

1 PATERSON HOUSING AUTHORITY
2 PATERSON, NEW JERSEY
3 MONDAY, MAY 16, 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 TERI DIAS
18 DEPARTMENT OF MODERNIZATION & DEVELOPMENT

19 LYNETTE WARREN
20 RECORDING SECRETARY

21 DELINDA HOLMES
22 ASSISTANT PURCHASING AGENT

23 VANESSA SIFFORD
24 PROGRAM DEVELOPMENT SPECIALIST

25 **KIM O. FURBACHER, C.C.R., R.M.R.**
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
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.
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1 CHAIRPERSON McDUFFIE: Good evening.

2 ALL: Good evening.

3 CHAIRPERSON McDUFFIE: The
4 Commissioners of the Housing Authority of the City of
5 Paterson are hereby called to a Regular Meeting,
6 following the Workshop, at this office, 60 Van Houten
7 Street, in the City of Paterson, New Jersey, on this
8 Monday, May 16th, 2016, to discuss and transact upon
9 the following matters listed below.

10 ROLL CALL:

11 CHAIRPERSON McDUFFIE: Roll call.

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

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

20 Notice of this meeting was given to
21 newspapers of local circulation in 2015. A copy of
22 this notice was filed with the City Clerk of
23 Paterson.

24 These things were done to comply with
25 the Open Public Meetings Act.

1 BIDS/CONTRACTS:

2 CHAIRPERSON McDUFFIE: Department of
3 Modernization & Development.

4 MS. DIAS: Hello.

5 Modernization has two resos. The first
6 is for \$1 million RHF HOPE VI and Disposition Loan,
7 Apollo Dye Associates II.

8 This reso was actually submitted last
9 month. It's been revised to include the statement
10 that we do have tax credits. Therefore, last month
11 was that we didn't have it. So I'm just going to
12 read the last paragraph.

13 Be it further resolved that the final
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.

17 The next reso is for revision of the
18 2015 CFP Budget, Revision No. 5.

19 We're asking the Board of Commissioners
20 of the Housing Authority that they hereby authorize
21 staff to revise the 2015 CFP Budget in accordance
22 with the attached narrative.

23 And further resolved that the 2015 CFP
24 Budget will be submitted to HUD for approval.

25 CHAIRPERSON McDUFFIE: Questions,

1 Planning & Grants has two resolutions. The first one
2 is to approve a contract award for Passaic County
3 Community College Summer Youth Enrichment program for
4 HOPE VI residents.

5 Now, therefore, be it resolved by the
6 Board of Commissioners of the Housing Authority of
7 the City of Paterson that hereby approve a contract
8 award to Passaic County Community College to provide
9 a seven-week training program that consists of both
10 reading skill enrichment and computer fun and
11 learning, in an amount not to exceed \$4,800, for the
12 period July 5th through August 26, 2016.

13 CHAIRPERSON McDUFFIE: Questions,
14 comments?

15 COMMISSIONER MAVEN: How many residents
16 will this serve?

17 EXE. DIR. GORHAM: The number of
18 residents' children that are going to be served?

19 MS. SIFFORD: It should be no more than
20 about 40 residents.

21 We work in conjunction with the
22 Division of Recreation. They have a summer program
23 there at one site, so this will be to augment that
24 program for the residents that participate.

25 COMMISSIONER MAVEN: Okay.

1 MS. SIFFORD: The second resolution is
2 to approve a contract award for Passaic County
3 Community College High School equivalency Pretest
4 Preparation Class for HOPE VI residents.

5 Now, therefore, be it resolved by the
6 Board of Commissioners of the Housing Authority of
7 the City of Paterson that hereby approve a contract
8 award to Passaic County Community College to provide
9 a 6-week 24-hour high school equivalency pretest
10 preparation class in an amount not to exceed \$3,750
11 for the period July 5th through August 26, 2016.

12 CHAIRPERSON McDUFFIE: Questions,
13 comments?

14 (No response.)

15 CHAIRPERSON McDUFFIE: I hope this
16 works very well, because this is the problem we're
17 having now in our high schools, they are graduating
18 without even reading and writing, they are not even
19 college ready. I hope this works out very well, this
20 pretesting, make it grow.

21 MS. SIFFORD: Hopefully.

22 CHAIRPERSON McDUFFIE: Yes.

23 Bills first or operations?

24 MR. JONES: Bills, Commissioners.

25 CHAIRPERSON McDUFFIE: Any questions on

1 the bills?

2 (No response.)

3 CHAIRPERSON McDUFFIE: Okay.

4 Operations.

5 MR. JONES: The next resolution,
6 Commissioners, is seeking your approval for the
7 Housing Authority to participate in the
8 African-American Heritage Parade on June 18, 2016.

9 CHAIRPERSON McDUFFIE: Okay.

10 Next.

11 MR. JONES: The next resolution,
12 Commissioners, is seeking approval for the Executive
13 Director and Commissioner Peter Rendina to attend the
14 CLPHA conference to be held in Boston, from June 15th
15 through June 17, 2016, at the cost of \$800 each for
16 registration, hotel for \$1,026 each, and travel in
17 amount of \$384, and per diem of \$130 each.

18 CHAIRPERSON McDUFFIE: Okay. Go ahead.

19 MR. JONES: The next resolution is
20 seeking your approval for Orthneil Palmer to attend
21 the Housing Authority Insurance meeting in Montana
22 from June 23rd through the 24th, at a cost of
23 \$1,117.20 for airfare, hotel accommodation of
24 \$616.05, and per diem of \$142.

25 CHAIRPERSON McDUFFIE: Questions,

1 comments?

2 (No response.)

3 CHAIRPERSON McDUFFIE: All right.

4 Personnel.

5 MR. PALMER: Good evening.

6 ALL: Good evening.

7 MR. PALMER: Shall I read all this?

8 MS. HEW: Yes, that one.

9 MR. PALMER: This resolution is the
10 retirement of Mrs. Gwendolyn Morrison.

11 VICE-CHAIRPERSON RENDINA: Who is that?
12 Is she here?

13 MS. MORRISON-LONG: Yes, she's here.

14 VICE-CHAIRPERSON RENDINA: Let me see
15 her stand up.

16 I didn't know that was your name. I
17 see her all the time. I wanted to make sure who that
18 was.

19 MR. PALMER: Whereas, Gwendolyn Morris
20 Long, an employee for over 27 years, from January 30,
21 1989 to June 30, 2016, has faithfully and effectively
22 served the Authority in various functions, with the
23 last 13 years having served as the Director of
24 Leasing & Occupancy; and

25 Whereas, the Leasing & Occupancy

1 Department, under the tenure of Mrs. Long, has
2 effectively carried out the mandated mission of
3 tenant leasing and occupancy for the residents of the
4 Housing Authority.

5 Now, therefore, be it resolved by the
6 Board of Commissioners of the Housing Authority of
7 the City of Paterson that Mrs. Long be congratulated
8 by the Board of Commissioners, administration, and
9 her coworkers for a job well and truly performed, and
10 be blessed with good health and fortune in her
11 retirement years; and

12 Be it further resolved that as a
13 measure of the Board and the Authority's
14 appreciation, this Resolution, along with a keepsake,
15 be presented to Mrs. Long in recognition of her many
16 years of service.

17 (Applause.)

18 EXE. DIR. GORHAM: Do I hear a boo back
19 here?

20 MS. MORRISON-LONG: Yeah, you heard a
21 boo.

22 MS. SIFFORD: Haters.

23 (Laughter.)

24 CHAIRPERSON McDUFFIE: All right. Can
25 I have a motion to close the Workshop?

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VICE-CHAIRPERSON RENDINA: Motion.

CHAIRPERSON McDUFFIE: Second?

COMMISSIONER MAVEN: 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 Commissioners Bonds and Diaz absent.)

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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