

1 PATERSON HOUSING AUTHORITY
2 PATERSON, NEW JERSEY
3 MONDAY, DECEMBER 19, 2016
4 COMMENCING AT 6:14 P.M.
5 REGULAR MEETING

6 THERE BEING PRESENT:

7 REV. MICHAEL McDUFFIE, CHAIRPERSON

8 PETER RENDINA, VICE CHAIRPERSON

9 JOEL RAMIREZ, COMMISSIONER

10 BRENT NATION, COMMISSIONER

11 ROBERT F. GUARASCI, COMMISSIONER

12 ALSO PRESENT:

13 IRMA GORHAM
14 EXECUTIVE DIRECTOR

15 DALE JONES
16 ASSISTANT EXECUTIVE DIRECTOR

17 FRED VAZQUEZ, DIRECTOR
18 DEPARTMENT OF MODERNIZATION & DEVELOPMENT

19 LYNETTE WARREN
20 RECORDING SECRETARY

21 DELINDA HOLMES
22 ASSISTANT PURCHASING AGENT

23 JUNE BRYANT
24 SECTION III COORDINATOR

25 **KIM O. FURBACHER, C.C.R., R.M.R.**
P.O. BOX 213
ROCHELLE PARK, NJ 07662
201-906-9761

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ALSO PRESENT (cont'd):

JOHNNIE JACKSON
DIRECTOR OF LEASING & OCCUPANCY

ILEANA KMECH
PERSONNEL OFFICER

THERESA MIMS
COMPLIANCE OFFICER

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

CLARA CANTY, PROPERTY MANAGER
ALBERTA BOULWARE, PROPERTY MANAGER

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

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

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PUBLIC COMMENT

NAME

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(No one wishing to comment.)

1 ROLL CALL

2 CHAIRPERSON McDUFFIE: Can I get a
3 motion to open up the Regular Meeting?

4 VICE-CHAIRPERSON RENDINA: A motion.

5 COMMISSIONER RAMIREZ: Second.

6 CHAIRPERSON McDUFFIE: Roll call.

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

12 CONFIRMATION OF MINUTES

13 CHAIRPERSON McDUFFIE: Can I get a
14 confirmation for the Workshop and Regular Board
15 Meeting minutes from Monday, November 21st -- we will
16 skip that till next month.

17 PUBLIC COMMENT

18 CHAIRPERSON McDUFFIE: We're going to
19 open up the public portion.

20 Anyone from the public that wants to
21 come before the Board of Commissioners, you can come
22 forward, state your name, your address, and your
23 situation or your question, and you have three
24 minutes. Is there anyone from the public?

25 (No response.)

1 CHAIRPERSON McDUFFIE: Can I get a
2 motion to close the public?

3 VICE-CHAIRPERSON RENDINA: Motion to
4 close the public.

5 COMMISSIONER RAMIREZ: Second.

6 CHAIRPERSON McDUFFIE: Roll call.

7 (At this point in the proceeding roll
8 call is taken and the motion is passed by a vote of
9 five in favor, with Commissioners Bonds and Maven
10 absent.)

11 RESOLUTIONS

12 CHAIRPERSON McDUFFIE: I guess we're
13 going to do the agenda right now, right? Except he
14 has to abstain from --

15 VICE-CHAIRPERSON RENDINA: Not from the
16 whole thing.

17 EXE. DIR. GORHAM: Just from the bills,
18 bills No. 2.

19 VICE-CHAIRPERSON RENDINA: By the way,
20 you can make that check out to Wichita State
21 Basketball Team instead of Bob, wouldn't that help
22 out? I'm being a wise guy.

23 CHAIRPERSON McDUFFIE: Can I get a
24 motion for a Consent Agenda?

25 COMMISSIONER NATION: So moved.

1 COMMISSIONER RAMIREZ: Second.

2 CHAIRPERSON McDUFFIE: Roll call.

3 (At this point in the proceeding roll
4 call is taken and the motion to create a Consent
5 Agenda is passed by a vote of five in favor, with
6 Commissioners Bonds and Maven absent.)

7 CHAIRPERSON McDUFFIE: Motion to
8 receive the Consent Agenda?

9 VICE-CHAIRPERSON RENDINA: I make a
10 motion.

11 COMMISSIONER RAMIREZ: Second.

12 COMMISSIONER NATION: Second.

13 CHAIRPERSON McDUFFIE: Roll call.

14 (At this point in the proceeding roll
15 call is taken and the Resolutions of Unanimous
16 Consent are passed by a vote of five in favor, with
17 Commissioners Bonds and Maven absent, and
18 Commissioner Guarasci abstaining on Bill List #2.)

19 CHAIRPERSON McDUFFIE: Anything else we
20 have to cover tonight?

21 EXE. DIR. GORHAM: I guess not. You
22 know, it's the end of the year, and February is the
23 Reorganization Meeting, whereas there will be
24 discussion and presentation on the work for 2017.

25 On last Thursday, a resolution will

1 come before the Board for a luncheon that staff had,
2 we just totally forgot about it, not that we had a
3 dancing good time, but we did get a chance to talk
4 about challenges the past year and how we are going
5 to move forward. So that will be in the packet next
6 month.

7 But the one thing for certain for
8 old-timers on the Board, this time of year we always
9 had Mr. Allen, and I thought about him today, you
10 know, of him always wanting to sing a Christmas
11 carol. And I know we have Rev in the house, but I
12 don't think he can sing, so we won't ask him today to
13 lead us in song, and we know he can't sing, all right
14 (indicating).

15 VICE-CHAIRPERSON RENDINA: Fred said he
16 would do it.

17 EXE. DIR. GORHAM: Fred never sings.

18 MR. VAZQUEZ: I can't sing at all.

19 EXE. DIR. GORHAM: But in the spirit of
20 the holiday season, we're praying and hoping that
21 everyone returns in 2017 in the best of health, and
22 that during this holiday season, that we truly enjoy
23 our family, our friends, our neighbors, everyone
24 that's in our environment.

25 And next year is going to be very

1 exciting, just from the luncheon that staff had and
2 the Directors really talking about changes and the
3 opportunities that are awaiting us.

4 We're not being downtrodden or thinking
5 negative about the administration that's coming in,
6 because that's the way of life. We just need to
7 figure out how we can do the best that we can for the
8 community, and we always have done it when it really
9 impacted us in terms of dollars. We were always able
10 to make it work. But I'm very optimistic that we
11 will have more people working and more money
12 circulating in our community.

13 So, on behalf of the Board, to staff, I
14 wish you a very, very, very happy holiday, and, to
15 the Commissioners, the very best for the new year.

16 COMMISSIONER NATION: Thank you.

17 COMMISSIONER GUARASCI: Thank you.

18 EXE. DIR. GORHAM: Kim is like family,
19 she's staff.

20 Kim always blesses us with the good
21 fortune of bringing in dinner for the Christmas
22 holiday. So I don't know what it is, it's always
23 good. So even if you have to run, please, you know,
24 you can take dinner with you. Thank you, Kim.

25 MS. FURBACHER: You are welcome.

1 CHAIRPERSON McDUFFIE: A motion to
2 close?

3 VICE-CHAIRPERSON RENDINA: Make a
4 motion the meeting end.

5 COMMISSIONER NATION: Second.

6 CHAIRPERSON McDUFFIE: Roll call.

7 (At this point in the proceeding roll
8 call is taken and the motion to adjourn is passed by
9 a vote of five in favor, with Commissioners Bonds and
10 Maven absent.)

11 CHAIRPERSON McDUFFIE: Thank you. Have
12 a good year. Merry Christmas.

13 (Whereupon, the Regular Meeting is
14 adjourned at 6:20 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