 up, you know, when we're doing three different
25 entities.

1 COMMISSIONER GUARASCI: Yes.

2 EXE. DIR. GORHAM: So it's not a
3 million dollars yet.

4 MR. JACKSON: The next resolution is
5 the 2018 Annual Plan revision for the Admissions &
6 Continued Occupancy Policy.

7 Whereas, the Quality Housing & Work
8 Responsibility Act of 1998 requires a Housing
9 Authority to develop a Comprehensive Agency Plan
10 prior to the start of the agency's fiscal year on
11 April 1st, 2018.

12 Whereas, included in the planning
13 process was the revisions to the Admissions &
14 Continued Occupancy Policy.

15 Whereas, on October 3rd and
16 October 10th of 2017, the Housing Authority staff and
17 the Resident Advisory Board representative met to
18 review these revisions of the Admissions and
19 Continued Occupancy Policy.

20 Therefore, be it resolved by the Board
21 of Commissioners of the Housing Authority of the City
22 of Paterson that they hereby approve the revision of
23 the Admissions and Continued Occupancy Policy
24 discussed at the Resident Advisory Board meeting on
25 October 3rd and 10th of 2017, which is the policy

1 hereto attached to this resolution.

2 ACTING CHAIRPERSON MAVEN: Questions,
3 comments?

4 COMMISSIONER GUARASCI: Are there any
5 significant changes that we should be aware of?

6 MR. JACKSON: There's not really any
7 real significant changes, it's just minor changes
8 with HUD regulations that change that we had to
9 include into our policy.

10 MR. GUARASCI: Okay. Thank you.

11 ACTING CHAIRPERSON MAVEN: All right.
12 Next.

13 MR. JACKSON: And the last one is 2018
14 Annual Plan Revisions to the Admissions and Continued
15 Occupancy Policy.

16 Whereas, the Quality Housing & Work
17 Responsibility Act of 1999 required that the Housing
18 Authority develop a Comprehensive Agency Plan prior
19 to the start of the fiscal year on April 1st, 2018.

20 Whereas, included in the planning
21 process was a revision to the Housing Choice Voucher
22 Administrative Plan.

23 And, whereas, on October 3rd and the
24 10th, 2017, the Housing Authority staff and the
25 Resident Advisory Board representative met to review

1 the revisions of this Administrative Plan.

2 Now, therefore, be it resolved that the
3 Board of Commissioners of the Housing Authority of
4 the City of Paterson that they hereby approve the
5 revision of the Housing Choice Voucher Program
6 Administrative Plan discussed at the Resident
7 Advisory Board meeting on October 3rd and
8 October 10th, 2017, which the policy is attached
9 hereto and made part of this resolution.

10 ACTING CHAIRPERSON MAVEN: All right.

11 MR. GUARASCI: May I again? Is it just
12 minor?

13 MR. JACKSON: It's just some of the
14 main requirements that HUD provided and put in play
15 that we had to add to our plan.

16 COMMISSIONER GUARASCI: Okay. Thank
17 you.

18 ACTING CHAIRPERSON MAVEN: Just for
19 future, how often is this revised; is this annually?

20 MR. JACKSON: This is annual, yes,
21 every year.

22 ACTING CHAIRPERSON MAVEN: Maybe just
23 do a cover sheet for these plans just saying --

24 EXE. DIR. GORHAM: We had discussed
25 that today.

1 We'll put them altogether. This is our
2 Five-Year Plan that's required by HUD. It's updated
3 annually. And we discussed that today.

4 ACTING CHAIRPERSON MAVEN: I'm just
5 saying, the points of change, things that changed.

6 EXE. DIR. GORHAM: Yes.

7 MS. HEW: We did talk about trying to
8 get that today so that you could see what was
9 different, yes.

10 ACTING CHAIRPERSON MAVEN: Okay. All
11 right. Department of Planning & Grants now.

12 MS. SIFFORD: Good evening.

13 The first resolution from the
14 Department of Planning & Grants is the 2018 Annual
15 Plan Amendment to the Section 8 Homeownership
16 Program.

17 Whereas, the Quality Housing & Work
18 Responsibility Act of 1998 requires the Housing
19 Authority to develop a Comprehensive Agency Plan
20 prior to the start of the Authority's new fiscal year
21 on April 1, 2018, and the Housing Authority operates
22 a HUD certified Section 8 Homeownership Program.

23 And, whereas, the Homeownership Program
24 is governed by HUD's Housing Counseling Handbook,
25 which requires participants to have incomes of not

1 less than 125 percent of the poverty level.

2 And, whereas, the Homeownership Program
3 Policy must be amended to coincide with the annual
4 changes to the poverty level.

5 And, whereas, on October 3rd and 10th,
6 the HACP staff and the Resident Advisory Board
7 representatives met to review and comment on the
8 Authority's amendments to the Section 8 Homeownership
9 Policy.

10 Now, therefore, be it resolved by the
11 Board of Commissioners of the Housing Authority of
12 the City of Paterson that hereby approve amending of
13 the Section 8 Homeownership Policy discussed at the
14 Resident Advisory Board meetings in October, which
15 policy is attached hereto and made a part of this
16 resolution.

17 ACTING CHAIRPERSON MAVEN: Questions?

18 (No response.)

19 ACTING CHAIRPERSON MAVEN: Okay.

20 MS. SIFFORD: The next resolution is to
21 approve a contract award for After-School Program for
22 Riverside Terrace and Sojourner Douglass Homes.

23 Whereas, the Housing Authority of the
24 City of Paterson advertised for a second Request For
25 Proposals (RFP) to provide after an After-School

1 Program for youth ages 5-12 residing at Riverside
2 Terrace Development and Sojourner Douglass Homes.

3 And, whereas, the Scope of Services and
4 General Submission requirements were obtained on the
5 Housing Authority's website and/or at the Housing
6 Authority's Central Office.

7 And, whereas, 14 sets of specifications
8 were downloaded from the HACP website, with two
9 proposals being submitted by the December 12, 2017
10 deadline.

11 And, whereas, the rating committee
12 rated and recommended funding to New Destiny
13 Development Corporation for an After-School Program
14 that includes academic and youth enrichment
15 activities.

16 Now, therefore, be it resolved by the
17 Board of Commissioners of the Housing Authority of
18 the City of Paterson that they hereby approve a
19 contract award to New Destiny Community Corporation
20 of Paterson, New Jersey, for the provision of an
21 After-School Program at Riverside Terrace Development
22 in an amount of \$18,439, for the period January 1st,
23 2018 through June 30, 2018.

24 ACTING CHAIRPERSON MAVEN: Questions,
25 comments?

1 (No response.)

2 ACTING CHAIRPERSON MAVEN: All right.
3 Department of Administration.

4 MS. HOLMES: Good evening.

5 ACTING CHAIRPERSON MAVEN: Good
6 evening.

7 MS. HOLMES: The next resolution is for
8 Full Elevator Preventative Maintenance and Repair
9 Services at our Senior Sites.

10 And it recites:

11 Whereas, the Housing Authority of the
12 City of Paterson is in need of full elevator
13 preventative maintenance and repair service at our
14 senior sites.

15 Whereas, our current elevator contract
16 will expire on December 31st, 2017.

17 And, whereas, the current vendor, which
18 is Slade Industries of Mountainside, New Jersey, is a
19 state contractor and is waiting for approval from the
20 state on an increase.

21 Now, therefore, be it resolved by the
22 Board of Commissioners of the Housing Authority of
23 the City of Paterson that they hereby authorize staff
24 to enter into a three-month contract with Slade
25 Industries of Mountainside, New Jersey, under

1 New Jersey State Contract No. 85647, at a cost of
2 \$19,800, plus any applicable labor and parts rate
3 that may apply for Full Elevator Preventive
4 Maintenance and Repair Services at PHA senior sites
5 as listed above, with the option to extend for an
6 additional time, providing that the state extends
7 their term.

8 ACTING CHAIRPERSON MAVEN: Questions?
9 (No response.)

10 ACTING CHAIRPERSON MAVEN: All right.

11 MS. HOLMES: The next resolution is for
12 an RFP for Internet Service Provider.

13 Whereas, the Housing Authority of the
14 City of Paterson did readvertise for the receiving of
15 Request For Proposals for Internet Service Provider.

16 And, whereas, 11 sets of proposals were
17 downloaded from the PHA website, resulting in one
18 return.

19 Now, therefore, be it resolved by the
20 Board of Commissioners of the Housing Authority of
21 the City of Paterson that they hereby authorize staff
22 to enter into an agreement with Cablevision Lightpath
23 LLC of Piscataway, New Jersey, at a cost of \$2,384.07
24 per month, with a onetime installation charge of
25 \$479.60, for a term of two years, with the option to

1 extend for an additional two years.

2 ACTING CHAIRPERSON MAVEN: That's just
3 here for the main office?

4 MS. HOLMES: It's Authority wide.

5 ACTING CHAIRPERSON MAVEN: Okay.

6 MS. HOLMES: The next resolution is for
7 Upgrade of Verizon Wireless Cellphone Communication
8 for our Director, Property Managers, Personnel Staff,
9 and our Emergency Night Phone.

10 Whereas, the Housing Authority of the
11 City of Paterson has a need for cellphone
12 communication for staff.

13 And, whereas, such service has been
14 provided by Verizon Wireless.

15 And, whereas, Verizon Wireless has
16 agreed to upgrade our cellphone communication devices
17 at no charge to the Authority for our Directors,
18 Property Managers, and Personnel Staff from a Samsung
19 Galaxy S 6 4G to a Samsung Galaxy S7.

20 Now, therefore, be it resolved by the
21 Board of Commissioners of the Housing Authority of
22 the City of Paterson that they hereby authorize staff
23 to upgrade our cellphone devices at \$0 for all listed
24 below.

25 ACTING CHAIRPERSON MAVEN: That's good

1 they're not going to charge us. To get something for
2 free, that's unusual.

3 MR. JONES: The next resolution,
4 Commissioners, is seeking your approval for the
5 Housing Authority to renew its workers' comp policy,
6 which is currently provided through Berkshire
7 Hathaway GUARD Insurance Companies. The policy is
8 set to expire on December 31st, and the renewal for
9 January 1st, beginning of the year, is at \$134,168.

10 This is a 10 percent reduction over the
11 current year policy period; however, this is subject
12 to the annual audit of payroll records which will be
13 carried out in the first quarter of 2018.

14 Now, therefore, be it resolved by the
15 Board of Commissioners that they hereby authorize
16 renewal of the workers' comp policy with Berkshire
17 Hathaway GUARD Insurance Companies for the period
18 beginning January 1st, 2018 through December 31st, at
19 a cost of \$134,168, subject to the audit, which would
20 impact the final premium.

21 COMMISSIONER NATION: A question.
22 Where can this go? It could go back up to the same
23 premium or it could go up a little more?

24 MR. JONES: It may get closer to the
25 same premium, because it's based on, it's a

1 combination of what our payroll cost is and our
2 experience.

3 COMMISSIONER NATION: So worst case
4 scenario, we'll work out about the same?

5 MR. JONES: Yes.

6 COMMISSIONER NATION: Okay.

7 MR. JONES: The next resolution,
8 Commissioners, is for the auto renewal policy.

9 The current policy, which is carried by
10 the Housing Authority Insurance Group, will expire on
11 December 31st, 2017, and the renewal of the policy
12 for the 13 vehicles owned by the PHA is at a cost of
13 \$27,504, which is approximately a six percent
14 increase over the current year.

15 Now, therefore, be it resolved that the
16 Board of Commissioners hereby authorize the Executive
17 Director the execute the documentation for the
18 renewal of the policy, which will become effective on
19 January 1st, 2018, at a cost of \$27,504.

20 ACTING CHAIRPERSON MAVEN: Questions?

21 MR. GUARASCI: Just one question, not
22 on this per se, and then I see the one after this, I
23 seem to recall at the last meeting we dealt with
24 resolutions on insurance. Are these different
25 insurance policies?

1 MR. JONES: It's the same company,
2 however, we did not have workers' comp at the time
3 and we did not have auto.

4 Sojourner Douglass is our tax credit
5 property, which is a separate policy. We got that
6 after that policy that we presented last meeting.

7 MR. GUARASCI: Okay. Thank you.

8 MR. JONES: The next resolution,
9 Commissioners, is seeking your approval for the
10 renewal of the Sojourner Douglass Homes insurance
11 premium, which is provided by the Housing Authority
12 Insurance Group as well. That policy will expire on
13 December 31st, and the renewal premium is at \$13,528,
14 which is an approximately 8.5 percent increase over
15 the current year.

16 And we are seeking your approval for
17 the Executive Director to sign-off on the required
18 documentation for the policy period beginning
19 January 1st, 2018.

20 ACTING CHAIRPERSON MAVEN: Did they
21 provide a rationale for the increase?

22 MR. JONES: The rationale is that costs
23 are going up. We've seen increases across-the-board,
24 but I just want to say, we looked back, for example,
25 Sojourner Douglass, Commissioners, before we switched

1 from the private carrier that we used to have --

2 ACTING CHAIRPERSON MAVEN: Oh, I
3 remember that.

4 MR. JONES: -- it was close to \$30,000
5 we were paying for this. So we get a better rate by
6 going through the Housing Authority Insurance Group.

7 ACTING CHAIRPERSON MAVEN: Okay. Where
8 are we?

9 Operations.

10 MS. MIMS: Good evening.

11 ACTING CHAIRPERSON MAVEN: Good
12 evening.

13 MS. MIMS: We have before you the Child
14 Protection Window Guard Notification. It was revised
15 to include the following:

16 "In the apartment of any tenant who has
17 a child or children 10 years of age or younger, is or
18 will be living in the apartment, or is or will be
19 regularly present there for a sustained period of
20 time" had to be added to the child guard
21 notification.

22 The next before you, the only change in
23 the Maintenance Charge List is that the building
24 entrance key tag, if it's not returned, will cost
25 \$50.

1 ACTING CHAIRPERSON MAVEN: Say that
2 again.

3 EXE. DIR. GORHAM: There are two resos.

4 MS. HEW: Two resos. The first one was
5 for the window guard.

6 ACTING CHAIRPERSON MAVEN: One was
7 window guard, all right, got that.

8 MS. HEW: And the second is for the
9 Maintenance Charge List Policy.

10 EXE. DIR. GORHAM: Yes, that has the
11 key change on it.

12 That was your question, Commissioner,
13 on the key change?

14 ACTING CHAIRPERSON MAVEN: Yes.

15 MS. HEW: She simply highlighted it.
16 As opposed to reading the entire resolution, she just
17 read the change.

18 ACTING CHAIRPERSON MAVEN: I heard a
19 charge of \$50, if it's not returned?

20 MS. MIMS: Excuse me?

21 ACTING CHAIRPERSON MAVEN: I got it.
22 I'm good.

23 MR. JONES: The next resolution,
24 Commissioners, this is part of the Annual Plan
25 process as well. This one affects the Flat Rent

1 Policy for the public housing units.

2 And, whereas, the HUD policy is now set
3 at 80 percent of the Fair Market Rents, and the new
4 schedule is listed in the resolution here, which
5 becomes effective on April 1, 2018 for residents who
6 are at the higher income tier.

7 ACTING CHAIRPERSON MAVEN: Any

8 questions --

9 (No response.)

10 ACTING CHAIRPERSON MAVEN: -- on the
11 rate schedule?

12 EXE. DIR. GORHAM: Please note in the
13 Board of Commissioners' meeting schedule for 2018 to
14 2019, there are three Tuesday meetings.

15 (Chairperson McDuffie is now present.)

16 MR. JONES: The next resolution,
17 Commissioners -- I think we have a resolution on that
18 one that you're looking at, so we'll get to the
19 Tuesday meeting.

20 ACTING CHAIRPERSON MAVEN: Oh, okay, I
21 went to it.

22 MR. JONES: The next one is Bill List
23 #1.

24 And then it's Bill List #2.

25 ACTING CHAIRPERSON MAVEN: Any

1 questions on the bills?

2 (No response.)

3 ACTING CHAIRPERSON MAVEN: Okay.

4 Operations we're at.

5 MS. SIFFORD: There's two resolutions
6 for Operations for the approval of the 2018 Annual
7 Plan.

8 The first one is for the Annual Plan
9 for Certification of Compliance.

10 Be it further resolved by the Board of
11 Commissioners of the Housing Authority of the City of
12 Paterson that they hereby approve, support and
13 authorize the submission of the Certification of
14 Compliance with the HACCP 2018 Annual Agency Plan to
15 the U.S. Department of Housing & Urban Development.

16 ACTING CHAIRPERSON MAVEN: Questions,
17 comments?

18 (No response.)

19 MS. SIFFORD: And the final resolution
20 regarding the Annual Plan is to approve the Housing
21 Authority of the City of Paterson Drug Free Workplace
22 Certification.

23 Be it resolved by the Board of
24 Commissioners of the Housing Authority that they
25 hereby agree to support and authorize execution of

1 the U.S. Department of Housing & Urban Development
2 Drug Free Workplace Policy, and that they hereby
3 authorize submission of the certification of drug
4 free workplace in connection with the Authority's
5 2018 Annual Plan.

6 ACTING CHAIRPERSON MAVEN: Okay.

7 MS. SIFFORD: And the last one, I don't
8 know if you have it, that's just a duplicate.

9 ACTING CHAIRPERSON MAVEN: Duplication?

10 EXE. DIR. GORHAM: Yes.

11 ACTING CHAIRPERSON MAVEN: All right.

12 MR. JONES: Then the final resolution,
13 Commissioners, this is the one the Commissioner was
14 referring to, for 2018 and 2019. So it shows that
15 there are three meetings that the Commissioners need
16 to just make note of that will not fall on the
17 regular schedule: January 16th is a Tuesday;
18 February 1st will be a Thursday, which is the
19 Reorganization Meeting; and then we go to
20 February 20th, again is a Tuesday meeting. And then
21 in 2019, which is several months ahead, that will be
22 a Tuesday meeting.

23 EXE. DIR. GORHAM: Sorry, my package
24 was out of order.

25 ACTING CHAIRPERSON MAVEN: Commissioners,

1 just check your personal calendars and note any
2 conflicts.

3 MR. GUARASCI: I don't know how many
4 people might be going, but I know January 16th is the
5 inauguration of the new governor. Would it possibly
6 make sense to move it to the next date, to Wednesday
7 the 17th, or is that not affecting many of the
8 Commissioners?

9 EXE. DIR. GORHAM: How many folks are
10 going to go to the Governor's Inauguration?

11 MR. GUARASCI: I will.

12 EXE. DIR. GORHAM: So we're going to
13 have to advertise in the newspaper and we have to
14 post it.

15 MR. GUARASCI: To Wednesday the 17th,
16 is that what we're saying, to move it?

17 MS. HEW: In the past, what we've done
18 when this happens is we combine reorg meeting and --

19 MR. GUARASCI: I'm not suggesting that
20 we --

21 MR. JONES: We can't combine, we have
22 the budget coming up and it's due on February 1st.

23 ACTING CHAIRPERSON MAVEN: It would be
24 too much.

25 MR. GUARASCI: I'm just suggesting if

1 possible to move it from Tuesday, it's normally
2 Monday the 15th, but it's Dr. King's holiday, so move
3 it to Tuesday, the 16th, but that's inauguration day,
4 is it possible to move it to Wednesday the 17th?
5 Does that work for people's calendars?

6 EXE. DIR. GORHAM: No Wednesday.

7 MS. HEW: We would have to do maybe
8 just the following Monday so we keep it on a Monday.

9 MR. GUARASCI: Monday the 22nd?

10 CHAIRPERSON McDUFFIE: Is that okay,
11 Mr. Jones?

12 COMMISSIONER JONES: It's okay.

13 EXE. DIR. GORHAM: Commissioner Nation?

14 COMMISSIONER NATION: Yes.

15 MR. GUARASCI: One other question.

16 The start time at 5:30, I guess that's
17 been the traditional start time for these meetings?

18 EXE. DIR. GORHAM: Yes.

19 MR. GUARASCI: I just wondered, does
20 that work well for everyone, because just speaking
21 personally, if we're half an hour later, it would
22 probably be better, unless it works for everybody at
23 5:30.

24 EXE. DIR. GORHAM: 5:30. Everybody
25 wants to get out.

1 ACTING CHAIRPERSON MAVEN: It works for
2 me.

3 MS. HEW: We have staff staying.

4 COMMISSIONER GUARASCI: Okay.

5 MS. HEW: Because most of the staff get
6 out at 4:30.

7 COMMISSIONER GUARASCI: So that's not a
8 good suggestion, right?

9 EXE. DIR. GORHAM: They're giving you
10 the cocky eye already.

11 (Laughter.)

12 MR. GUARASCI: Okay. Never mind.

13 EXE. DIR. GORHAM: And it's once a
14 month.

15 ACTING CHAIRPERSON MAVEN: So we're
16 looking at the 22nd for the Board Meeting?

17 EXE. DIR. GORHAM: Yes.

18 ACTING CHAIRPERSON MAVEN: All right.
19 Did we do the supplemental resolutions?

20 MS. HEW: Yes.

21 ACTING CHAIRPERSON MAVEN: Okay. Now
22 that our Chair is with us, I'll relinquish the chair
23 to the Chair.

24 CHAIRPERSON McDUFFIE: Good evening.
25 How you doing?

1 MR. GUARASCI: Very well. Good
2 evening.

3 ALL: All right.

4 CHAIRPERSON McDUFFIE: My car made it.
5 Thank you so much.

6 All right. Can I get a motion to
7 close?

8 COMMISSIONER MAVEN: Motion to close.

9 COMMISSIONER NATION: Second.

10 CHAIRPERSON McDUFFIE: Roll call.

11 (At this point in the proceeding roll
12 call is taken and the motion to adjourn the Workshop
13 Meeting is passed by a vote of five in favor, with
14 Vice-Chairperson Rendina absent.)

15 (Whereupon, the Workshop Meeting is
16 adjourned at 6:36 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