

1 PATERSON HOUSING AUTHORITY
2 PATERSON, NEW JERSEY
3 MONDAY, MAY 15, 2017
4 COMMENCING AT 6:01 P.M.
5 REGULAR 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
12
13 ALSO PRESENT:

14 IRMA GORHAM
15 EXECUTIVE DIRECTOR
16 DALE JONES
17 ASSISTANT EXECUTIVE DIRECTOR
18 TERI DIAS
19 DEPARTMENT OF MODERNIZATION & DEVELOPMENT
20 LYNETTE WARREN
21 RECORDING SECRETARY
22 DELINDA HOLMES
23 ASSISTANT PURCHASING AGENT

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

VANESSA SIFFORD
PROGRAM DEVELOPMENT SPECIALIST

THERESA MIMS
COMPLIANCE OFFICER

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

(None)

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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HEARING OF THE GENERAL PUBLIC

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1 CHAIRPERSON McDUFFIE: Motion to open
2 up the Regular Meeting?

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

5 CHAIRPERSON McDUFFIE: All right.
6 Got a second?

7 COMMISSIONER MAVEN: Second.

8 ROLL CALL

9 CHAIRPERSON McDUFFIE: Roll call.

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

15 CONFIRMATION OF MINUTES

16 CHAIRPERSON McDUFFIE: Can I get a
17 confirmation of the Workshop and Regular Board
18 Meeting minutes from April 2017?

19 COMMISSIONER NATION: So moved.

20 COURT REPORTER: Sorry, I didn't hand
21 them in fast enough.

22 HEARING OF THE GENERAL PUBLIC

23 CHAIRPERSON McDUFFIE: We'll do a
24 public discussion. Open up for public discussion.

25 Anyone here from the public?

1 VICE-CHAIRPERSON RENDINA: I do want to
2 say something. Now, I monitor some things in my
3 other position. One of the things I monitor is
4 banks. I monitor banks. Now, I'm going to bring up
5 the name of a bank that a number of people have been
6 monitoring and actually taking out of their
7 repertoire of banks. I'm going to tell you the name
8 of the bank, and actually in Paterson they're really
9 not that bad. I know people that have banked there,
10 I know people that they lend money there and
11 everything, but Wells Fargo has done some very
12 strange things from their corporate level. Some of
13 which are, you know, predatory to old people and
14 folks that don't pay attention, like sending credit
15 cards to people that they didn't ask for, like
16 sending loan applications, like telling them they can
17 get this at zero percent and they know they can't pay
18 it off anywhere near the time.

19 So I don't want to just pick on Wells
20 Fargo, although they have been cited. They fired
21 people. They have done a lot of stuff, and there's a
22 few more things coming out that you'll see, if you
23 keep reading the paper, but I think we should monitor
24 our banks, and I know this is hard, because we have
25 some good banks here that we deal with, and they take

1 the name of Wells Fargo and that's their bank, but
2 these folks probably never did that stuff to us,
3 hopefully, but I think we should monitor our banks
4 nationally to make sure that they do the right thing,
5 because they could take advantage of our residents.
6 I mean, you know, I'm not saying they did, I know
7 that they did many, many places around the country,
8 that particular bank, and there's more to come out
9 about other banks, both for homeownership and lending
10 and others. I just want to throw that out there, I
11 don't want to remove any banks' names, I just want
12 to --

13 EXE. DIR. GORHAM: Okay. With Wells
14 Fargo, we do know that we have a new government
15 banking person who has come out once already to visit
16 with us. He's due to come back. So some of these
17 concerns that you've cited, we'll look at and see
18 what's happening so that we can have an exchange of
19 dialog on what's really going and where we are.

20 VICE-CHAIRPERSON RENDINA: I'd be
21 willing to bet it is not generated in this area.

22 EXE. DIR. GORHAM: Do they still make
23 you do the thumb print?

24 COMMISSIONER MAVEN: No, they stopped
25 that.

1 EXE. DIR. GORHAM: Because they did.

2 Okay. We got you.

3 VICE-CHAIRPERSON RENDINA: All right.

4 CHAIRPERSON McDUFFIE: What was the
5 last time we voted on to follow-up, what was that
6 bank?

7 EXE. DIR. GORHAM: Last bank we
8 included?

9 VICE-CHAIRPERSON RENDINA: M&T?

10 CHAIRPERSON McDUFFIE: No.

11 COMMISSIONER NATION: First National.

12 EXE. DIR. GORHAM: That's the one that
13 you suggested.

14 You're asking us?

15 CHAIRPERSON McDUFFIE: I just am
16 following up or so.

17 EXE. DIR. GORHAM: Okay. We'll look
18 into it. That's a new bank. They've been doing some
19 public relations display stuff around town.

20 CHAIRPERSON McDUFFIE: Anyone else from
21 the public?

22 (No response.)

23 CHAIRPERSON McDUFFIE: If not, motion
24 to close the public portion?

25 VICE-CHAIRPERSON RENDINA: I make a

1 motion that the public portion be closed.

2 COMMISSIONER NATION: Second.

3 COMMISSIONER MAVEN: Second.

4 CHAIRPERSON McDUFFIE: Roll call.

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

9 REPORT FROM THE EXECUTIVE DIRECTOR

10 CHAIRPERSON McDUFFIE: Okay. Any
11 reports, anything you should mention? What's going
12 on, anything?

13 EXE. DIR. GORHAM: Just that we did
14 receive approval of the RAD application.

15 We're having a phone conference
16 tomorrow in the AM with the developer and our first
17 conversation with our designated RAD technical person
18 to assist us.

19 So, we will be sending out some
20 correspondence soon to the Board about the direction
21 that we're going to be going in, because we did
22 submit a tax credit application for the first two
23 phases also, but we did get that letter that said RAD
24 approval, so don't let your heart beat too fast.
25 Don't run and tell that story so quick, because we

1 need to have some conversations about the timelines
2 and the actual course that we're going to take.

3 CHAIRPERSON McDUFFIE: Okay.

4 Anything else from Commissioners?

5 (No response.)

6 EXE. DIR. GORHAM: Oh, men's retreat
7 June 2nd and 3rd at Camp Hope.

8 What else, Lynette?

9 CHAIRPERSON McDUFFIE: That's the
10 think tank, right?

11 EXE. DIR. GORHAM: Yes, that's the
12 think tank.

13 CHAIRPERSON McDUFFIE: I can't attend.
14 I have so much going on in my life.

15 EXE. DIR. GORHAM: If you do come up,
16 we do have some invitations if you know some young
17 men, we can definitely do that.

18 And also on the 17th, the Fourth Ward
19 Strategic Plan that, you know, we've taken the lead
20 on. We're going to have a community discussion on
21 the 17th at 5:30 at Freedom Village with the planner
22 who's putting it together for us.

23 CHAIRPERSON McDUFFIE: Any other thing?

24 If not, Commissioners, we'll move to
25 closing.

1 VICE-CHAIRPERSON RENDINA: Move we
2 close.

3 RESOLUTIONS

4 CHAIRPERSON McDUFFIE: We have to do a
5 Consent Agenda.

6 Motion for a Consent Agenda?

7 VICE-CHAIRPERSON RENDINA: Motion.

8 COMMISSIONER MAVEN: Second.

9 (At this point in the proceeding roll
10 call is taken and the motion to create a Consent
11 Agenda is passed by a vote of four in favor, with
12 Commissioners Bonds and Guarasci absent.)

13 CHAIRPERSON McDUFFIE: Motion to
14 receive the Consent Agenda?

15 VICE-CHAIRPERSON RENDINA: Motion.

16 COMMISSIONER NATION: Second.

17 CHAIRPERSON McDUFFIE: Roll call.

18 (At this point in the proceeding roll
19 call is taken and the Resolutions of Unanimous
20 Consent are passed by a vote of four in favor, with
21 Commissioners Bonds and Guarasci absent.)

22 CHAIRPERSON McDUFFIE: Motion to close?

23 VICE-CHAIRPERSON RENDINA: Make a
24 motion to close.

25 COMMISSIONER NATION: Second.

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COMMISSIONER MAVEN: Second.

CHAIRPERSON McDUFFIE: Roll call.

(There being nothing further to come before the Board of Commissioners, roll call is taken and the motion to adjourn the Regular Meeting is passed by a vote of four in favor, with Commissioners Bonds and Guarasci absent.)

CHAIRPERSON McDUFFIE: I would use the gavel, but Pete stole it.

(Whereupon, the Regular Meeting is adjourned at 6:09 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