

1 PATERSON HOUSING AUTHORITY
2 PATERSON, NEW JERSEY
3 MONDAY, AUGUST 21, 2017
4 COMMENCING AT 6:06 P.M.
5 REGULAR MEETING

6 THERE BEING PRESENT:

7 REV. MICHAEL McDUFFIE, CHAIRPERSON

8 PETER RENDINA, VICE CHAIRPERSON

9 BRENT NATION, COMMISSIONER

10 ROBERT F. GUARASCI, COMMISSIONER

11 KEVIN M. HENRY, COMMISSIONER

12 ALSO PRESENT:

13 IRMA GORHAM
14 EXECUTIVE DIRECTOR

15 DALE JONES
16 ASSISTANT EXECUTIVE DIRECTOR

17 FRED VAZQUEZ, DIRECTOR
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

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

ALBERTA BOULWARE, MANAGER

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

KIM O. FURBACHER, C.C.R., R.M.R.
P.O. BOX 213
ROCHELLE PARK, NEW JERSEY 07662-0213
(201) 906-9761

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1 ROLL CALL

2 CHAIRPERSON McDUFFIE: Can I have a
3 motion to open up the public?

4 COMMISSIONER RENDINA: I make a motion
5 to open up the public portion.

6 COMMISSIONER NATION: Second.

7 CHAIRPERSON McDUFFIE: Roll call.

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

13 CONFIRMATION OF MINUTES

14 CHAIRPERSON McDUFFIE: Confirmation of
15 Workshop and Regular Board Meeting minutes from
16 July 2017?

17 VICE-CHAIRPERSON RENDINA: I make a
18 motion we accept.

19 COMMISSIONER NATION: Second.

20 CHAIRPERSON McDUFFIE: Second by
21 Mr. Brent.

22 Roll call.

23 (At this point in the proceeding roll
24 call is taken and the motion is passed by a vote of
25 five in favor, with Commissioners Bonds and Maven

1 absent.)

2 HEARING OF THE GENERAL PUBLIC

3 CHAIRPERSON McDUFFIE: We're going to
4 open up the public portion of our meeting.

5 Step forward at this time, state your
6 name, your address, and your situation, and you have
7 three minutes.

8 EXE. DIR. GORHAM: So that's what you
9 mean; you don't know? I came in the door, I said I
10 haven't seen her in a long time, I said "How is
11 everything?" She said, "I don't know." So come on
12 up.

13 MS. BURNS: Good afternoon, ladies and
14 gentlemen, Lorraine Burns, 160 Ward Street, Apt. 7I,
15 Paterson, New Jersey, Gordon Canfield Plaza.

16 Ms. Gorham, like the times I've been
17 here before, I spoke about security, you know, it's
18 been a while.

19 EXE. DIR. GORHAM: Yes.

20 MS. BURNS: I watched the City Council
21 meeting and they did a presentation, you know, about
22 what was going on, hot spots in the city.

23 I seen three different community police
24 officers, Sharon was one of them; Sharon Easton, she
25 was one of them.

1 EXE. DIR. GORHAM: Yes.

2 MS. BURNS: My question: I did call
3 the Police Department, because I wanted to find out
4 how is Housing going to play into this? Are we going
5 to get any type of monitoring? Are we going to get
6 any type of security in our buildings or what's going
7 to happen with that?

8 They had an article in the paper that
9 spoke of, you know, funding. It also spoke of, you
10 know, they're going to have people coming in and
11 they're going to setup a surveillance.

12 EXE. DIR. GORHAM: For the hot spots?

13 MS. BURNS: No, surveillance for, like,
14 I guess the cameras and stuff. And that's what I had
15 called for, because I wanted to make sure I had
16 everything on the right page.

17 I'm trying to figure out, at one time I
18 heard, and this is going to be rumors, where Housing
19 Authority employees were sitting and doing some type
20 of a surveillance or monitoring the buildings or
21 something like that? I don't know.

22 EXE. DIR. GORHAM: Okay. So this
23 camera monitoring system, we've been going back and
24 forth for many years now with the Police Department
25 in terms of connecting our camera system, the cameras

1 that we have at the site to the Police Department.

2 Recently, with this presentation, there
3 has been this conversation again about the hookup.

4 At each of the senior sites, even our
5 family sites, we have cameras that are hooked up to
6 monitors here at the office or in the Property
7 Manager's Office.

8 So, you know, it's still being
9 discussed how we're going to be able to merge the two
10 systems where they can monitor what's going on at the
11 site. So that's not clear, because every time, you
12 know, we get to a certain point, it changes up a bit,
13 it may be funding, it may be the equipment, but we do
14 have a camera system that's being monitored, and it
15 can be monitored from my desk, Dale's desk, you know,
16 Fred's desk, you know, at the site.

17 MS. BURNS: What about the hallways?

18 EXE. DIR. GORHAM: It's all public
19 spaces, outside, inside.

20 MS. BURNS: I was told, well, if you
21 want to conceal, when you come up the elevator,
22 there's only a certain amount of space where the
23 camera is actually focused.

24 EXE. DIR. GORHAM: We're not saying.
25 We're not saying.

1 You're covered. The hallways.

2 MS. BURNS: No.

3 EXE. DIR. GORHAM: Yeah. We see people
4 falling in the hallway and all that sort of stuff and
5 in the lobby area. It's covered. It's covered.

6 MS. BURNS: Also, I don't know whether
7 they mentioned the door of our building, Canfield.
8 They did a petition, because they wanted the door,
9 you know, the outside door fixed.

10 Well, the outside door is not shutting
11 the way it's supposed to.

12 EXE. DIR. GORHAM: Did you tell the
13 Property Manager?

14 MS. BURNS: Well, I think they know.
15 I'm not sure.

16 EXE. DIR. GORHAM: Okay.

17 MS. BURNS: Ms. Mims is very good. I
18 mean, it don't come to that. It's just that with the
19 weather, it's getting ready to change, we're going to
20 go into the winter, the guys that come in and sleep
21 in the hall, we want to make sure.

22 EXE. DIR. GORHAM: We're on it.

23 MS. BURNS: All right.

24 EXE. DIR. GORHAM: Okay?

25 MS. BURNS: Okay. Thank you, ladies

1 and gentlemen.

2 COMMISSIONER GUARASCI: Thank you.

3 CHAIRPERSON McDUFFIE: Anyone else from
4 the public, step forward?

5 (No response.)

6 CHAIRPERSON McDUFFIE: Okay. Motion to
7 close the public.

8 VICE-CHAIRPERSON RENDINA: Motion to
9 close public.

10 CHAIRPERSON McDUFFIE: Second?

11 COMMISSIONER HENRY: Second.

12 CHAIRPERSON McDUFFIE: All right,
13 Mr. Henry seconded it.

14 Roll call.

15 (At this point in the proceeding roll
16 call is taken and the motion is passed by a vote of
17 five in favor, with Commissioners Bonds and Maven
18 absent.)

19 CHAIRPERSON McDUFFIE: All right.
20 Final words from our Executive Director?

21 EXE. DIR. GORHAM: Final words.

22 We have a number of things that are
23 happening.

24 As Fred mentioned, we're hoping that
25 this week or next week, we will be hearing about

1 Riverside, which will cause a lot of activities to
2 start happening: A relocation of residents to move
3 forward with the demolition of the site. I got a
4 call today about the commercial footprint there, and,
5 you know, how we're going to offer that to the
6 community.

7 So the fall is going to be quite busy,
8 where for the senior sites we're going to be doing
9 the lead assessment that's required from, you know,
10 as a HUD mandate with lead. So for the seniors,
11 we'll be having folks come through the building, and
12 we're looking for a 2 to 3-week window in having that
13 done.

14 This past week, Commissioner Rendina
15 and I were down in Washington for the Middle Atlantic
16 NAHRO Conference. Secretary Carson attended and he
17 spoke about three areas, and please help me remember.

18 The one that sort of stayed with me was
19 the Section III requirements for jobs.

20 What were the other two?

21 VICE-CHAIRPERSON RENDINA: One was
22 about giving money directly to the governors and
23 bypassing everybody else.

24 EXE. DIR. GORHAM: Yes, to cities
25 actually.

1 VICE-CHAIRPERSON RENDINA: Bypassing
2 the cities.

3 EXE. DIR. GORHAM: To the cities, which
4 was sort of new.

5 And Section III, and then there was --

6 VICE-CHAIRPERSON RENDINA: We don't
7 know if that's going to happen; this is what he's
8 saying. We don't know where he got that from,
9 whether he even spoke to the President or not, do you
10 agree? He didn't mention the President by name.

11 EXE. DIR. GORHAM: Right, and then I
12 think the other one was youth development.

13 VICE-CHAIRPERSON RENDINA: Yes, youth
14 development.

15 EXE. DIR. GORHAM: Yes, a lot of
16 concern, and maybe along the way there would be
17 programs coming out to address the needs for young
18 people. We heard it from him and from someone in the
19 policy area that was on a panel that I sat on, a
20 panel with international housing.

21 So those are the three areas --

22 COMMISSIONER NATION: Can I ask you a
23 question?

24 EXE. DIR. GORHAM: -- moving forward.

25 Yes.

1 COMMISSIONER NATION: You mentioned,
2 was it all our funding would go through the governor?

3 EXE. DIR. GORHAM: No.

4 VICE-CHAIRPERSON RENDINA: Not all of
5 it.

6 COMMISSIONER NATION: Our project
7 funding?

8 EXE. DIR. GORHAM: No. Basically he
9 said that, how it is now, HUD, you know, has programs
10 and certain entities can apply, public housing --

11 VICE-CHAIRPERSON RENDINA: The Block
12 Grants.

13 EXE. DIR. GORHAM: The Block Grants,
14 that sort of stuff. He's saying programs will remain
15 intact, but instead of even sending funds, federal
16 funds to local governors, that it will go directly to
17 the cities. So there's no person up here, it's
18 direct to cities.

19 COMMISSIONER NATION: Okay.

20 CHAIRPERSON McDUFFIE: Is that good or
21 bad?

22 VICE-CHAIRPERSON RENDINA: I don't know
23 yet.

24 EXE. DIR. GORHAM: We don't know. It
25 depends. It really depends.

1 VICE-CHAIRPERSON RENDINA: It depends
2 who the mayor is, and it depends on who the governor
3 is too. He did mention something about money going
4 directly to the state, which is, he didn't say the
5 word "governor," but I don't know what he's talking
6 about, but the state is the governor's office, but we
7 don't know that. But then he also did mention
8 mayors. And, again, we don't know whether that's --
9 first of all, we don't even know whether any of that
10 that he said will ever come to fruition. We don't
11 know that.

12 EXE. DIR. GORHAM: But it was his talk
13 to us.

14 VICE-CHAIRPERSON RENDINA: But he was
15 the HUD Director.

16 EXE. DIR. GORHAM: And he didn't take
17 any questions at the end.

18 Years ago, HUD had a situation where
19 monies went directly to the HUD local offices, and
20 then those offices sort of made recommendation to
21 what cities got it. So he may be going back to that
22 model, we don't know, because there was no
23 opportunity to really question.

24 VICE-CHAIRPERSON RENDINA: No, there
25 were no questions and answers. He was a little bit

1 late getting there, and then he skedaddled out of
2 there.

3 EXE. DIR. GORHAM: So that was it.

4 COMMISSIONER HENRY: Can I say
5 something?

6 CHAIRPERSON McDUFFIE: Sure.

7 COMMISSIONER HENRY: I managed to go to
8 the camp at Riverside Terrace last week. And I got
9 to admit, I was very pleased with it.

10 You know, one thing I wasn't pleased
11 with was, I actually asked who was in charge, and no
12 one could tell me who was in charge there. I was
13 very concerned with that. And the place could have
14 been a little cleaner. But, all in all, the kids
15 were very nice in their chairs, I think it was just
16 before their lunchtime, and they were very -- I have
17 no problems with it, and I give the place a good
18 grade, but, like I said, they couldn't tell me who
19 was in charge, you know. And that was --

20 EXE. DIR. GORHAM: Who's running the
21 camp this summer there?

22 MS. MIMS: Carla Harris.

23 EXE. DIR. GORHAM: Carla is a long-term
24 resident.

25 MS. JONES: She's the Vice President of

1 the Resident Council, and she's a long-term resident.
2 And this year they gave it to her, and it's two other
3 people that's helping her.

4 EXE. DIR. GORHAM: Are they residents
5 at the site or they're from the city?

6 MS. JONES: They're children.

7 COMMISSIONER HENRY: They were young.

8 EXE. DIR. GORHAM: So if they're not at
9 our site and just working through the summer program,
10 yes, they may not know, but Carla is a longtime
11 resident there. And Iaeisa Mondesir is the Property
12 Manager there, and her person is retiring, right?

13 MS. MIMS: Yes, Theresa.

14 CHAIRPERSON McDUFFIE: Okay. Anybody
15 else, any other Commissioners, final words?

16 (No response.)

17 RESOLUTIONS

18 CHAIRPERSON McDUFFIE: Okay. Can I get
19 a motion for a Consent Agenda?

20 VICE-CHAIRPERSON RENDINA: I make a
21 motion for the Consent Agenda.

22 CHAIRPERSON McDUFFIE: Can I get a
23 second?

24 COMMISSIONER NATION: Second.

25 CHAIRPERSON McDUFFIE: Mr. Nation.

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Roll call.

MS. WARREN: Commissioner Guarasci?

COMMISSIONER GUARASCI: Yes, except I
abstain on Bill List No. 2.

MS. WARREN: Commissioner Henry?

COMMISSIONER HENRY: Yes.

MS. WARREN: Commissioner Nation?

COMMISSIONER NATION: Yes.

MS. WARREN: Vice-Chairperson Rendina?

VICE-CHAIRPERSON RENDINA: Yes.

MS. WARREN: Chairperson McDuffie?

CHAIRPERSON McDUFFIE: Yes.

Motion to receive the Consent Agenda?

VICE-CHAIRPERSON RENDINA: I make a
motion.

COMMISSIONER NATION: Second.

CHAIRPERSON McDUFFIE: Mr. Rendina;
Mr. Brent second.

Roll call.

(At this point in the proceeding roll
call is taken and the Resolutions of Unanimous
Consent are passed by a vote of five in favor, with
Commissioners Bonds and Maven absent.)

CHAIRPERSON McDUFFIE: Motion to close?

VICE-CHAIRPERSON RENDINA: Motion to

1 close.

2 CHAIRPERSON McDUFFIE: Mr. Rendina.

3 COMMISSIONER NATION: Second.

4 CHAIRPERSON McDUFFIE: Mr. Brent,

5 second.

6 Roll call.

7 (At this point in the proceeding, there
8 being no further business to come before the Board of
9 Commissioners' Regular Meeting, the motion to adjourn
10 is passed by a vote of five in favor, with
11 Commissioners Bonds and Maven absent.)

12 (Whereupon the Regular Meeting is
13 adjourned at 6:20 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