

1 PATERSON HOUSING AUTHORITY
2 PATERSON, NEW JERSEY
3 MONDAY, APRIL 18, 2016
4 COMMENCING AT 5:40 P.M.
5 WORKSHOP MEETING

6 THERE BEING PRESENT:

7 REV. MICHAEL McDUFFIE, CHAIRPERSON

8 PETE RENDINA, VICE CHAIRPERSON

9 JOEL RAMIREZ, COMMISSIONER

10 BRENT NATION, COMMISSIONER

11 REV./DR. DOUGLAS L. MAVEN, COMMISSIONER

12 ALSO PRESENT:

13 IRMA GORHAM
14 EXECUTIVE DIRECTOR

15 DALE JONES
16 ASSISTANT EXECUTIVE DIRECTOR

17 FRED VAZQUEZ
18 DIRECTOR 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
201-226-9218

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ALSO PRESENT (cont'd):

GWENDOLYN MORRISON LONG
DIRECTOR OF LEASING & OCCUPANCY

ORTHNEIL PALMER
PERSONNEL ASSISTANT

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

THERESA MIMS, COMPLIANCE OFFICER
IAEISA MONDESIR, PROPERTY MANAGER
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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ROCHELLE PARK, NEW JERSEY 07662-0213
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I N D E XPAGEDEPARTMENT OF MODERNIZATION & DEVELOPMENTBids/Contracts (7)

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| 2. | 47 - Paterson Housing Authority's
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| 3. | 48 - Penrose Alexander Hamilton Revit-
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| 4. | 49 - Roizman Dev. Inc. (RDI) Riverside
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1 CHAIRPERSON McDUFFIE: Good evening.

2 ALL: Good evening.

3 CHAIRPERSON McDUFFIE: All right. You
4 sound motivated.

5 The Commissioners of this Housing
6 Authority of the City of Paterson are hereby called
7 to a Regular Meeting immediately following the
8 Workshop at these offices of this Authority, 60 Van
9 Houten Street, Paterson, New Jersey, on this Monday,
10 April 18, 2016, to discuss and transact upon the
11 following matters listed below.

12 ROLL CALL:

13 CHAIRPERSON McDUFFIE: Roll call.

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

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

22 Notice of this meeting was given to
23 newspapers of local circulation in December 2015.

24 A copy was filed with the City Clerk of
25 Paterson.

1 These things were done to comply with
2 the Open Public Meetings Law.

3 CHAIRPERSON McDUFFIE: Department of
4 Modernization & Development.

5 MR. VAZQUEZ: The first resolution
6 before you is for a predevelopment loan in connection
7 with HOPE VI and disposition funds for Phase II. You
8 should have gotten an updated version of it, the
9 final was corrected.

10 COURT REPORTER: Fred, please speak up.

11 MR. VAZQUEZ: The first resolution
12 before you is in connection with a predevelopment
13 loan utilizing HOPE VI and RHF and disposition funds
14 for Phase VI-2 of the Apollo Dye. The original
15 resolution that we sent out had an incorrect title,
16 the title should read "\$835,847" as the
17 predevelopment loan.

18 Now, therefore, be it resolved by the
19 Board of Commissioners of the Housing Authority of
20 the City of Paterson that they hereby authorize the
21 Executive Director on behalf of the Authority and
22 subject to HUD approval of the predevelopment loan
23 budget to enter into a loan with the developer
24 designated affiliate as follows:

25 The Phase VI-2, a predevelopment loan

1 in the amount of approximately \$835,847 as described
2 in attachment Exhibit A, the Authority shall use HOPE
3 VI, RHF and/or other eligible funds, including
4 disposition funds for the predevelopment loan.

5 Phase VI-2 will be developed pursuant
6 to HUD's mixed finance development program projects,
7 as applicable. The predevelopment loan will be
8 evidenced by a promissory note and such other
9 agreements, instruments, certificates and documents
10 as are required under the loan documents and secured
11 by an assignment of project documents. The
12 Authority's commitment of funds will expire if HUD
13 approval is not obtained and financial closing is not
14 achieved before September 30, 2016. The final
15 financial terms and conditions for Phase VI-2 will be
16 subject to approval of mixed finance development
17 proposals and evidentiary to be submitted to and
18 approved to HUD prior to financial closing. Upon
19 financial closing, the predevelopment funding shall
20 either be repaid or stay invested in the project.

21 Now, therefore, be it further resolved
22 that the Executive Director of the Housing Authority
23 is hereby authorized to execute the development loan
24 documents for Phase VI-2, subject to receipt of
25 required HUD approvals.

1 Now, therefore, be it further resolved
2 that the Executive Director of the Housing Authority
3 is hereby authorized to take any and all such related
4 or ancillary actions necessary and appropriate to
5 achieve the foregoing purposes, including refinements
6 to the terms, unit mix, and documents set forth in
7 this resolution as may be reasonably determined by
8 the Executive Director.

9 CHAIRPERSON McDUFFIE: Questions,
10 comments?

11 (No response.)

12 CHAIRPERSON McDUFFIE: Okay.

13 MR. VAZQUEZ: The next resolution is
14 for the Paterson Housing Authority Success Incubator
15 "PHASINC" - Office Furniture Business Interiors by
16 Staples.

17 Now, therefore, be it resolved by the
18 Board of Commissioners of the Housing Authority of
19 the City of Paterson that they hereby authorize staff
20 to purchase furniture for PHASINC from Business
21 Interiors by Staples, Morristown, New Jersey, under
22 the National Joint Power Alliance Furniture State
23 Contract in an amount not to exceed \$28,105.

24 CHAIRPERSON McDUFFIE: Questions,
25 comments?

1 (No response.)

2 CHAIRPERSON McDUFFIE: Okay.

3 MR. VAZQUEZ: The next resolution,
4 Pennrose Alexander Hamilton Revitalization Phase VII,
5 which is the same phase we referred to as Phase VI-2
6 in the earlier resolutions, for 30 Section 8
7 Project-based vouchers.

8 Our agency advertised for availability
9 of project-based vouchers.

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 award of 30 Section 8 project-based vouchers at
14 90 percent FMR for a period of 10 years for Phase VII
15 of the Alexander Hamilton Development Revitalization,
16 contingent on annual appropriations by the United
17 States Congress.

18 Be it further resolved that all
19 financial terms and conditions will be subject to
20 approval of a mixed finance development proposal to
21 be submitted to HUD prior to financial closing, and
22 that the award is subject to closing no later than
23 October 31st, 2016.

24 CHAIRPERSON McDUFFIE: Questions,
25 comments?

1 (No response.)

2 CHAIRPERSON McDUFFIE: All right.

3 MR. VAZQUEZ: The next resolution is
4 for Roizman Development, Inc., in connection with
5 Riverside Terrace RAD conversion, Phase I - 78
6 Section 8 project-based vouchers.

7 Now, therefore, be it resolved by the
8 Board of Commissioners of the Housing Authority of
9 the City of Paterson that they hereby authorize the
10 award of 78 Section 8 project-based vouchers at
11 105 percent FMR, Fair Market Rents, for a period of
12 10 years for Phase I of the Riverside Terrace RAD
13 conversion, contingent on annual appropriations by
14 the United States Congress.

15 Be it further resolved that all
16 financial terms and conditions will be subject to
17 approval of a mixed finance development proposal
18 submitted to HUD prior to financial closing, and that
19 the award is subject to closing no later than
20 March 31st, 2017.

21 CHAIRPERSON McDUFFIE: Questions,
22 comments?

23 (No response.)

24 CHAIRPERSON McDUFFIE: Go ahead.

25 MR. VAZQUEZ: The next resolution is in

1 connection the Roizman Development at Riverside
2 Terrace Development, RAD conversion - Phase II-15
3 Section 8 project-based vouchers.

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 the
7 award of 15 Section 8 project-based vouchers at
8 105 percent of the Fair Market Rent, for a period of
9 10 years, for Phase II of the Riverside Terrace RAD
10 conversion, contingent on annual appropriations by
11 the United States Congress.

12 Be it further resolved that all
13 financial terms and conditions will be subject to
14 approval of a mixed finance development proposal to
15 be submitted to HUD prior to financial closing, and
16 that the award is subject to closing no later than
17 March 31st, 2017.

18 CHAIRPERSON McDUFFIE: Questions,
19 comments?

20 COMMISSIONER MAVEN: This goes for both
21 of them? What do we do as plan B, if the money
22 doesn't come?

23 EXE. DIR. GORHAM: Riverside?

24 COMMISSIONER MAVEN: Yes.

25 EXE. DIR. GORHAM: We only have A plan.

1 MR. VAZQUEZ: That's plan A and plan B?

2 EXE. DIR. GORHAM: Yes.

3 COMMISSIONER MAVEN: You're pretty sure
4 that Congress is going to approve these funds?

5 EXE. DIR. GORHAM: Well, the process is
6 that there is a lot of money on the street, a lot of
7 folks ran it. When we were down in D.C., we found
8 like two places that have it. We think we have a lot
9 of housing units, but El Paso did their entire
10 inventory of close to about 60,000 units, and
11 Baltimore did their entire inventory of public
12 housing, which is about 14. So the window closed.

13 The window is inching up now, and I do
14 have the list where there are four categories of
15 projects. The Riverside project is in the fourth
16 priority, which is new construction, with a whole
17 menu of financial resources, and we're No. 1.

18 COMMISSIONER MAVEN: Okay.

19 EXE. DIR. GORHAM: And the Congressman
20 has gotten calls, the state is being involved, so
21 regardless --

22 COMMISSIONER MAVEN: All right.

23 EXE. DIR. GORHAM: -- I hate to say
24 that either they're going to be there or they're
25 going to be gone, and we could get some cows and we

1 could start a dairy farm.

2 COMMISSIONER MAVEN: Okay.

3 VICE-CHAIRPERSON RENDINA: They didn't
4 call it "cows."

5 Go ahead.

6 CHAIRPERSON McDUFFIE: Okay.

7 MR. VAZQUEZ: The next resolution is
8 for a real estate appraiser for 2016.

9 Now, therefore, be it resolved by the
10 Board of Commissioners of the Housing Authority of
11 the City of Paterson that they hereby authorize staff
12 to place Value Research of Livingston and Stanley Jay
13 Appraisal Associates of Colonial, New Jersey to be
14 utilized on an as-needed basis for real estate
15 appraiser work.

16 What we are indicating is 2016, we
17 actually do these for two years, so they include 2016
18 and 2017 as well.

19 CHAIRPERSON McDUFFIE: Questions,
20 comments?

21 (No response.)

22 CHAIRPERSON McDUFFIE: Okay.

23 MR. VAZQUEZ: The last resolution is on
24 the supplemental resolution list, and you should have
25 received it at your desk before the start of the

1 meeting.

2 This one is in connection with Roizman
3 Inc., Rosa Parks Veterans Project for 34 Section 8
4 project-based vouchers.

5 Now, therefore, be it resolved by the
6 Board of Commissioners of the Housing Authority of
7 the City of Paterson that they hereby authorize the
8 award 34 Section 8 project-based vouchers at
9 105 percent of the Fair Market Rent for a period of
10 10 years for the Rosa Parks Veterans Project-based
11 Vouchers, contingent on annual appropriations by the
12 United States Congress.

13 Be it further resolved that all
14 financial terms and conditions will be subject to
15 approval of a mixed finance development proposal to
16 be submitted to HUD prior to financial closing, and
17 that the award is subject to closing no later than
18 December 31st, 2016.

19 CHAIRPERSON McDUFFIE: Questions,
20 comments?

21 (No response.)

22 CHAIRPERSON McDUFFIE: Department of
23 Planning & Grants, bids and contracts.

24 MS. SIFFORD: Good evening.

25 ALL: Good evening.

1 MS. SIFFORD: The first resolution is
2 to approve a contract to CFCS for Family Counseling
3 at Riverside Terrace and the scattered sites.

4 Whereas, the Housing Authority of the
5 City of Paterson --

6 VICE-CHAIRPERSON RENDINA: Just the
7 whereas.

8 MS. SIFFORD: Now, therefore, be it
9 resolved by the Board of Commissioners of the Housing
10 Authority of the City of Paterson that they authorize
11 staff to enter into a contract with Catholic Family &
12 Community Services of Paterson, New Jersey, to
13 provide a Family Counseling Program at Riverside
14 Terrace Development, NJ21-1, and Sojourner Douglass
15 Homes, NJ21-12, for a 12-month period beginning
16 May 1st, 2016, and ending April 30, 2017, at a cost
17 not to exceed \$50,000.

18 CHAIRPERSON McDUFFIE: Questions,
19 comments?

20 (No response.)

21 CHAIRPERSON McDUFFIE: Go right ahead.

22 MS. SIFFORD: The next resolution is to
23 approve a contract award to CFCS for Senior Citizen
24 Day Care/Mental Health Program.

25 Now, therefore, be it resolved by the

1 Board of Commissioners of the Housing Authority of
2 the City of Paterson that they hereby authorize staff
3 to enter into a contract with Catholic Family &
4 Community Services of Paterson, New Jersey, to
5 provide a Senior Citizen Day Care and Mental Health
6 Program for residents living in the six senior
7 citizen developments, Paterson HOPE '98 Urban Renewal
8 and Sojourner Douglass Homes, NJ21-12, for a 12-month
9 period beginning May 1st, 2016, and ending April 30,
10 2017, at a cost not to exceed \$70,000.

11 CHAIRPERSON McDUFFIE: Questions,
12 comments?

13 (No response.)

14 CHAIRPERSON McDUFFIE: Go ahead.
15 Department of Administration, bids and contracts.

16 MS. HOLMES: Good evening.

17 CHAIRPERSON McDUFFIE: Good evening.

18 MS. HOLMES: The next resolution is
19 lease of two multifunctional digital
20 copiers/printers/color scanners at our Central
21 Office. They're to replace the ones in the
22 Accounting Department, Administration Department.

23 Now, therefore, be it resolved by the
24 Board of Commissioners of the Housing Authority of
25 the City of Paterson --

1 (Commissioner Nation is present at 5:53
2 p.m.)

3 MS. HOLMES: -- that they hereby
4 authorize staff to enter into a 60-month lease
5 agreement with CIT Bank NA, out of Jacksonville,
6 Florida, for two Kyocera Taskalfa 6051i
7 multifunctional digital copier/printer/color
8 scanners, at a yearly cost of \$9,444 for a period of
9 60 months.

10 CHAIRPERSON McDUFFIE: Okay.

11 MS. HOLMES: The next resolution is for
12 re-bid for furnishing and delivery of household
13 appliances, which is gas and electric ranges and
14 refrigerators.

15 Now, therefore, be it resolved by the
16 Board of Commissioners of the Housing Authority of
17 the City of Paterson that they hereby authorize staff
18 to enter into an agreement with GE Appliances Forum,
19 out of Louisville, Kentucky, in an amount not to
20 exceed \$75,000, with an option to extend for an
21 additional year at the same price.

22 CHAIRPERSON McDUFFIE: Questions,
23 comments?

24 (No response.)

25 CHAIRPERSON McDUFFIE: Okay.

1 MS. HOLMES: The next resolution is for
2 window cleaning services of all common areas and
3 community rooms at our senior sites and at the
4 Central Office.

5 Now, therefore, be it resolved by the
6 Board of Commissioners of the Housing Authority of
7 the City of Paterson that they hereby authorize staff
8 to enter into an agreement with Cristi Cleaning
9 Service, out of Hackensack, New Jersey, in an amount
10 not to exceed \$6,566, for a period of one year with
11 an option to extend for an additional year at the
12 same price.

13 CHAIRPERSON McDUFFIE: Okay.

14 MS. HOLMES: The next resolution is for
15 Spring to Fall Landscaping Maintenance Service at our
16 family site, our senior sites, and our scattered
17 sites.

18 Now, therefore, be it resolved by the
19 Board of Commissioners of the Housing Authority of
20 the City of Paterson that they hereby authorize staff
21 to enter into an agreement with Pat Scanlan
22 Landscaping, Incorporated, out of New City, New York,
23 in an amount not to exceed \$56,475 for spring to fall
24 landscaping maintenance service at the PHA sites
25 listed above, and an option to extend for an

1 additional year at the same price.

2 CHAIRPERSON McDUFFIE: That 413 E. 18th
3 Street, that service, they didn't submit anything?
4 On the third sheet.

5 MS. HOLMES: No.

6 CHAIRPERSON McDUFFIE: Hatero Landscape
7 Services from Paterson?

8 MS. HOLMES: No.

9 CHAIRPERSON McDUFFIE: Oh, okay.
10 Go right ahead.

11 MS. HOLMES: The next bid was a re-bid
12 for laundry services.

13 Now, therefore, be it resolved by the
14 Board of Commissioners of the Housing Authority of
15 the City of Paterson that they hereby authorize staff
16 to negotiate said contract with the current vendor,
17 which is Coinmach, out of Rutherford, New Jersey.

18 CHAIRPERSON McDUFFIE: Questions,
19 comments?

20 (No response.)

21 CHAIRPERSON McDUFFIE: Go right ahead.

22 MS. HOLMES: The next resolution is for
23 furnishing and delivery of office supplies with W.B.
24 Mason Company Incorporated.

25 Now, therefore, be it resolved by the

1 Board of Commissioners of the Housing Authority of
2 the City of Paterson that they hereby authorize staff
3 to enter into an open end contract for the furnishing
4 and delivery of office supplies with W.B. Mason
5 Company, out of Secaucus, New Jersey, in an amount
6 not to exceed \$65,000, for a period of one year with
7 an option to extend for a second year.

8 CHAIRPERSON McDUFFIE: Questions,
9 comments?

10 (No response.)

11 CHAIRPERSON McDUFFIE: Okay.

12 MR. JONES: The next resolution,
13 Commissioners, is seeking your approval for writing
14 off of bad debts and the bad debts are for fiscal
15 year ending March 31st, 2016.

16 The resolution recites that we have a
17 total of \$89,654 in vacated tenants bad debts, and
18 active tenants in place, we have provision for bad
19 debts for tenants in place for \$156,265.

20 And these are being written off for
21 financial statement reporting purposes only.

22 CHAIRPERSON McDUFFIE: Questions,
23 comments?

24 COMMISSIONER NATION: The provision to
25 write-off bad debt of current tenants, it's a

1 provision?

2 MR. JONES: It's a provision, yes.

3 COMMISSIONER NATION: Okay.

4 CHAIRPERSON McDUFFIE: Okay.

5 MR. JONES: The next resolution is the
6 bills.

7 CHAIRPERSON McDUFFIE: Questions on the
8 bills?

9 (No response.)

10 CHAIRPERSON McDUFFIE: Okay.

11 MR. JONES: I have one more on the
12 supplemental, Commissioners, the supplemental. We
13 have an independent contractor, Section III.

14 CHAIRPERSON McDUFFIE: It's on your
15 desk.

16 MR. JONES: Now, therefore, be it
17 resolved by the Board of Commissioners of the Housing
18 Authority that staff is authorized to negotiate a
19 contract with Vernell Smith, d/b/a Grace & Mercy
20 Exterminating LLC, a Section 8 client currently
21 enrolled in the Entrepreneur Section III Program, as
22 an independent contractor with effect from May 1,
23 2016, for a period of one year, at a cost of \$37,000
24 plus materials.

25 This will utilize an in-house

1 exterminator rather than doing an outside contractor.

2 CHAIRPERSON McDUFFIE: Questions,
3 comments?

4 COMMISSIONER MAVEN: Yes.

5 CHAIRPERSON McDUFFIE: Go ahead.

6 COMMISSIONER MAVEN: If we approve it,
7 through the Chair, congratulations --

8 VICE-CHAIRPERSON RENDINA: Yes. That's
9 right.

10 COMMISSIONER MAVEN: -- for the person
11 from Section 8.

12 CHAIRPERSON McDUFFIE: Come right
13 through the company, beautiful.

14 (Applause.)

15 CHAIRPERSON McDUFFIE: Go right ahead.

16 MR. PALMER: The resolution is for
17 retirement of Personnel Officer Carol Brevard.

18 It says: Now, therefore, be it
19 resolved that Leah Carol Brevard be "congratulated"
20 by the Board of Commissioners, and the
21 administration, and her coworkers for a job well done
22 and truly performed, with best wishes of good health
23 and fortune in her retirement years.

24 And be it further resolved that as a
25 measure of the Board and the Authority's

1 appreciation, this resolution, along with a keepsake,
2 be presented to Leah Carol Brevard in recognition for
3 her many years of service.

4 CHAIRPERSON McDUFFIE: Clap for her.
5 Let's clap for her, please.

6 (Applause.)

7 COMMISSIONER MAVEN: How many years?

8 CHAIRPERSON McDUFFIE: How many years?

9 MS. MIMS: 33.

10 CHAIRPERSON McDUFFIE: 33 years. Okay.

11 VICE-CHAIRPERSON RENDINA: And one
12 month.

13 CHAIRPERSON McDUFFIE: Okay. Did we
14 cover all the resolutions? Right, that's all the
15 resolutions?

16 VICE-CHAIRPERSON RENDINA: Yes.

17 MS. HEW: Uh-huh.

18 CHAIRPERSON McDUFFIE: Can I get a
19 motion to close?

20 VICE-CHAIRPERSON RENDINA: Make a
21 motion.

22 COMMISSIONER MAVEN: Second.

23 CHAIRPERSON McDUFFIE: Roll call.

24 (At this point in the proceeding roll
25 call is taken and the motion is passed by a vote of

1 five in favor, with Commissioners Bonds and Diaz
2 absent.)

3 (Whereupon, the Workshop Meeting is
4 adjourned at 6:01 p.m.)

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

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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