

1 PATERSON HOUSING AUTHORITY  
2 PATERSON, NEW JERSEY  
3 MONDAY, APRIL 17, 2017  
4 COMMENCING AT 5:36 P.M.  
5 WORKSHOP MEETING

6 THERE BEING PRESENT:

7 REV. MICHAEL McDUFFIE, CHAIRPERSON  
8 PETER RENDINA, VICE CHAIRPERSON  
9 REV./DR. DOUGLAS L. MAVEN, 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  
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

LT. SHARON EASTON  
PATERSON POLICE DEPARTMENT

ISRAEL ROIZMAN, PRESIDENT  
NOAM ROIZMAN, SR. VICE PRESIDENT  
ROIZMAN DEVELOPMENT INC.

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

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.**  
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1                   ACTING CHAIRPERSON RENDINA: Good  
2 evening.

3                   ALL: Good evening.

4                   ACTING CHAIRPERSON RENDINA: The  
5 Commissioners of the Housing Authority of the City of  
6 Paterson are hereby called to a Regular Meeting  
7 following Workshop, here at the offices of the  
8 Authority, which is, of course, on this Monday,  
9 April 17, 2017.

10                   Roll call.

11                   (At this point in the proceeding roll  
12 call is taken with Commissioners Guarasci, Maven,  
13 Nation, and Acting Chairperson Rendina present, with  
14 Commissioners Bonds and Chairperson McDuffie absent.)

15                   EXE. DIR. GORHAM: This is a duly  
16 advertised Regular Meeting of the Board of  
17 Commissioners of the Housing Authority.

18                   Notice of this meeting was given to  
19 newspapers of local circulation in 2016. A copy of  
20 this notice was filed with the City Clerk of  
21 Paterson.

22                   These things were done to comply with  
23 the Open Public Meetings Law.

24                   ACTING CHAIRPERSON RENDINA: You want  
25 to start with?

1                   EXE. DIR. GORHAM:   Okay.   So we're  
2 going to start, because there a supplement with the  
3 Department of Administration, the men's retreat.  
4 We're going to start with that, because Sharon has to  
5 go back to patrol.

6                   MR. JONES:   Good afternoon,  
7 Commissioners.   The first resolution is men's retreat  
8 to be held at Camp Hope.

9                   The resolution recites that the Housing  
10 Authority of the City of Paterson in conjunction with  
11 its nonprofit PDMC and other co-sponsors will hold a  
12 Men's Retreat from June 2, 2017 through June 3, 2017,  
13 at Camp Hope in West Milford.

14                   Whereas, in addition to the Housing  
15 Authority partnering with the PDMC, the Housing  
16 Authority will partner with Paterson Community  
17 Policing Division; Brothers Inc. of Paterson; Think  
18 Tank; Bronze Shields of Passaic County; Passaic  
19 County Human Services; Think Next/ENABLED LLC; and  
20 One Stop, etc.

21                   Whereas, the Men's Retreat will be open  
22 to all male household members that reside in public  
23 housing and Section 8 units and other men that will  
24 be designated by the sponsors.   The retreat will  
25 focus on the following areas:   Impact of social

1 media; relationships (family, community & conflict  
2 resolution); spirituality; jobs and education;  
3 entrepreneurship & finance; nutrition, etc.

4 This is at an estimated cost of \$300  
5 per man, and we are seeking the Housing Authority's  
6 approval, the Board's approval for the Men's Retreat.

7 ACTING CHAIRPERSON RENDINA: Anything  
8 else?

9 Questions? Comments?

10 COMMISSIONER NATION: How many persons  
11 from Housing are going?

12 MR. JONES: We're doing the survey at  
13 this time. We anticipate at least 20 men from the  
14 Housing Authority.

15 ACTING CHAIRPERSON RENDINA: Is there  
16 any age requirement to that?

17 MR. JONES: We have Sharon, who is  
18 spearheading that.

19 ACTING CHAIRPERSON RENDINA: Is there  
20 any age requirement to that, Sharon?

21 Please state your name.

22 LT. EASTON: Sharon Easton,  
23 E-A-S-T-O-N, Paterson Police Department, Community  
24 Police Division.

25 You all not intimidated or anything,

1 right?

2 EXE. DIR. GORHAM: Just keep your hands  
3 up.

4 (Laughter.)

5 ACTING CHAIRPERSON RENDINA: I'm ready,  
6 Sharon. Go ahead.

7 LT. EASTON: The age requirement is 18  
8 and over. So 18 to 65, 70, it doesn't matter. But  
9 as long as they're over 18. We just didn't want the  
10 responsibility of somebody younger.

11 ACTING CHAIRPERSON RENDINA: Right.  
12 All right. Any other questions?

13 (Chairperson McDuffie is present at  
14 5:40 p.m.)

15 LT. EASTON: Hi, Reverend.

16 ACTING CHAIRPERSON RENDINA: Now you  
17 want to shake everybody's hand?

18 EXE. DIR. GORHAM: So, as Board  
19 members, we are going to be looking, as Dale  
20 suggested, of doing a survey of some sort and some  
21 outreach to our residents.

22 But, as Board members, if you know of  
23 men who would really benefit from this retreat,  
24 please, you could email the names to Lynette and she  
25 will pass them on to Sharon.



1 LT. EASTON: Thank you.

2 ACTING CHAIRPERSON RENDINA: Thank you.

3 Going back to work now?

4 LT. EASTON: Yes. And I'm sorry, I'm  
5 taking your posters, but I'll bring it back,  
6 Ms. Gorham.

7 EXE. DIR. GORHAM: Yes. Okay.

8 Let's do Roizman next, because they  
9 have a long trip.

10 ACTING CHAIRPERSON RENDINA: Oh, yes.

11 EXE. DIR. GORHAM: And we're on sort of  
12 a tight schedule tonight.

13 So, Fred, you want to do the resos, and  
14 then Noam and Israel Roizman could talk to the  
15 project.

16 MR. VAZQUEZ: Good evening.

17 The first resolution before you seeks  
18 authorization for 78 Section 8 project-based vouchers  
19 in connection with the Riverside redevelopment  
20 project.

21 Whereas, the Board of Commissioners of  
22 the Housing Authority of the City of Paterson at its  
23 June 20, 2016 meeting, by way of Resolution No.  
24 16-06-76, which is attached, authorized a commitment  
25 of 78 Section 8 project-based vouchers (PBV) at

1 110 percent FMR for a period of 10 years in  
2 connection with the 80-unit senior component of the  
3 Riverside Terrace revitalization effort.

4 And, whereas, the Roizman Development,  
5 Inc. (RDI) has requested that the term of assistance  
6 be increased from 10 years to 20 years, to minimize  
7 the need for gap financing for the project.

8 And, whereas, the latest PBV regulation  
9 allows the Housing Authorities to provide initial  
10 contract of up to 20 years, with further extensions  
11 of up to an additional 20 years.

12 Now, therefore, be it resolved by the  
13 Board of Commissioners of the Housing Authority of  
14 the City of Paterson that they hereby authorize the  
15 award of 78 project-based Section 8 vouchers at 110  
16 percent FMR for a period of 20 years for Phase I of  
17 the Riverside Terrace revitalization, contingent on  
18 an annual appropriation by the United States  
19 Congress.

20 Be it further resolved that all  
21 financial terms and conditions will be subject to an  
22 approval of a Mixed Finance Development Proposal to  
23 be submitted to HUD prior to financial closing and  
24 that the award is subject to closing no later than  
25 March 31st, 2018.



1 MR. GUARASCI: And it makes sense it  
2 would be difficult to get financing with only a  
3 ten-year commitment, so there's a need for 20 years.

4 And just one other question, and just  
5 to be clear, I'm in total support of the project,  
6 typically I believe the Housing Authority pays at  
7 90 percent of FMR. Is that correct, Director?

8 EXE. DIR. GORHAM: Usually on a typical  
9 project, yes.

10 MR. GUARASCI: And is the reason that  
11 we would be paying at 110 percent here in order to  
12 enable the Authority to more generously support what  
13 is a very substantial project?

14 MR. VAZQUEZ: That's correct, and it  
15 improves the feasibility of the project as well. And  
16 once I get through the resolutions, then we can  
17 obviously have the developer speak to any other  
18 issues or concerns regarding the project beyond the  
19 financial component of it.

20 MR. GUARASCI: That's it. Thank you.

21 EXE. DIR. GORHAM: You have one more.

22 MR. VAZQUEZ: Yes.

23 The next resolution, Commissioners, is  
24 for the approval of a resolution authorizing  
25 project-based Section 8 vouchers for the Phase II

1 development of the revitalization at Riverside  
2 Terrace.

3                   Whereas, the Board of Commissioners of  
4 the Housing Authority of the City of Paterson at its  
5 December 19, 2016 meeting, by way of Resolution No.  
6 16-12-157, which is attached, authorized a commitment  
7 of 48 Section 8 project-based vouchers at 110 percent  
8 FMR for a ten-year period in connection with the  
9 63-unit family component of Riverside Terrace  
10 Development revitalization effort.

11                   And, whereas, Roizman Development, Inc.  
12 has requested the term of assistance to be increased  
13 from 10 years to 20 years, to minimize the need for  
14 gap financing for the project.

15                   And, whereas, the latest PBV  
16 regulations allows the Housing Authority to provide  
17 an initial contract of up to 20 years, with further  
18 extension of up to an additional 20 years.

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 the  
22 award of 63 Section 8 project-based vouchers at  
23 110 percent FMR for a period of 20 years for Phase II  
24 of the Riverside Terrace Development revitalization  
25 contingent -- I'm sorry, that should be 48

1 project-based Section 8, so we'll make that  
2 correction on the resolution. Where it says award  
3 "63," it should be 48 at 110 percent FMR for 20 years  
4 for Phase II at the Riverside Terrace revitalization,  
5 contingent on the annual appropriations by the United  
6 States Congress.

7 Be it further resolved that all  
8 financial terms and conditions will be subject to  
9 approval of a mixed finance proposal to be submitted  
10 to HUD prior to financial closing, and that the award  
11 is subject to closing no later than March 31st, 2018.

12 I would just add for the record that  
13 when we do make these awards, we do have to submit  
14 what's called a "Subsidy Letter Review" to HUD, who  
15 will then approve to make sure we're not  
16 overcommitting on the project and that it fits the  
17 financial requirements of the HUD requirements.

18 CHAIRPERSON McDUFFIE: Questions,  
19 comments?

20 MR. GUARASCI: I think the point might  
21 be that, if you look at the backup here, the request  
22 in the backup is for 63 units.

23 MR. ROIZMAN: Yes, it is for 63 units.

24 COMMISSIONER GUARASCI: Yet the  
25 resolution has --

1 COMMISSIONER NATION: 48.

2 COMMISSIONER GUARASCI: Well, I think  
3 the confusion is that it references 48 in one area  
4 and then 63 elsewhere, but the request is for 63?

5 MR. VAZQUEZ: Let me just --

6 MS. HEW: It's always been 63.

7 MR. VAZQUEZ: Okay. There's no need to  
8 correct the resolution, 63 is the correct number as  
9 requested in the letter. My apologies.

10 COMMISSIONER GUARASCI: If you look at  
11 the previous resolution that was approved, it's 48,  
12 and then an additional 15.

13 MR. VAZQUEZ: Yes, the original  
14 resolution was for 48.

15 CHAIRPERSON McDUFFIE: So it's 63?

16 EXE. DIR. GORHAM: It is 63.

17 CHAIRPERSON McDUFFIE: Okay.

18 Questions, comments?

19 (No response.)

20 CHAIRPERSON McDUFFIE: Okay. Is that  
21 it? Anything else?

22 EXE. DIR. GORHAM: Mr. Roizman was  
23 here, if there were questions.

24 You know, for the last two weeks, one,  
25 I went before the City Council, second time

1 Mr. Roizman appeared with maybe four counsel, and  
2 there were a lot of questions about this project,  
3 when in fact we went before the council, not even  
4 having to go before the council on this, but there  
5 was a resolution that addressed the need for  
6 affordable housing as a generic proposition, but then  
7 the development, Riverside, was attached to it. So  
8 it then became a point of describing and showing.

9 And we had a conversation, Mr. Roizman  
10 and I, during the week, that we were going to have  
11 our Board Meeting, and if there were questions from  
12 the Board, that they would make themselves available  
13 to answer any of your concerns.

14 Noam, would you like to describe the  
15 project?

16 On your mats is a brief description and  
17 some site information about the project.

18 MR. N. ROIZMAN: So, the packet, does  
19 everybody have that?

20 EXE. DIR. GORHAM: They have a smaller  
21 version.

22 MR. GUARASCI: Is this what was  
23 presented to the City Council?

24 EXE. DIR. GORHAM: All of the City  
25 Council had his packet. Noam had made a large



1 package.

2 Go ahead.

3 MR. N. ROIZMAN: So, the development,  
4 as you know, is 300 existing units. We are  
5 developing, we're proposing to build 259 units in  
6 replacement for 300 units.

7 They consist of four phases of  
8 residential development.

9 The first phase is a senior development  
10 for residents 55 and older. It's an 80-unit  
11 development, and a four-story mid-rise building,  
12 similar to the development that we built at Belmont  
13 Senior Apartments.

14 And on the site plan that you may be  
15 seeing, that's the one building to the right, almost  
16 in the center of the site -- I mean to the right of  
17 the center of the site.

18 The second phase is a 63-unit family  
19 townhouse development consisting of 2, 3, and 4  
20 bedroom units. They are individual rental  
21 townhouses, along with a community space for the  
22 residents and some outdoor area adjacent to it.

23 The community space will house our  
24 management offices for that particular phase, as well  
25 as the offices for social services and other

1 activities for the residents.

2 MR. GUARASCI: Excuse me, it's a little  
3 difficult to see, is that the community space right  
4 there in the middle?

5 MR. N. ROIZMAN: Yes, it's the one in  
6 the middle.

7 The third phase is a 68-unit below.  
8 It's not necessarily identified, in terms of it's not  
9 shaded. It's 68 units, also 1, 2, 3 and 4 bedroom  
10 units. And that's also for families, and townhouse  
11 style structures.

12 And the last phase of our residential  
13 development of the 259 is a 48-unit, and that's Phase  
14 IV, and that will also be 1, 2, 3 and 4 bedrooms for  
15 families.

16 The item that says "future phase," that  
17 is a phase that the Housing Authority has designated  
18 to work with for whatever they decided.

19 EXE. DIR. GORHAM: Commercial/retail.

20 MR. N. ROIZMAN: Yes, whatever  
21 commercial/retail that you guys would like to do.

22 What we are right now submitting our  
23 tax application for the financing is the 80-unit  
24 senior development, as well as the 63-unit first  
25 phase of family. And we are doing that

1 simultaneously, so from a planning point of view, we  
2 can demolish half the site, build half the site, and  
3 then be able to do the other. So it will be a much  
4 more efficient process.

5 Is there anything you'd like to add?

6 EXE. DIR. GORHAM: Are there any  
7 questions?

8 MR. ROIZMAN: My name is Israel  
9 Roizman.

10 VICE CHAIRPERSON RENDINA: Are you guys  
11 related?

12 Just kidding.

13 MR. ROIZMAN: His mother will tell you.

14 I have four of them, thank God, and 10  
15 grandchildren, so I am full.

16 We are maximizing also the whole  
17 process by doing Phase I and II at the same time. A  
18 lot of the site work that we are doing, it's  
19 connected to each phase. Demolition is connected.

20 I actually would like to demolish the  
21 whole site, if I can. So, there is the slope, there  
22 is a lot of infrastructure that we will have to do.

23 So, yes, it's a big challenge, but I  
24 think having the state helping us to get the  
25 financing and the two at the same time, by getting

1 the nine percent credit on the elderly and a four  
2 percent credit on the family, that brings in the  
3 maximum amount of dollars. So when we negotiate with  
4 the contractor, the same time that he builds the  
5 80-unit, he can also do the 63-unit. It's supposed  
6 to cost us cheaper and it's easier.

7 The Housing Authority, without their  
8 help, all of this development would not happen. So  
9 that's where we are.

10 CHAIRPERSON McDUFFIE: Commissioner  
11 Guarasci.

12 COMMISSIONER GUARASCI: I'm a little  
13 bit behind the learning curve, because I think this  
14 is my fourth meeting, and I'm sure you guys have had  
15 many discussions about this previously, so I just  
16 need to be educated a little bit.

17 MR. ROIZMAN: Sure.

18 MR. GUARASCI: It's a wonderful  
19 project. The work that you've done previously in  
20 Paterson speaks for itself in terms of its impact on  
21 revitalizing entire sections of this city, and I  
22 think this promises to do the same.

23 One thing that I'm just curious about  
24 is, I know, for example, with the initial one back in  
25 the late '90s, the Christopher Columbus, that was

1 aided greatly by, I believe it was a \$20 million plus  
2 HOPE VI award, but, if I understand it correctly,  
3 there's not a HOPE VI award in this one. And so the  
4 risk you're taking is substantially greater, correct?

5 MR. ROIZMAN: The risk is the same. We  
6 had the same risk the first time, we have the same  
7 risk now.

8 As I said to the City Council Jackson  
9 that asked me the question, and my answer to him is  
10 that we have a risk here too, because the subsidy  
11 that you just are going to approve, we don't know  
12 what might happen, we don't know what our new  
13 President is going to do. So the risk is there.

14 Every time you do a develop like this,  
15 there is risk. Sometimes you get the HOPE VI,  
16 sometimes you get equity through selling the tax  
17 credits, plus the first mortgage.

18 Don't forget that the previous one, we  
19 didn't have first mortgages, we had more HOPE VI.  
20 Here we have more first mortgages, and that's the  
21 reason why we are doing what we are doing.

22 MR. N. ROIZMAN: That's really the  
23 reason for the 110 percent of the FMR is because  
24 there's not many other subsidies.

25 MR. ROIZMAN: I just wanted to give you

1 an answer.

2                   You mentioned to the Housing Authority  
3 in regard to the 90 percent. The 90 percent has to  
4 do with vouchers that people are going and renting a  
5 unit. Here you're talking about covering relocation  
6 and demolition and redoing the streets and redoing  
7 everything. So this is a much different scope of  
8 work, than when somebody goes with the voucher to a  
9 house that's existing.

10                   MR. GUARASCI: Well, from my  
11 perspective, it's both generous and smart on the part  
12 of this Authority to provide 110 percent, because  
13 that is what is enabling you ultimately to borrow the  
14 dollars to make this as large and impactful a project  
15 as is intended. So I think it's a good move.

16                   The risk is there. We don't know to  
17 what extent Section 8 funding is going to be cut, and  
18 so it borders on bravery to be doing this.

19                   EXE. DIR. GORHAM: I think the fact  
20 that Roizman has the experience and also the  
21 condition of the housing that's there. The  
22 110 percent actually covers a lot of infrastructure  
23 situations that we really don't even know right away  
24 that can be. So the 110 percent just allows us to  
25 have the flexibility to make certain that those

1 unforeseen and some of the things that are very  
2 difficult to do at the site will actually happen.  
3 Folks cannot stay there, I would say, beyond another  
4 three years without having the Housing Authority  
5 being liable for a lot of stuff. So this is our  
6 opportunity to make it work, and, believe me, 110,  
7 they didn't get that so easy, I had to like see  
8 numbers. He told me, it two weeks ago, "This may be  
9 a deal breaker."

10 I said, "Go back and look at the  
11 numbers and show them to me."

12 So it's just 110, because it's  
13 available. We really now have to also keep an eye on  
14 our existing 90 percent program.

15 MR. GUARASCI: Well, look, we as an  
16 Authority are, in approving 110 percent is a  
17 decision, I think it's the right decision. The  
18 decision that we're making is to put of that precious  
19 pot of Section 8 dollars toward this project than  
20 what would otherwise be available for other vouchers.  
21 And I don't know if you've done the math to determine  
22 by going 110 percent what that would equate to in  
23 terms of vouchers that could otherwise have been  
24 done.

25 MR. ROIZMAN: Let me make your life

1 easier.

2                   When the Authority is getting money,  
3 the budget of the Authority comes based on the  
4 two-bedroom apartments. We have in this deal,  
5 70 percent a one-bedroom apartment. So when you look  
6 at the 110 percent compared to the 90, and you do the  
7 average, you can see that you are under the  
8 100 percent, and it gives me a more opportunity to  
9 collateral and get more dollars for the buck.

10                   MR. GUARASCI: Okay.

11                   MR. ROIZMAN: So you do get more than  
12 in general.

13                   MR. GUARASCI: So, just a couple of  
14 other questions.

15                   First of all, do you anticipate there  
16 being any environmental remediation on this site?

17                   MR. ROIZMAN: We think we have couple  
18 of tanks.

19                   MR. N. ROIZMAN: Yes, we have three  
20 tanks.

21                   MR. ROIZMAN: But nobody ever told us  
22 that it's a major issue.

23                   MR. N. ROIZMAN: There's three tanks  
24 that have to be remediated, and then there's some  
25 asbestos, very limited, that's all being taken care



1 of.

2 MR. ROIZMAN: All of that will be taken  
3 care of according to the environmental requirement.

4 MR. GUARASCI: Secondly, is there a  
5 homeownership component to this?

6 MR. ROIZMAN: Not on this deal.

7 MR. N. ROIZMAN: No, there's no  
8 homeownership component.

9 MR. GUARASCI: Because we know  
10 homeownership stabilizes neighborhoods, so it would  
11 be something that we would ordinarily, I think, want  
12 to see, is it just financially that it doesn't make  
13 sense here?

14 MR. ROIZMAN: You have a public housing  
15 with 288 families at the time that the Housing  
16 Authority submitted their application. 288 you have  
17 to bring back in, and they have to be rental units.  
18 So even if we wanted, we couldn't do it in this.

19 Now, the Housing Authority has another  
20 piece of land, and they can make their own decision  
21 whatever they want. And if they want my help and I'm  
22 still around, yeah.

23 EXE. DIR. GORHAM: I thought you  
24 already signed on to do those?

25 MR. GUARASCI: Another question I have

1 is, it's typical in deals like this to put aside a  
2 chunk of money to be used for social services and  
3 other services to help the various residents who are  
4 in fact going to be living there.

5 MR. ROIZMAN: We have approximately --

6 MR. GUARASCI: Is that happening here  
7 as well?

8 MR. ROIZMAN: We have approximately in  
9 our budget --

10 MR. VAZQUEZ: Four point.

11 MR. ROIZMAN: Between 1.2 to 1.5  
12 funding available for social services.

13 MR. GUARASCI: 1.2 to 1.5?

14 MR. ROIZMAN: Right.

15 MR. GUARASCI: Will that be available  
16 or a portion of that after the second phase?

17 MR. N. ROIZMAN: In each phase.

18 MR. ROIZMAN: Each phase will have  
19 their own piece, and the Housing Authority will tell  
20 me who they want to handle it.

21 MR. GUARASCI: So the million and a  
22 half that will be given for social services relates  
23 only to Phases I and II?

24 MR. N. ROIZMAN: No, it's for all four  
25 phases.

1 MR. ROIZMAN: 1, 2, 3, 4.

2 MR. N. ROIZMAN: But we have a certain  
3 amount allocated to each phase.

4 MR. ROIZMAN: It's approximately  
5 \$150,000 a year for the next 15 years.

6 MR. GUARASCI: Can you just provide to  
7 members of the Board exactly how that will play out,  
8 so that we know after Phase I, X amount will be  
9 available for social services and then after each of  
10 the phases, because I think that's an important  
11 detail for us to understand.

12 MR. N. ROIZMAN: The Housing Authority  
13 has that as part of our master developer agreement,  
14 MDA.

15 MR. GUARASCI: Okay.

16 EXE. DIR. GORHAM: You can have it.

17 COMMISSIONER GUARASCI: And then just  
18 the last question.

19 MR. ROIZMAN: You sure?

20 MR. GUARASCI: I think so.

21 The overall total cost of this  
22 development is anticipated to be how much?

23 MR. ROIZMAN: We cannot exceed \$250,000  
24 per unit.

25 COMMISSIONER GUARASCI: And it's 288?

1 MR. N. ROIZMAN: 259.

2 MR. ROIZMAN: 259.

3 MR. GUARASCI: So you would multiply  
4 that by \$250,000 to give a rough idea?

5 MR. N. ROIZMAN: Yes.

6 MR. ROIZMAN: You want me to give you a  
7 number? Somebody screamed in City Hall  
8 "\$90 million!"

9 I don't think it is 90, but that's  
10 okay.

11 MR. GUARASCI: Okay. So thank you for  
12 answering those questions. This is a huge deal.  
13 This is a major, major project. So I just think it's  
14 important for me, being new, to understand it.

15 There's no doubt that the housing  
16 that's there now is dilapidated and something has to  
17 be done, but I think it's also important for me as a  
18 Commissioner to understand the details.

19 MR. ROIZMAN: We appreciate it.

20 MR. GUARASCI: Sure.

21 Now one question I have for the  
22 Director is: With respect to the piece of land that  
23 will not be touched by Roizman Development, that is  
24 the area that I guess is closest to Route 20?

25 EXE. DIR. GORHAM: Route 20 and Fifth

1 Avenue.

2 COMMISSIONER GUARASCI: And that is  
3 reserved for retail development. Is that correct?

4 EXE. DIR. GORHAM: Yes.

5 MR. GUARASCI: Are there any plans for  
6 that beyond just that broad description at this  
7 point?

8 EXE. DIR. GORHAM: No, not at this  
9 point, because we would definitely be going out with  
10 a request for proposal for use and for someone to  
11 construct it and figure out the ownership structure.

12 COMMISSIONER GUARASCI: How many acres  
13 are we talking about in general for the whole?

14 EXE. DIR. GORHAM: Well, the entire  
15 site is a little over 17 acres, and we're taking out  
16 55,000 square feet.

17 COMMISSIONER GUARASCI: Yes. So of the  
18 17 acres, how much would be put aside for the retail?

19 EXE. DIR. GORHAM: 55,000 square feet.

20 MR. VAZQUEZ: A little bit over an  
21 acre.

22 EXE. DIR. GORHAM: That's good  
23 conversion. Get that phone out.

24 MR. GUARASCI: I don't have that  
25 conversion calculated in my mind.

1                   Okay. Thank you.

2                   COMMISSIONER NATION: I have one  
3 question.

4                   I'm terrible at maps. Phase I, I see  
5 I'm trying to reference here.

6                   MR. N. ROIZMAN: I can show it to you.  
7 Phase I is this building right here. Phase II is  
8 this. Phase III, and Phase IV (indicating).

9                   COMMISSIONER NATION: All right. So I  
10 make sure. Thank you.

11                  MR. N. ROIZMAN: No problem.

12                  CHAIRPERSON McDUFFIE: Other questions?

13                               (No response.)

14                  CHAIRPERSON McDUFFIE: From the Board?

15                               (No response.)

16                  COMMISSIONER MAVEN: I'm excited it is  
17 happening.

18                  EXE. DIR. GORHAM: Yes. The exciting  
19 stuff hasn't even happened yet.

20                               Soon.

21                  CHAIRPERSON McDUFFIE: What I would  
22 like to see happen, would be real nice, because I  
23 think we need to have a list of the advantages of why  
24 this is such a great project, why it has been  
25 successful in the past, and really show some bullet

1 points why this is an advantage for our city, and  
2 that we got something to use saying this is a good  
3 thing that we voted in. I think that should be laid  
4 out very clearly, it gives you like, for example, if  
5 I'm correct or not, the crime rate did drop. You  
6 know, that's something that needs to be spoken.  
7 Whenever you build these developments, crime drops,  
8 more jobs happen. We need to see these as plain  
9 bullet points as we can so we can use that to say  
10 this is why this is good to do versus the other side  
11 saying it's not.

12 MR. N. ROIZMAN: I'll be happy to  
13 provide that to the Housing Authority, not a problem.  
14 I already have something to that effect.

15 COMMISSIONER NATION: Like the skilled  
16 versus unskilled, I mean, that does sell. We are all  
17 fighting to get Paterson jobs and business growing.  
18 So if we could say okay, this is the amount of jobs  
19 that potentially can be for unskilled persons, if  
20 they're trained, licensed persons in Paterson, they  
21 can get this much, so it will draw all of us to  
22 support it, and I'm sure it will induce the council  
23 to look at it more favorably, because once you have  
24 job opportunities and it's a very good access, then  
25 it will be supported. So you got to, we need to look

1 at opportunities for --

2 MR. GUARASCI: Commissioner, if you  
3 don't mind, through the Chair, your comment is well  
4 taken and reminds me to ask the question about  
5 Section III requirements.

6 Will this be subject to Section III  
7 requirements?

8 MR. ROIZMAN: Always.

9 MR. N. ROIZMAN: Absolutely.

10 MR. GUARASCI: So that then mandates  
11 that Paterson --

12 EXE. DIR. GORHAM: I missed that. I'm  
13 so sorry.

14 COMMISSIONER GUARASCI: I asked if this  
15 would be subject to the Section III requirements.

16 EXE. DIR. GORHAM: Of course.

17 COMMISSIONER GUARASCI: So that  
18 essentially then mandates Paterson residents getting  
19 jobs or just individuals of a certain income level?

20 MR. VAZQUEZ: Section III requirements,  
21 generally speaking, they have three priorities:

22 The site where the development is  
23 taking place.

24 Any other Housing Authority sites.

25 Or the city in general.



1                   Typically what we do we is advertise  
2 for job availability. We get the applicants. We  
3 screen the applicants. They have to go through  
4 medical, drug testing, and things of that nature. We  
5 develop a list.

6                   Typically on projects like this, you  
7 screen somewhere between 100 to 200 people in the  
8 course of a project. You ultimately end up with  
9 somewhere between 50 to 75 folks that actually have  
10 jobs or are going to a training program of some kind  
11 or graduating into an entrepreneurship type of  
12 program like we've done recently.

13                   One of the other things that we do on  
14 these projects, and this will be new to this  
15 development group, because we started this with the  
16 last development group, is that we require that they  
17 purchase at least 15 percent of all their purchases  
18 locally.

19                   Just to give you a little bit of an  
20 example, on Phase IV of the homeownership and Phase I  
21 at the off-site of our Alexander Hamilton, the  
22 contractors expended approximately \$1.2 million in  
23 the City of Paterson. That's No. 1.

24                   No. 2 is we recycle all of our  
25 materials, so we definitely go green. And, secondly,

1 all of our developments are either Energy Star or  
2 LEED rating.

3 So there's a lot of work that goes into  
4 these projects, including the development of jobs,  
5 the referral of jobs, and things of that nature. We  
6 have to track it, we have to report on it; sometimes  
7 there's city funds involved in it, so we have to  
8 report for ourselves as well as the city. We take  
9 that component just as serious as any other component  
10 of the revitalization.

11 COMMISSIONER GUARASCI: And, so, Fred,  
12 any contractor that Roizman Development hires would  
13 have that baked into their contract. Is that right?

14 MR. ROIZMAN: So, we have a  
15 construction contract --

16 MR. VAZQUEZ: Israel, let me explain  
17 the process.

18 MR. ROIZMAN: Go ahead.

19 MR. VAZQUEZ: The process is that the  
20 general contract is awarded. They have to give us  
21 right from the door, they give us a general  
22 projection of Section III jobs.

23 Each subcontractor that gets hired has  
24 to submit a Section III plan to us as to how many  
25 folks they're going to have, when they're going to be

1 hiring, and their core payroll, so we know who's on  
2 that job before they come to the job. So they can't  
3 hire folks afterwards and say they were part of the  
4 core.

5 So it's not a simple process, it's  
6 detailed. We have one person that specifically has  
7 to monitor all that stuff.

8 Once we get the schedule, as each sub  
9 comes on, they submit a Section III plan to us. My  
10 Section III person reviews it, I review it, we say  
11 yea or nay, there's something we don't like here, we  
12 want to see more or less or whatever. We send that  
13 back to them. That's also after we clear them  
14 through the bar list, to make sure they're okay to do  
15 business with the Housing Authority or any federal  
16 projects. Once we get that, we track that from the  
17 beginning to the end, and it's not limited to just  
18 construction contracts, if we have an opportunity for  
19 someone who is in a design aspect and we can tie them  
20 up with the design folks, we'll do that as well.

21 And there's an opportunity for  
22 management. I think on the Roizman Christopher  
23 Columbus Development, they actually hired the  
24 management team and maintenance folks as well as part  
25 of their overall commitment.

1                   So we're clear and positive that the  
2 Section III requirements will be followed in this  
3 project and every project that we do through the  
4 Housing Authority.

5                   MR. GUARASCI:   Okay.   Thank you.

6                   CHAIRPERSON McDUFFIE:   Any other  
7 questions, comments?

8                   (No response.)

9                   CHAIRPERSON McDUFFIE:   Okay.   Thank  
10 you.

11                  EXE. DIR. GORHAM:   Thank you,  
12 Mr. Roizman, and thank you.

13                  MR. N. ROIZMAN:   Thank you.

14                  MR. ROIZMAN:   Are we done?

15                  EXE. DIR. GORHAM:   We're done.   You're  
16 cooked, buddy.

17                  Oh, I need, Fred, there's some letters  
18 I need to sign.

19                  MR. N. ROIZMAN:   We can do that for  
20 tomorrow.   We'll talk about it tomorrow.

21                  MR. VAZQUEZ:   Email.

22                  MR. N. ROIZMAN:   We'll email tomorrow.

23                  MR. ROIZMAN:   Are you around tomorrow?

24                  EXE. DIR. GORHAM:   I'm around tomorrow.

25                  MR. ROIZMAN:   Bye.

1 Thank you very much, everybody.

2 CHAIRPERSON McDUFFIE: All right.

3 Department of Planning & Grants.

4 EXE. DIR. GORHAM: Okay. Vanessa isn't  
5 here, I'll do them.

6 Approve contract extension for senior  
7 citizen adult day care program.

8 Whereas, at the April 18, 2016 Board of  
9 Commissioners meeting, Resolution No. 16-04-054 was  
10 approved awarding a one year contract in the amount  
11 of \$70,000 to Catholic Family & Community Services  
12 Inc. for the provision of a senior citizen adult day  
13 care program for residents at Nathan Barnert,  
14 Dr. Andrew McBride, Dr. Norman Cotton, Rev. William  
15 Griffin, Joseph Masiello, Gordon Canfield, Sojourner  
16 Douglass and Paterson HOPE '98 Urban Renewal project,  
17 which is at 14 1/2 Van Houten Street.

18 Whereas, said contract will expire on  
19 April 30, 2017.

20 And, whereas, due to a delay in  
21 preparing and processing the Request For Proposals'  
22 scope of work, the deadline for interested agencies  
23 to submit proposals was revised to April 20th. And,  
24 as a result, proposals cannot be reviewed and  
25 presented for the Board of Commissioners' approval

1 until May 15, 2017.

2 Now, therefore, be it resolved by the  
3 Board of Commissioners of the Housing Authority of  
4 the City of Paterson that they hereby extend the  
5 current contract with Catholic Family & Community  
6 Services for 30 days, to May 30, 2017, at the rate of  
7 \$5,833 for the month.

8 CHAIRPERSON McDUFFIE: Questions,  
9 comments?

10 (No response.)

11 CHAIRPERSON McDUFFIE: Okay.

12 EXE. DIR. GORHAM: The other is also  
13 for an extension for the Family Counseling Program.

14 It's requesting an approval for  
15 contract extension for Family Counseling Program.

16 Whereas, at the April 18, 2016 Board of  
17 Commissioners meeting, Resolution No. 16-04-053 was  
18 approved, awarding a one year contract in the amount  
19 of \$50,000 to Catholic Family & Community Services  
20 for the provision of a Family Counseling Program for  
21 residents at the Riverside Terrace Development and  
22 Sojourner Douglass.

23 Whereas, said contract will expire on  
24 April 30, 2017.

25 And, whereas, the delay was due to

1 preparing and processing the Request For Proposals'  
2 scope of work, the deadline for interested agencies  
3 to submit proposals was revised to April 20th, 2017,  
4 and, as a result, proposals cannot be reviewed and  
5 presented for the Board or Commissioner approval  
6 until May 15, 2017.

7 And, whereas, it is necessary to  
8 maintain a level of social services to the Housing  
9 Authority residents.

10 Therefore, be it resolved by the Board  
11 of Commissioners of the Housing Authority of the City  
12 of Paterson that they hereby extend the current  
13 contract with Catholic Family & Community Services  
14 for 30 days, to May 30th, at the rate of \$4,167 for  
15 the month.

16 CHAIRPERSON McDUFFIE: Questions,  
17 comments?

18 (No response.)

19 CHAIRPERSON McDUFFIE: Okay, Department  
20 of Administration, Bids and Contracts.

21 MS. JOHNSON: Good evening.

22 CHAIRPERSON McDUFFIE: Good evening.

23 MS. JOHNSON: A rejection and  
24 readvertisement proposal for the Housing Quality  
25 Standard Inspection.

1                   Whereas, the Housing Authority of the  
2 City of Paterson did advertise for receiving of  
3 proposals for Housing Quality Standard Inspection.

4                   And, whereas, one proposal was picked  
5 up, nine website download, and one proposal returned.

6                   Now, therefore, be it resolved by the  
7 Board of Commissioners of the Housing Authority for  
8 the City of Paterson that we hereby authorize staff  
9 to reject and return the single proposal unopened,  
10 which was received from Grazettes Moving and  
11 Construction of Paterson, New Jersey, and readvertise  
12 as soon as possible.

13                   COMMISSIONER GUARASCI: The question I  
14 have is: Would I be correct in assuming,  
15 Mr. Jackson, that this is to award a contract to an  
16 outside entity who would then come in and do the  
17 annual inspections of units rather than Authority  
18 personnel?

19                   MS. JOHNSON: No. Our present contract  
20 with the outside company has expired, and we're  
21 readvertising to get offers in from outside  
22 organizations to continue the service.

23                   MR. GUARASCI: So Housing Authority  
24 personnel does not do these inspections and a  
25 contracted vendor does. Is that right?



1 MS. JOHNSON: No, we have both. We  
2 have one in-house and an outside contractor.

3 MR. GUARASCI: Okay. Thank you.

4 CHAIRPERSON McDUFFIE: All right?  
5 Department of Administration, Bids and  
6 Contracts.

7 MS. HOLMES: Good evening.

8 CHAIRPERSON McDUFFIE: Good evening.

9 MS. HOLMES: The next resolution is for  
10 installation of panic buttons and monthly monitoring  
11 service at our developments.

12 Whereas, there is a need for an  
13 emergency panic button to be installed with monthly  
14 monitoring service in the Property Manager's Offices  
15 at PHA sites: NJ21-1, Riverside Terrace Development;  
16 NJ-21-6-1, Nathan Barnert Homes; 21-6-2, Dr. Andrew  
17 McBride Homes; NJ21-7, Dr. Norman Cotton Homes;  
18 nj21-8, Rev. William Griffin Homes; NJ21-9, Joseph  
19 Masiello Homes; and NJ21-10, Gordon Canfield Plaza.

20 And, whereas, our alarm company, Union  
21 Alarmtronic LLC, can provide such service at a fee of  
22 \$200 per site for installation, \$25 per month per  
23 site for the monitoring.

24 Now, therefore, be it resolved by the  
25 Board of Commissioners of the Housing Authority of

1 the City of Paterson that they hereby authorize staff  
2 to enter into a three-year contract with Union  
3 Alarmtronic of Linden, New Jersey, at a cost of  
4 \$1,400 for the installation of the seven panic  
5 buttons at the sites listed above and \$25 per month  
6 for monthly monitoring.

7 Be it further resolved that NJ21-1,  
8 Riverside Terrace Development, will only enter into a  
9 one year contract for the monitoring service,  
10 inasmuch as this site is scheduled to be demolished.

11 CHAIRPERSON McDUFFIE: Questions,  
12 comments?

13 (No response.)

14 CHAIRPERSON McDUFFIE: Okay.

15 MS. HOLMES: The next resolution is for  
16 a contract extension for the furnishing and delivery  
17 of household appliances for our gas and electric  
18 ranges and our refrigerators.

19 Whereas, the Board of Commissioners of  
20 the Housing Authority of the City of Paterson, at its  
21 April 18, 2016 meeting, approved a contract with G.E.  
22 Appliances of Louisville, Kentucky via  
23 Resolution #16-04-56, for the furnishing and delivery  
24 of household appliances.

25 And, whereas, staff wishes to exercise

1 a second year term clause contained in that  
2 resolution with Haier US Appliance Solutions d/b/a  
3 G.E. Appliances.

4 Now, therefore, be it resolved by the  
5 Board of Commissioners of the Housing Authority of  
6 the City of Paterson that they hereby authorize staff  
7 to extend our current contract with Haier US  
8 Appliance Solutions, Inc., d/b/a G.E. Appliances, of  
9 Louisville, Kentucky for the furnishing and delivery  
10 of household appliances, and that all costs and other  
11 aspects of the contract remain the same.

12 CHAIRPERSON McDUFFIE: Questions,  
13 comments?

14 COMMISSIONER GUARASCI: I'm just  
15 curious, is there a general ballpark number for this  
16 particular --

17 MS. HOLMES: It depends on the size of  
18 the range. It depends on whether it's gas or  
19 electric. Within their bid package that they  
20 submitted last year, I can email you, we can make  
21 sure you get a copy of what the prices are for the  
22 ranges, and for the refrigerators, it depends on the  
23 size of the units as well.

24 MR. GUARASCI: Okay. Thank you.

25 MS. HOLMES: While I'm standing, we do

1 have five other resolutions.

2 I'll read the first one and then I'll  
3 read the second one, because the second one is the  
4 same for the other four, it's just the site location  
5 is different.

6 The first one is for equipment lease  
7 agreement with Wells Fargo Leasing Incorporated for a  
8 color copier in the Executive Director's office.

9 Whereas, the Administrative Office at  
10 the Central Office requires a  
11 color copier/scanner/printer system to facilitate the  
12 daily operations of the Authority.

13 And, whereas, the Housing Authority of  
14 the City of Paterson currently has a 48-month lease  
15 with Duplitron/Kyocera of Fairfield, New Jersey, for  
16 a Kyocera TASKalfa 2550CI  
17 color copier/scanner/printer system.

18 And, whereas, that said lease is due to  
19 expire on June 20th, 2017.

20 And, whereas, the PHA has elected  
21 through its agent Duplitron Kyocera out of Fairfield,  
22 New Jersey, to lease one Kyocera TASKalfa 2552CI  
23 color copier/printer/scanner/stapling finishing  
24 system at a cost of \$345 per month for 48 months,  
25 totaling \$16,560.

1                   Now, therefore, be it resolved by the  
2 Board of Commissioners of the Housing Authority of  
3 the City of Paterson that they hereby authorize staff  
4 to enter into an equipment lease agreement for the  
5 term cost set above, with Wells Fargo Financial  
6 Leasing Incorporated out of Des Moines, Iowa, through  
7 its agent, Duplitron Kyocera. And the total cost of  
8 this is for the same exact amount that we're paying  
9 now, but it's an upgrade.

10                   CHAIRPERSON McDUFFIE: Questions,  
11 comments?

12                   COMMISSIONER GUARASCI: Is it just me,  
13 I don't see that particular resolution?

14                   COMMISSIONER NATION: I don't see that  
15 one either.

16                   EXE. DIR. GORHAM: Which one?

17                   COMMISSIONER NATION: Central Office.

18                   EXE. DIR. GORHAM: Is it in your  
19 supplemental?

20                   MS. HEW: No, it's not.

21                   MS. HOLMES: It's listed under  
22 Department of Administration, Lease Renewal Copiers,  
23 No. 1 is for the Central Office color copier.

24                   MR. GUARASCI: I think maybe it just  
25 didn't get into the packet. The other ones are all

1 there, but not that one.

2 MS. HOLMES: But they're saying that  
3 it's missing, so, the reso, it's listed, he's saying  
4 the reso itself is missing.

5 EXE. DIR. GORHAM: Okay. So she needs  
6 to read it again for approval?

7 COMMISSIONER MAVEN: We heard it, we  
8 just don't have a copy.

9 MR. GUARASCI: Dale is going to make  
10 copies real quick.

11 MS. HOLMES: The next four resolutions  
12 are the same, the only difference is the site. So  
13 I'll read the one resolution and then I'll read the  
14 sites for the record.

15 Equipment lease agreement with Wells  
16 Fargo Leasing Inc. for a copier at NJ-21-6-1,  
17 Dr. Nathan Barnert Homes.

18 Whereas, NJ21-6-1, Dr. Nathan Barnert  
19 Homes, requires a copier/scanner/printer/Fax machine  
20 to facilitate the daily operations of the authority.

21 And, whereas, the Housing Authority of  
22 the City of Paterson currently has a 48-month lease  
23 with Duplitron/Kyocera of Fairfield, New Jersey, for  
24 a 6525 copier/scanner/printer/fax machine.

25 And, whereas, this lease is scheduled

1 to expire next year, March 24, 2018, and where  
2 Duplitron Kyocera out of Fairfield, New Jersey, can  
3 provide us with a 6530 copier/scanner/printer/fax  
4 system at a cost of \$188 per month for 48 months,  
5 totaling \$9,024.

6 Now, therefore, be it resolved by the  
7 Board of Commissioners of the Housing Authority of  
8 the City of Paterson that he hereby authorize staff  
9 to enter into an equipment lease for a term and cost  
10 set above with Wells Fargo Leasing Incorporated, out  
11 of Des Moines, Iowa, through it Duplitron/Kyocera  
12 agent.

13 The other is for NJ21-6-2, Dr. Andrew  
14 McBride Homes.

15 The next reso is for Rev. William  
16 Griffin Homes.

17 And the last one is for Joseph Masiello  
18 Homes.

19 They are all receiving the same  
20 copiers. Theirs is a black and white; the one for  
21 the Director's office is a color one.

22 EXE. DIR. GORHAM: It's not in my  
23 office, it's on the floor.

24 MS. HOLMES: Well, the Administrative  
25 Office upstairs.

1                   EXE. DIR. GORHAM: It doesn't sit next  
2 to my desk.

3                   COMMISSIONER MAVEN: We understand.

4                   MS. HOLMES: The reason that we're  
5 asking that we go a year earlier for the sites is  
6 because they've exceeded the amount of copies that  
7 were supposed to have, and we're receiving a higher  
8 monthly amount on the excess that we're carrying  
9 over. So they agreed to let us get out in an early  
10 lease termination, have that paid off at no cost to  
11 the Authority, and allowing us to roll over into a  
12 new lease.

13                   MR. GUARASCI: Will these leases -- I'm  
14 sorry.

15                   COMMISSIONER NATION: Thank you.

16                   My question is that we over-copied  
17 under the old lease?

18                   MS. HOLMES: Yes.

19                   COMMISSIONER NATION: Have we increased  
20 the amount of copies we can get on this machine?

21                   MS. HOLMES: No.

22                   What happens is when you over-copy on  
23 the old lease, every month you're charged a certain  
24 amount on anything that you use over that. That  
25 amount comes out to more than the \$188 that we're



1 paying. So they're giving us the opportunity to  
2 still pay \$188 per month under a new lease, which  
3 we're going to get a little bit more copies, and  
4 hopefully we won't have an overage that we're paying  
5 for on top of the \$188.

6 MR. GUARASCI: Well, and along the same  
7 lines, so I assume the new leases will also have an  
8 overage amount --

9 MS. HOLMES: Yes, they will.

10 MR. GUARASCI: -- that is probably  
11 similar to what we have now?

12 MS. HOLMES: Yes.

13 COMMISSIONER GUARASCI: Okay.

14 CHAIRPERSON McDUFFIE: Okay?

15 Questions on the bills?

16 (No response.)

17 MS. HEW: There's two more, the bad  
18 debts.

19 CHAIRPERSON McDUFFIE: Oh, the TARS, go  
20 right ahead.

21 MR. JONES: The next resolution,  
22 Commissioners, is seeking your approval for the  
23 Housing Authority to classify outstanding Tenant  
24 Accounts Receivable as past due and write them off  
25 for financial statements reporting purposes only.

1                   The resolution recites that as of  
2                   March 31st, 2017, we have a total of \$48,115 for  
3                   vacated tenants' past due accounts, and \$126,122 for  
4                   past due accounts for tenants in place.

5                   Whereas, in keeping with the financial  
6                   statement preparation, we are proposing to write-off  
7                   100 percent of the TARS for vacated tenants, \$48,115,  
8                   and we are writing off 90 percent of the TARS for  
9                   tenants in place, which totals \$113,509. And we're  
10                  seeking your approval for that effective for  
11                  March 31st, 2017.

12                  CHAIRPERSON McDUFFIE: Questions,  
13                  comments?

14                  MR. GUARASCI: Yes.

15                  COMMISSIONER MAVEN: I see the same  
16                  issue every year with this, so I don't know how we  
17                  get around it.

18                  MR. JONES: Well, the only way we can  
19                  write this off, and this is not forgiveness, this is  
20                  just a write-off for financial statement purpose, but  
21                  the HUD requires us to do a resolution. And if we  
22                  submit our financial statements to HUD with these  
23                  high receivables, it's an automatic zero on our  
24                  financial score, and we can't afford to have that.

25                  COMMISSIONER MAVEN: I understand.

1 MR. GUARASCI: Just so I understand, so  
2 essentially this resolution says that in this last  
3 year people moved out owing us \$113,000?

4 MR. JONES: No, moved out owing us  
5 \$48,000.

6 The \$130,000 is for tenants actively in  
7 place still.

8 COMMISSIONER GUARASCI: So what this  
9 says is people moved out owing us a total of \$48,000,  
10 and, in addition to that, current tenants owe us  
11 \$113,000. Is that right?

12 MR. JONES: Yes. Actually as of  
13 March 31st, they owed us \$126,000.

14 COMMISSIONER GUARASCI: In arrears and  
15 they still live there? They're current tenants?

16 MR. JONES: Yes. That's correct.

17 HUD has instituted a new process in the  
18 last few years where folks who move out and owe us,  
19 we're required to list those names in the HUD system.  
20 So wherever they go, they will not be able to get  
21 public assistance until they pay us. So that is one  
22 of the ways that we are doing now, but most times  
23 when folks get evicted for nonpayment, they just  
24 skip, we don't know their forwarding address, so it's  
25 hard to collect that \$48,000. We probably won't

1 collect that \$48,000.

2 COMMISSIONER GUARASCI: And the  
3 Authority does evict tenants for nonpayment?

4 MS. HEW: Yes, we do, all the time.

5 COMMISSIONER GUARASCI: Is there a  
6 ballpark that you can provide us of how many tenants  
7 per year are evicted?

8 EXE. DIR. GORHAM: We could look at the  
9 number. On average -- I don't know.

10 When you go to court, it's not like  
11 we're evicting 100 people a month or a year, it's not  
12 that extensive, but I don't know the number off the  
13 top of my head.

14 COMMISSIONER GUARASCI: Okay.

15 COMMISSIONER NATION: So I guess my  
16 question is, they're still here, from Reverend  
17 Maven's comment, it's like this seems to be ongoing,  
18 so is it just the nature of the business we're in?

19 EXE. DIR. GORHAM: I would say early  
20 on, the nature of the business would be if you were  
21 going to leave, you would just leave in the night,  
22 don't show up at court.

23 I think coming to this agency and  
24 having other folks go to court, that we've brought  
25 that number down substantially. \$48,000 is like a

1 little pot of money, in terms of people skipping.  
2 Years ago, it was like close to \$200,000, \$150,000.

3 The folks that are in place that owe  
4 us, the majority of them have some type of repayment  
5 plan, and we can't go above what they're able to pay  
6 within that 30 percent. So someone may owe us for  
7 nonpayment of rent, we've taken them to court, the  
8 judge decided, no, they can stay. So we enter into a  
9 repayment plan with them. You know, if someone is  
10 skipping and we know where they are, we go after  
11 them, but usually the folks that are in place pay  
12 because, as an example, at Riverside right now, they  
13 really can't leave unless they're good with us on all  
14 back payments. So folks are making effort to pay,  
15 you know. So we're not tapping their income at \$100  
16 or \$200 or \$300 a month, it's really what they can  
17 afford and not going over possibly 40 percent of  
18 their income that would go for rent.

19 CHAIRPERSON McDUFFIE: Okay. All  
20 right. One last reso, right?

21 MS. HEW: Yes.

22 EXE. DIR. GORHAM: Ileana, do you want  
23 to do Rich Jarocki. It's in the supplemental.

24 So, this is Rich Jarocki. He's the  
25 foreclosure counselor on staff.

1                   Whereas, on March 31st, 2017,  
2                   Mr. Richard Jarocki, a part-time Foreclosure  
3                   Counselor, resigned from the part-time position with  
4                   the Housing Authority of the City of Paterson.

5                   And, whereas, in order to provide  
6                   continuity of services for approximately 27 pending  
7                   cases, there's a need to engage the services of  
8                   Mr. Jarocki on an as-needed basis until all pending  
9                   client cases are closed.

10                   Now, therefore, be it resolved by the  
11                   Board of Commissioners of the Housing Authority of  
12                   the City of Paterson that they hereby authorize the  
13                   Executive Director to utilize the services of  
14                   Mr. Jarocki on an as-needed basis to close out  
15                   approximately 27 cases currently pending.

16                   MR. GUARASCI: So, Mr. Jarocki worked  
17                   for us and resigned, and the plan now is to contract  
18                   with him to work on these cases as an outside vendor?

19                   EXE. DIR. GORHAM: Yes.

20                   COMMISSIONER GUARASCI: What is the  
21                   rate of pay that he will receive?

22                   EXE. DIR. GORHAM: \$25 an hour.

23                   MR. GUARASCI: \$25 per hour, how does  
24                   that compare to what his pay was as an employee?

25                   EXE. DIR. GORHAM: It's what his pay

1 was, \$25 per hour. And these 27 cases are in  
2 different forms. The most immediate one is the ones  
3 that the court may give us notice that he needs to  
4 come in with the client for mediation for a  
5 forbearance account or something like that. All new  
6 folks that we get that may call and say, oh, I need  
7 to see a counselor, we are referring them to Citizens  
8 Action.

9 COMMISSIONER GUARASCI: Okay. And just  
10 so I understand, this is not just Housing Authority  
11 owned property, this is for anybody in the general  
12 area --

13 EXE. DIR. GORHAM: Yes.

14 MR. GUARASCI: -- who seeks out  
15 counseling, we help them?

16 EXE. DIR. GORHAM: Yes.

17 MR. GUARASCI: Okay. Thank you.

18 CHAIRPERSON McDUFFIE: All right.

19 Those are all the resos, right?

20 Question on the bills?

21 (No response.)

22 CHAIRPERSON McDUFFIE: Okay. Can I get  
23 a motion to close the Workshop?

24 VICE CHAIRPERSON RENDINA: Make a  
25 motion.

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COMMISSIONER NATION: Second.

CHAIRPERSON McDUFFIE: Roll call.

(At this point in the proceeding roll call is taken and the motion is passed by a vote of five in favor, with Commissioner Bonds absent.)

(Whereupon, the Workshop Meeting is adjourned at 6:40 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