PATERSON HOUSING AUTHORITY
PATERSON, NEW JERSEY
MONDAY, AUGUST 17, 2015
COMMENCING AT 5:46 P.M.
WORKSHOP MEETING

THERE BEING PRESENT:

REV. MICHAEL McDUFFIE, CHAIRPERSON

PETER RENDINA, COMMISSIONER

BRENT C. NATION, COMMISSIONER

JOEL D. RAMIREZ, COMMISSIONER

ALSO PRESENT:

IRMA GORHAM
EXECUTIVE DIRECTOR

DALE JONES
ASSISTANT EXECUTIVE DIRECTOR

VANESSA SIFFORD, PROGRAM DEVELOPMENT SPECIALIST
DEPARTMENT OF PLANNING & GRANTS

TERI DIAS
DEPARTMENT OF MODERNIZATION & DEVELOPMENT

ORTHNEIL PALMER
PERSONNEL ASSISTANT

LYNETTE WARREN
RECORDING SECRETARY

DELINDA HOLMES
ASST. PURCHASING AGENT

GWENDOLYN MORRISON LONG, DIRECTOR
DEPARTMENT OF LEASING & OCCUPANCY

YASMARIE CHIHNCHAV
COMMUNITY SERVICE WORKER

A P P E A R A N C E S:

ROGUT McCARTHY TROY, LLC
BY: PATRICE HEW, ESQ.
COUNSEL FOR THE PATERSON HOUSING AUTHORITY

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

I N D E X

PAGE

DEPARTMENT OF MODERNIZATION & DEVELOPMENT
Bids/Contracts (2)
1. 2015 CFP Budget Revision No. 1, 2015 CFP 9
2. 2014 CFP Budget Revision No. 3, 2014 CFP 11

Operations (2)
1. Amendment for the Dev. Partner RFQ for Governor & Harris23 11
2. Partnership Participation in Development of the 4th Ward Master Plan 11

DEPARTMENT OF LEASING & OCCUPANCY
Bids/Contracts (0)

DEPARTMENT OF PLANNING & GRANTS
Bids/Contracts (1)
1. Contract Renewal Designing Success, 2010 HOPE VI/2014 ROSS 17

DEPARTMENT OF ADMINISTRATION
Bids/Contracts (1)
1. Upgrading Cellphones, Verizon, CC/2016 18

Operations (3)
1. Approve Dale Jones & Orthneil Palmer to attend HAI Group, CC2016 19
2. BILLS - PAYMENT FOR JULY 2015, CC/OB - 2015/2016 20
3. Discontinuation of Participation in the Civil Service System 20

EXECUTIVE DIRECTOR
Personnel (0)

Operations(0)

CHAIRPERSON McDUFFIE: Good evening.

ALL: Good evening.

CHAIRPERSON McDUFFIE: We're really loud today, yes.

The Commissioners of the Housing Authority of the City of Paterson are hereby called to the Regular Meeting following the Workshop, at this office, 60 Van Houten Street, Paterson, New Jersey, on this Monday, August 17, 2015, to discuss and transact upon the following matters listed below.

ROLL CALL:

CHAIRPERSON McDUFFIE: Roll call.

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

EXE. DIR. GORHAM: The Commissioners of the Housing Authority of the City of Paterson are hereby called to a Regular Meeting following the Workshop -- I'm sorry, Lynette, I'm reading your part, I'm sorry.

This is a duly advertised Regular Meeting of the Board of Commissioners of the Housing Authority.

Notice of this meeting was given to newspapers of local circulation in 2014. A copy of this notice was filed with the City Clerk of Paterson. These things were done to comply with the Open Public Meetings Act.

OATHS OF OFFICE:

CHAIRPERSON McDUFFIE: Department of Modernization & Development.

EXE. DIR. GORHAM: Oh, wait, okay.

No, no, no, staff, we have two new members to the Board of Commissioners.

COMMISSIONER RENDINA: Me?

EXE. DIR. GORHAM: No, Commissioner Rendina, you've been here for a little while, today I was trying to check. We have two new Commissioners, Commissioner Nation and Commissioner Ramirez.

We need to have them take the oath.

CHAIRPERSON McDUFFIE: Okay.

EXE. DIR. GORHAM: And then we will continue with the meeting.

CHAIRPERSON McDUFFIE: Yes, ma'am.

MS. HEW: Commissioner Nation, would you raise your right hand and repeat after me.

EXE. DIR. GORHAM: Please stand.

(At this point in the proceeding the Oath of Office is administered to Commissioner Brent C. Nation.)

MS. HEW: Congratulations.

CHAIRPERSON McDUFFIE: All right.

(Applause.)

COMMISSIONER RENDINA: Pete, maybe you don't need Joel now. All right, we'll get Joel.

MS. HEW: His turn is next.

Raise your right hand, please.

(At this point in the proceeding, the Oath of Office is administered to Commissioner Joel D. Ramirez.)

MS. HEW: Congratulations.

(Applause.)

MS. HEW: We say welcome to our new Commissioners.

EXE. DIR. GORHAM: Yes.

COMMISSIONER NATION: Thank you.

EXE. DIR. GORHAM: Welcome.

CHAIRPERSON McDUFFIE: Okay.

MS. HEW: Now we may proceed.

CHAIRPERSON McDUFFIE: Officially welcome to our board. Looking for the continued good work that we have established here. Looking forward

to insights and wisdom from these two tremendous men. Thank you so much for just volunteering your services, because you know we don't get paid.

EXE. DIR. GORHAM: I didn't tell them that, I thought you would tell them. That's the one thing I didn't mention when we met earlier, there's no salary, no pay.

CHAIRPERSON McDUFFIE: Yes, but thank God for people who see their service in our community as helping the people of Paterson and our citizens. So I know you very well, a commendable public servant, great community worker, great leader. Mr. Nation, great guy. Welcome to our Board.

Mr. Rendina, words?

COMMISSIONER RENDINA: About who, me?

CHAIRPERSON McDUFFIE: No.

COMMISSIONER RENDINA: I met Mr. Nation a number of times, and he's definitely going to be an asset and has a good knowledge of what we need to do in the City of Paterson.

And, of course, I know Joel for a while, and he's a good politician.

EXE. DIR. GORHAM: Oh, you're a politician?

COMMISSIONER RENDINA: Yes. He's going

to run for mayor some day. But, anyway, sorry about that, and, if not, you'll be the chief of staff for the guy who does run against Joey, so I'm just letting you know. Anyway, but they're both good people, there's no doubt.

Don't tell Joey I said that.

COMMISSIONER RAMIREZ: No, off the record.

COMMISSIONER RENDINA: Not that I care, because I'm not scared of him, but yes, that's good.

Anything else, did you have?

CHAIRPERSON McDUFFIE: Nothing else. Trust me, nothing else. Congratulations.

COMMISSIONER RAMIREZ: Thank you.

COMMISSIONER NATION: Thank you.

CHAIRPERSON McDUFFIE: We're ready now.

EXE. DIR. GORHAM: Yes.

BIDS/CONTRACTS:

CHAIRPERSON McDUFFIE: Okay, Modernization & Development.

MS. DIAS: Good evening.

EXE. DIR. GORHAM: Please, since we do have new Commissioners, can you please stay who you are.

MS. DIAS: Okay. My name is Teri Dias.

I work in Modernization & Development.

EXE. DIR. GORHAM: Fred Vazquez is the Director of that department.

MS. DIAS: I have three resos. The first one is for budget revision, one is for 2015, Budget Revision No. 1.

Whereas, the Housing Authority of the City of Paterson has reprogrammed funds to include in our remove work items in its 2015 Capital Budget.

Whereas, some work items have resulted in a shortage, and others, excess of funds in the approved budget.

Now, therefore, be it resolved by the Board that they hereby authorize staff to revise the 2015 CFP Budget in accordance with the attached narrative.

Be it further resolved the proposed changes within the 2015 CFP budget are in accordance with Housing Authority's approved Five-Year Plan, and the revised budget will be submitted to HUD upon approval.

CHAIRPERSON McDUFFIE: Questions, comments?

COMMISSIONER RENDINA: I do.

CHAIRPERSON McDUFFIE: Go ahead.

COMMISSIONER RENDINA: This is for the two new Commissioners.

When I first got put on this board, I really didn't know anything about housing, and I still only know like a little peanut amount, but I pestered Mr. Jones and Ms. Gorham to find out everything, because when the folks say what they say, I mean, I understand the words and I understand the numbers, but I don't really know what the heck is going on. But after the meetings are over, on a day when I have off, I go to Jones' office and I sit down and I ask him question about this, that and the other thing, when I get a chance. I don't bother Ms. Gorham, she has a million things to do, I probably pester her too much, but don't be afraid to ask what all of this means, because there is a lot of stuff. And when you get to like figure it out, like it fits, but you have to make it fit. Otherwise, like I wouldn't understand a word that she was saying. Like a year, year and a half ago, I wouldn't even know what she was talking about, and now I do.

And what will happen is when you start to ask questions, don't be afraid to ask questions, and you'll see how everything like fits into what's going on. I mean, you don't have to agree with it

1 though, you might say, oh, but whatever, you'll know
2 and understand it so that you can make a legitimate,
3 you know, question about what's going on. But I
4 understand that, but when all this is over, Jones is
5 the guy to see. That's extra work on you, no
6 overtime, just letting you know.
7 Sorry about that, Mr. McDuff.
8 CHAIRPERSON McDUFFIE: That's okay.
9 Beautiful. Beautiful. Okay.
10 MS. DIAS: Our next reso is for 2014
11 Budget Revision No. 3.
12 The Housing Authority has reprogrammed
13 funds in its 2014 Capital Fund Program.
14 Whereas, some items have resulted in
15 shortages, and, others, in excess of the approved
16 budget.
17 We are asking the Board that they
18 hereby authorize staff to revise the 2014 CFP Budget
19 in accordance with the attached narrative.
20 And be it further resolved that all
21 proposed changes within the 2014 CFP budget are in
22 accordance with the Housing Authority's approved
23 Five-Year Plan, and the revised budget will be
24 submitted to HUD upon Board approval.
25 The last reso is from supplemental.

1 And it's for partnership --
2 CHAIRPERSON McDUFFIE: This is the
3 supplemental (indicating).
4 Go right ahead.
5 MS. DIAS: Partnership participation in
6 development of the Fourth Ward Master Plan.
7 Whereas, at the January 20th, 2015
8 Board of Commissioners' meeting, staff was authorized
9 to negotiate a redevelopment agreement with Pennrose
10 Properties in connection with an RFQ published on
11 October 14, 2014, for Governor Harrison 23.
12 Whereas, since that time, the Housing
13 Authority and Pennrose (the partnership) were unable
14 to complete the $18.2 million construction of Freedom
15 Village on a portion of one side of the sites
16 contained in the RFQ.
17 Whereas, the partnership and the City
18 of Paterson are desirous of developing a Master Plan
19 with a comprehensive vision and concrete strategies
20 to protect and enhance this investment in the Fourth
21 Ward neighborhood and beyond.
22 Whereas, the Master Plan would utilize
23 the Neighborhood Stabilization Program strategies, as
24 well as encompass the goals of HUD's Promise Zones,
25 including job creation, increasing economic

opportunities, improving educational opportunities, reducing serious or violent crime, and leveraging of private capital.

Whereas, Pennrose Properties has secured the services of WRT to undertake the design of Governor Harrison 23, which includes a number of different parcels within the Fourth Ward (Districts 2, 7 and 8).

Whereas, this firm is familiar with the requirements of both NSP and Promise Zones, as well as the 11 districts in the Fourth Ward.

Whereas, the Housing Authority would like to increase the responsibilities of Pennrose Properties and WRT to include the Fourth Ward Master Plan within our proposed development agreement.

Whereas, a proposal to carry additional scope has been received and reviewed for which the cost would be borne by the partnership and the city.

Now, therefore, be it resolved by the Board of Commissioners that they hereby authorize staff to include the development of the Fourth Ward Master Plan within its development agreement with Pennrose property, at a cost of $80,000, of which the Housing Authority will contribute $10,909, Pennrose will contribute $10,909, and the City of Paterson

will contribute $58,182.

Be it further resolved that the Housing Authority will be the conduit by which all information, billing and payments will flow.

CHAIRPERSON McDUFFIE: Questions, comments?

(No response.)

CHAIRPERSON McDUFFIE: Could you share what the "Promise Zone" is.

COMMISSIONER RENDINA: Let me say something first.

CHAIRPERSON McDUFFIE: Go.

COMMISSIONER RENDINA: In 1952 and '53, I lived in Alabama projects, and then we moved to Butler Street, and then to E. 18th Street.

What we do now -- now, I'm saying "we," but I'm only like a little miniscule part, but what they all did now is not my grandfather's Eisenhower HUD, it's not. Go look at the Freedom Place, go look at Alabama Projects now, go look at where CCP used to be. And if you look at that, you'll see where we're going. And I think it's in the right direction for the City of Paterson, A; and, B, for our Housing Authority. And you'll get to see all this, and then you got to look at the old pictures.

1 And if you do this, that will give you
2 another whole feeling about where we're going and in
3 what direction. And when I say "we," I'm including
4 myself but I'm like I've been here five minutes. I'm
5 talking about the people that have been here for
6 years and years and years and have worked on all this
7 stuff, excluding Jones, but everybody else.
8 That's enough.
9 EXE. DIR. GORHAM: So the Promise Zone,
10 as Chairperson asked, is similar to taking on a
11 strategy similar to HOPE VI, except that with the
12 Promise Zone, there's no grant money that's at the
13 center of it. However, it gives cities the
14 opportunity to create the same type of revitalization
15 effort that we performed at the old Alexander
16 Hamilton site, but it's now a larger area.
17 The benefit of doing a Promise Zone is
18 that it's all based on stakeholders at the table
19 bringing some solution to the problems. For example,
20 the WIB would be at the table when we start talking
21 about employment; the school district would be at the
22 table when we talked about creative education
23 opportunities.
24 And what the Promise Zone allows is
25 that all of those stockholders would be able to

1 submit to the feds and to other federal agencies, the
2 Department of Education, the Department of Labor, in
3 response to grants that they may put out, but in
4 terms of proposals that they may send forward, and it
5 gives them a preference in receiving those grants.
6 So from the onset, all 4 or 5
7 departments of the federal government are sitting at
8 the table from the onset, from the initial stages, so
9 they know, they become familiar with the needs. And
10 as we start doing strategies to improve the
11 communities, they know this is going to work, and
12 groups that are vetted and are part of the whole
13 stakeholder position will be able to receive funding
14 to do whatever they identify to do as a part of this
15 strategy.
16 So this is moving -- what is it -- the
17 needle again. And we have tremendous investment in
18 the Fourth Ward. And we see that once, you know, the
19 Fourth Ward is right there, if we could get the
20 Fourth Ward to come online, then I think Ward Three,
21 you know, Ward Five, all of the other wards
22 surrounding it would then also change. And these
23 activities definitely will extend into the First
24 Ward. So this is our next challenge, and so it's
25 going to be great that you'll be part of that

movement.

CHAIRPERSON McDUFFIE: Beautiful!

EXE. DIR. GORHAM: Okay. Who else?

CHAIRPERSON McDUFFIE: That's good.

Okay. Next is Department of Planning & Grants, right, contract renewal.

MS. SIFFORD: Hello, good evening, my name is Vanessa Sifford. I work in Planning & Grants, and I'm here on behalf of Carol Gladis.

Whereas, at the September 19, 2011 Board of Commissioners' meeting, a contract was awarded to Designing Success for the purchase of our Tracking At a Glance web-based case management tool, at a cost of $87,900 for four years.

This tracking system is designed to meet the HUD tracking requirements for our HOPE VI program, our ROSS program, and our FSS program.

The original contract is scheduled to expire on September 19, 2015.

Whereas, there is a need to continue to utilize the tracking system in order to successfully monitor resident case management services and assistance for an additional year, at the cost of $9,900.

Now, therefore, be it resolved by the

1 Board of Commissioners of the Housing Authority of
2 the City of Paterson that they authorize staff to
3 enter into a contract extension with Designing
4 Success for the Tracking At a Glance system annual
5 maintenance fee of $9,900 for the period of
6 September 20th, 2015, to September 19, 2016.
7 CHAIRPERSON McDUFFIE: Questions,
8 comments?
9 (No response.)
10 CHAIRPERSON McDUFFIE: Okay.
11 Department of Administration, upgrading
12 cellphones, Verizon.
13 MS. HOLMES: Good evening, Delinda
14 Holmes from the Purchasing Department.
15 The resolution we have tonight is for
16 the upgrade of our Verizon cellphones for our
17 directors, and it reads as such:
18 The Housing Authority of the City of
19 Paterson has a need for cellphone communication for
20 staff. Such services have been provided by Verizon
21 Wireless.
22 And, whereas, Verizon Wireless has
23 agreed to upgrade our cellphone communication devices
24 at no charge to the Authority for our directors from
25 the Samsung Galaxy S 4 that they currently have, to a

1 Samsung Galaxy S 5 4G LTE.
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 authorize staff
5 to upgrade our cellphone devices, at $0, for Irma
6 Gorham, the Executive Director; Dale Jones, Assistant
7 Executive Director; Wilfredo Vazquez, Director of
8 Modernization; Planning & Grants Director; Gwen
9 Morrison-Long, Director of Leasing & Occupancy; and
10 Theresa Mims, who's our Compliance Officer.
11 CHAIRPERSON McDUFFIE: Questions,
12 comments?
13 (No response.)
14 CHAIRPERSON McDUFFIE: Okay.
15 Operations.
16 MR. JONES: My name is Dale Jones.
17 And the next resolution is seeking your
18 approval for Dale Jones and Orthneil Palmer to attend
19 the Housing Authority Insurance Group meeting on
20 September 22nd-25th in Cleveland, Ohio.
21 We're seeking your approval for the
22 associated costs for the training, the meeting, at a
23 cost of $976.40 for airfare combined; $555.71 each
24 for hotel accommodations; and $158 each for per diem.
25 Just for the record, the Housing

Authority gets reimbursed after we complete our committee assignments each time, as long as we attend three meetings for the year.

CHAIRPERSON McDUFFIE: Questions, comments?

(No response.)

CHAIRPERSON McDUFFIE: All right. Question on the bills?

(No response.)

CHAIRPERSON McDUFFIE: Are there any other supplements or that's it?

EXE. DIR. GORHAM: One more.

Orthneil.

MR. PALMER: My name is Orthneil Palmer, and I work in the Personnel Department.

First let me introduce a new member of staff, Ms. Jasmarie Chinchav.

MS. CHINCHAV: Hi.

MR. PALMER: She works in the Planning & Grants Department for Ms. Carol Gladis as a Community Service Worker.

EXE. DIR. GORHAM: Welcome.

CHAIRPERSON McDUFFIE: Welcome.

COMMISSIONER RENDINA: That's it?

MR. PALMER: Yes.

1 And then I have a resolution here.
2 It's regarding to the discontinuation of
3 participation in the Civil Service system, and it
4 reads:
5 Whereas, the Housing Authority of the
6 City of Paterson is a state governmental agency and
7 has never opted to participate in the Civil Service
8 system.
9 Pursuant to N.J.S.A. 55:4A:6-2, the
10 Housing Authority of the City of Paterson was
11 mandatorily subject to the provisions of the Civil
12 Service system 1982.
13 Whereas, effective January 18, 2992,
14 pursuant to N.J.S.A. 40A:12A-18, local Housing
15 Authorities may elect, through a resolution of their
16 Commissioners, to discontinue their mandatory
17 participation in the Civil Service system.
18 And, whereas, the Board of
19 Commissioners seeks to improve efficiency and
20 effectiveness of the operation of the Housing
21 Authority.
22 And, whereas, it is the desire of the
23 Housing Authority of the City of Paterson, effective
24 September 1st, 2015, to discontinue its participation
25 in the Civil Service system.

1 And, whereas, the Board of
2 Commissioners recognizes the concerns of present
3 staff regarding the discontinuation of the
4 participation in the Civil Service system and has
5 determined that, based on information received from
6 the Department of Personnel of the State of New
7 Jersey, present employees with permanent titles will
8 have all rights and privileges of the Civil Service
9 statute with respect to separation from employment.
10 Now, therefore, be it resolved by the
11 Board of Commissioners of the Housing Authority of
12 the City of Paterson that the Housing Authority of
13 the City of Paterson has elected to opt out of Civil
14 Service for new employees effective September 1,
15 2015.
16 Be it further resolved by the Board of
17 Commissioners of the Housing Authority of the City of
18 Paterson that legal counsel and the Executive
19 Director of the Housing Authority take all legal and
20 administrative actions to discontinue the Housing
21 Authority of the City of Paterson's participation in
22 the Civil Service system of the State of New Jersey
23 to be effective September 1st, 2015.
24 CHAIRPERSON McDUFFIE: Questions?
25 Commissioner Rendina.

1 COMMISSIONER RENDINA: About how many
2 people don't have permanent titles here? Not the
3 number, just the percentage of people that don't have
4 permanent titles that this would affect not being
5 Civil Service?
6 EXE. DIR. GORHAM: I think I'm probably
7 the only person.
8 COMMISSIONER RENDINA: What about
9 Jonsey?
10 EXE. DIR. GORHAM: He has a permanent.
11 COMMISSIONER RENDINA: Well, that's the
12 previous job.
13 EXE. DIR. GORHAM: Well, the previous
14 holds.
15 COMMISSIONER RENDINA: So it's really
16 only you?
17 EXE. DIR. GORHAM: Yes.
18 COMMISSIONER RENDINA: Okay. That's
19 good.
20 And what about the young lady who just
21 got hired?
22 MS. HEW: It does not affect her.
23 COMMISSIONER RENDINA: So nobody here
24 is affected by that?
25 EXE. DIR. GORHAM: No.

COMMISSIONER RENDINA: How about me, can I stay my five years?

That's fine.

By the way, they mentioned Carol Gladis, I don't see her.

EXE. DIR. GORHAM: Ms. Gladis is not here this evening. And Ms. Gladis, I think we've had a previous Board reso regarding her retirement. Ms. Gladis was in today, she's just not here tonight.

COMMISSIONER RENDINA: All right. Thank you.

CHAIRPERSON McDUFFIE: We got all the resolutions?

COMMISSIONER RENDINA: Yes.

EXE. DIR. GORHAM: I think so.

CHAIRPERSON McDUFFIE: Nobody else, right?

MS. MORRISON-LONG: No.

CHAIRPERSON McDUFFIE: Motion to close the Workshop?

COMMISSIONER RENDINA: Motion.

CHAIRPERSON McDUFFIE: Give me a second.

COMMISSIONER NATION: Second.

CHAIRPERSON McDUFFIE: Second from

Mr. Nation.

Roll call.

(At this point in the proceeding roll call is taken and the motion is passed by a vote of four in favor, with Commissioners Bonds, Diaz, and Vice-Chairperson Maven absent.)

(Whereupon, the Workshop Meeting is adjourned at 6:13 p.m.)

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

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4 I, KIM O. FURBACHER, License No.
5 XIO1042, a Certified Court Reporter, Registered Merit
6 Reporter, Certified Realtime Court Reporter, and
7 Notary Public of the State of New Jersey, hereby
8 certify that the foregoing is a verbatim record of
9 the testimony provided under oath before any court,
10 referee, board, commission or other body created by
11 statute of the State of New Jersey.
12 I am not related to the parties
13 involved in this action; I have no financial
14 interest, nor am I related to an agent of or employed
15 by anyone with a financial interest in the outcome of
16 this action.
17 This transcript complies with
18 Regulation 13:43-5.9 of the New Jersey Administrative
19 Code.

20

21

22 _____
KIM O. FURBACHER, CRCR, CCR, RMR
23 License #XIO1042, and Notary Public
of New Jersey

24

My Commission Expires:
25 7/11/19