

1 PATERSON HOUSING AUTHORITY  
2 PATERSON, NEW JERSEY  
3 TUESDAY, FEBRUARY 21, 2017  
4 COMMENCING AT 6:13 P.M.  
5 REGULAR MEETING

6 THERE BEING PRESENT:

7 REV. MICHAEL McDUFFIE, CHAIRPERSON

8 PETER RENDINA, VICE CHAIRPERSON

9 BRENT NATION, COMMISSIONER

10 ROBERT F. GUARASCI, COMMISSIONER

11  
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  
24 **KIM O. FURBACHER, C.C.R., R.M.R.**  
25 **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

**KIM O. FURBACHER, C.C.R., R.M.R.**  
**P.O. BOX 213**  
**ROCHELLE PARK, NEW JERSEY 07662-0213**  
**(201) 906-9761**

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HEARING OF THE GENERAL PUBLIC

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

3                   VICE-CHAIRPERSON RENDINA: I make a  
4 motion we open the meeting.

5                   COMMISSIONER NATION: Second.

6                   CHAIRPERSON McDUFFIE: Roll call.

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

12                  CHAIRPERSON McDUFFIE: A motion to  
13 receive the minutes of the January 2017 meeting?

14                  VICE-CHAIRPERSON RENDINA: I make a  
15 motion to receive the minutes.

16                  MS. WARREN: We'll do it next time.

17                  VICE-CHAIRPERSON RENDINA: Let's do it  
18 next time.

19                  HEARING OF THE GENERAL PUBLIC

20                  CHAIRPERSON McDUFFIE: Okay.

21                  We're going to open up the Regular  
22 Meeting, the part of our public discussion and the  
23 view from the community.

24                  You can step forward at this time,  
25 state your name, what your situation is, you have

1 three minutes. Please step forward at this time.

2 MS. BURNS: Good evening, ladies and  
3 gentlemen.

4 CHAIRPERSON McDUFFIE: Good evening.

5 EXE. DIR. GORHAM: Good evening.

6 MS. BURNS: Lorraine Burns, Gordon  
7 Canfield Plaza, 71, Paterson, New Jersey.

8 First, I'd like to thank Mr. Jones for  
9 tolerating me bugging him all the time. I call him,  
10 but he's been so helpful. I just want you to know  
11 how helpful he's been.

12 EXE. DIR. GORHAM: That's not what he  
13 says to us, Lorraine.

14 (Laughter.)

15 MS. BURNS: Huh?

16 EXE. DIR. GORHAM: No, I'm just joking.  
17 He says you call, and he's been helping you.

18 MS. BURNS: He's been so helpful, and  
19 our building is slowly coming along. But I have a  
20 question.

21 Upgrading our elevators is coming  
22 along, but I'm a little confused about the cameras,  
23 because I don't usually listen to gossip, but they're  
24 saying that you can only see around the elevator, you  
25 can't see up and down the whole hallway.

1 I thought that when we had our  
2 upgrading that we would be able, you know, whoever is  
3 monitoring would be able to see, you know, because  
4 that's like safety.

5 Ms. Gorham, I talked to you before, you  
6 know, about Paterson, and I talked to the Director, I  
7 talked to the Chief's office, and, you know, like I  
8 was just wondering like how come with the upgrades,  
9 they haven't made it possible for the whole hallways  
10 on every floor to be viewed?

11 EXE. DIR. GORHAM: You want to speak to  
12 it, Mr. Jones? Because he works with the IT people.

13 MR. JONES: Yes.

14 The upgrades that we did recently at  
15 most of the sites only included the software and the  
16 first floor and the exterior of the buildings. We  
17 didn't have enough money to go and add additional  
18 cameras on every floor.

19 In the future, if we have additional  
20 funds, we will do that.

21 So right now, the recent updates, we  
22 updated the software, we covered all of the common  
23 areas on the first level and we can see the exterior  
24 of the building, which includes the parking lots,  
25 because that was a major complaint from the

1 residents, was the parking lots.

2 MS. BURNS: Yes.

3 MR. JONES: And we can see the  
4 Community Room.

5 That's what we focused on, because  
6 that's the funding we have currently. And we're  
7 doing that at every location. We've done, I think we  
8 have two buildings left to do plus Temple Street,  
9 three buildings.

10 MS. BURNS: And I have another  
11 question. Like when you buzz in the building, like,  
12 okay, I talked to Verizon a number of times, they're  
13 telling me you need an extra phone in order for you  
14 to be able to buzz yourself in the building. And  
15 then with --

16 EXE. DIR. GORHAM: A phone in your  
17 apartment?

18 MS. BURNS: Yes.

19 EXE. DIR. GORHAM: A landline?

20 MS. BURNS: Yes, in order to be buzzed  
21 in.

22 Then okay with the camera, you turn on  
23 Channel 3 and you can see the door, but you need an  
24 extra TV.

25 EXE. DIR. GORHAM: An extra TV?



1 MS. BURNS: I'm trying to figure out,  
2 you know, can you use your regular TV? Because what  
3 I did, I went and got another TV, but it's a smaller  
4 one. And I'm trying to figure out, can you use your  
5 regular television, like say if you turn on Channel  
6 3, and you decide you want to see General Hospital  
7 and you turn back on Channel 7, is that going to work  
8 out that way, or you just need one TV for your door?

9 I'm having a lot of problems, like  
10 they're saying it's the wiring, my wires. And I'm  
11 just trying to figure out, you know, I personally, I  
12 think it's unfair for our residents to have to go out  
13 and get an extra TV to see the door or extra  
14 telephone to have people, company, whatever, buzzed  
15 in.

16 You know, I'm just venting on this.  
17 The old system, in my opinion, I think it should have  
18 been upgraded itself and with three buttons, it  
19 should have been a button for the door and a button  
20 to see people downstairs, but I know they probably  
21 re-wired the whole thing and maybe a little small  
22 screen. I know I'm asking for something that  
23 probably won't happen until 2025, but I'm just  
24 saying -- because you don't have no money -- no, sir,  
25 I'm only joking.

1                   EXE. DIR. GORHAM: Yes.

2                   MS. BURNS: People live on a fixed  
3 income, you know.

4                   EXE. DIR. GORHAM: Yes.

5                   MS. BURNS: And for them to have to go  
6 out, I heard one person say, "Well, you can get a  
7 small phone for \$10."

8                   Yeah, but that \$10 might make a big  
9 difference in somebody's budget.

10                   "Oh, you can go get a used TV," but it  
11 might make a big difference in somebody's budget  
12 that's on a fixed income. Social Security doesn't  
13 give you that much. I'm just saying, is there any  
14 way?

15                   EXE. DIR. GORHAM: You know, Fred,  
16 Dale, and Delinda, whoever our provider is for the  
17 system to let you in and out and for you to see, we  
18 need to discuss this. They need to bring me  
19 up-to-date on this, because that hadn't been brought  
20 to my attention about the door. We haven't gotten  
21 complaints, and I know we go back a long time with  
22 you and Verizon, and, you know, you being able to  
23 open the door, release the lock to see, but we really  
24 just haven't gotten complaints from our other 1,200  
25 residents.

1                   So we're going to see what's going on  
2 in your unit with your system for the door. Okay?

3                   MS. BURNS: Okay. All right.

4                   EXE. DIR. GORHAM: So I can't really  
5 say if we're going to have extra money, because it  
6 may just be something faulty. Because if folks were  
7 going out and getting extra TVs, they would have been  
8 telling us.

9                   MS. BURNS: Like the guy who came by,  
10 he had other apartments he had to go to. Because a  
11 lot of people, you'd be surprised how many people  
12 don't know that they can see the front door if they  
13 turn on Channel 3. You'd be surprised.

14                   EXE. DIR. GORHAM: Okay. So we'll  
15 discuss that at the upcoming residents meeting, Clara  
16 and Alberta.

17                   CHAIRPERSON McDUFFIE: Thank you,  
18 Ms. Burns.

19                   MS. BURNS: You're welcome.

20                   CHAIRPERSON McDUFFIE: Anyone else from  
21 the public?

22                   (No response.)

23                   CHAIRPERSON McDUFFIE: Motion to close  
24 the public portion?

25                   VICE-CHAIRPERSON RENDINA: Motion to

1 close.

2 COMMISSIONER NATION: Second.

3 CHAIRPERSON McDUFFIE: Roll call.

4 (At this point in the proceeding roll  
5 call is taken and the motion is passed by a vote of  
6 four in favor, with Commissioners Bonds, Maven, and  
7 Ramirez absent.)

8 COMMENTS FROM THE EXECUTIVE DIRECTOR

9 CHAIRPERSON McDUFFIE: Final words from  
10 the Executive Director?

11 VICE-CHAIRPERSON RENDINA: No -- I mean  
12 okay.

13 EXE. DIR. GORHAM: There are only a  
14 couple of things that I just wanted to bring to the  
15 Board.

16 Tomorrow, there's a Special Meeting  
17 with the City Council entitled "Forward Paterson  
18 2017."

19 And the Housing Authority, along with  
20 Habitat will be doing a piece on housing on the rise.

21 So my value to the presentation, which  
22 includes other departments, is to really talk about  
23 our proposed redevelopment activity before the Board,  
24 strategic plan, and our initiative with Legal  
25 Services with the JRAP program.

1                   So for next month, I'll let you know  
2 the outcome of that, and maybe you'll read it in the  
3 newspaper, I don't know, but that's what's happening  
4 tomorrow evening.

5                   CHAIRPERSON McDUFFIE:    What time?

6                   EXE. DIR. GORHAM:    It's a Special  
7 Meeting, and we have to be they're at quarter to  
8 seven.   So it's probably 7 to 9.

9                   CHAIRPERSON McDUFFIE:    Got it.

10                  EXE. DIR. GORHAM:    It's the only agenda  
11 item.

12                  CHAIRPERSON McDUFFIE:    Got you.  
13 Beautiful.   Okay.

14                  EXE. DIR. GORHAM:    Okay.

15                  CHAIRPERSON McDUFFIE:    Is that  
16 everything?

17                  EXE. DIR. GORHAM:    That's everything on  
18 our end.

19                  RESOLUTIONS

20                  CHAIRPERSON McDUFFIE:    Motion for a  
21 Consent Agenda?

22                  VICE-CHAIRPERSON RENDINA:    We have to  
23 close public.

24                  CHAIRPERSON McDUFFIE:    That's right,  
25 close the public portion.

1 EXE. DIR. GORHAM: We did.

2 VICE-CHAIRPERSON RENDINA: I make a  
3 motion on the Agenda Consent.

4 CHAIRPERSON McDUFFIE: Receive the  
5 Consent Agenda?

6 VICE-CHAIRPERSON RENDINA: Yes, that's  
7 what I said.

8 See, in Italy you say the first name  
9 first and the second name second. Just letting you  
10 know.

11 CHAIRPERSON McDUFFIE: A motion to  
12 receive the Consent Agenda, Mr. Rendina.

13 VICE-CHAIRPERSON RENDINA: I'll make a  
14 motion.

15 CHAIRPERSON McDUFFIE: Second?

16 COMMISSIONER NATION: Second.

17 CHAIRPERSON McDUFFIE: Roll call.

18 (At this point in the proceeding roll  
19 call is taken and the motion to create a Consent  
20 Agenda is passed by a vote of four in favor, with  
21 Commissioners Bonds, Maven, and Ramirez absent.)

22 CHAIRPERSON McDUFFIE: Motion to  
23 receive the Consent Agenda?

24 COMMISSIONER NATION: So moved.

25 VICE-CHAIRPERSON RENDINA: Second.

1 CHAIRPERSON McDUFFIE: Roll call.

2 (At this point in the proceeding roll  
3 call is taken and the motion to approve the  
4 Resolutions of Unanimous Consent is passed by a vote  
5 of four in favor, with Commissioners Bonds, Maven,  
6 and Ramirez absent, and Commissioner Guarasci  
7 abstaining on Bill List No. 2.)

8 CHAIRPERSON McDUFFIE: Motion to close?

9 VICE-CHAIRPERSON RENDINA: Make a  
10 motion to close the meeting.

11 COMMISSIONER GUARASCI: I'm sorry, are  
12 we closing?

13 CHAIRPERSON McDUFFIE: Closing the  
14 whole meeting.

15 VICE-CHAIRPERSON RENDINA: Everything.

16 COMMISSIONER GUARASCI: I'm sorry, if I  
17 can just back up.

18 CHAIRPERSON McDUFFIE: Go right ahead.

19 COMMISSIONER GUARASCI: So, by passing  
20 the Consent Agenda, that means we adopted the bill  
21 list as well. I neglected to just recuse myself from  
22 voting on the Continuum of Care bill list.

23 MR. JONES: Bill list #2.

24 COMMISSIONER GUARASCI: Bill list No.  
25 2.

1                   EXE. DIR. GORHAM: So we're not going  
2 to put that one in the one that you're signing.

3                   COMMISSIONER GUARASCI: Okay, but the  
4 record should reflect my abstention on that, just to  
5 note it, please.

6                   MR. JONES: It's list No. 2.

7                   VICE-CHAIRPERSON RENDINA: Always going  
8 to take care of that.

9                   COMMISSIONER GUARASCI: Thank you.

10                  EXE. DIR. GORHAM: Yes.

11                  CHAIRPERSON McDUFFIE: Motion to close.

12                  VICE-CHAIRPERSON RENDINA: Move we  
13 close.

14                  COMMISSIONER NATION: Second.

15                  CHAIRPERSON McDUFFIE: Roll call.

16                  (At this point in the proceeding, there  
17 being no further business to come before the  
18 Commissioners of the Paterson Housing Authority, roll  
19 call is taken and the motion to adjourn passed by a  
20 vote of four in favor, with Commissioners Bonds,  
21 Maven, and Ramirez absent.)

22                  CHAIRPERSON McDUFFIE: Thank you,  
23 everybody. Thank you so much. Please stay around to  
24 sign the bills, please.

25                  (Whereupon, the Regular Meeting is



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adjourned at 6:24 p.m.)

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