

1 PATERSON HOUSING AUTHORITY
2 PATERSON, NEW JERSEY
3 TUESDAY, JANUARY 17, 2017
4 COMMENCING AT 6:12 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

10 BRENT NATION, COMMISSIONER

11 ROBERT F. GUARASCI, 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
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:

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.
P.O. BOX 213
ROCHELLE PARK, NEW JERSEY 07662-0213
(201) 906-9761

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HEARING OF THE GENERAL PUBLIC

(No public wishing to comment.)

STAFF UPDATES

- Ms. Canty 7
- Ms. Boulware 8
- Ms. Mims 8
- Exe. Dir. Gorham 9, 12

1 ROLL CALL

2 CHAIRPERSON McDUFFIE: Can I get a
3 motion to open up the Regular Meeting?

4 COMMISSIONER MAVEN: Moved.

5 VICE-CHAIRPERSON RENDINA: Second.

6 CHAIRPERSON McDUFFIE: Roll call.

7 (At this point in the proceeding roll
8 call is taken and the motion is passed by a vote of
9 five in favor, with Commissioners Bonds and Ramirez
10 absent.)

11 CONFIRMATION OF MINUTES

12 CHAIRPERSON McDUFFIE: Can I get a
13 confirmation of Workshop and Regular Board Meeting
14 minutes for Monday, November 21st and Monday,
15 December 19th?

16 VICE-CHAIRPERSON RENDINA: I make a
17 motion.

18 COMMISSIONER MAVEN: I'd like to do
19 them separately, because I have to abstain from one.

20 CHAIRPERSON McDUFFIE: Let
21 Mr. Guarasci, because he was here for both. Right?

22 COMMISSIONER GUARASCI: Yes.

23 I'll make the motion.

24 VICE-CHAIRPERSON RENDINA: And I'll
25 second it.

1 CHAIRPERSON McDUFFIE: Roll call.

2 VICE-CHAIRPERSON RENDINA: And you're
3 going to abstain from the second one.

4 (At this point in the proceeding roll
5 call is taken and the motion is passed by a vote of
6 five in favor, with Commissioner Maven abstaining on
7 the 12/19/16 minutes, and Commissioners Bonds and
8 Ramirez absent.)

9 HEARING OF THE GENERAL PUBLIC

10 CHAIRPERSON McDUFFIE: We're going to
11 open the floor up for any public discussion.

12 If there's anyone from the public that
13 has a situation or a question, you can step forward
14 at this time, state your name, your address, and what
15 your question or concern is, and we will be able to
16 answer you.

17 Anyone from the public?

18 (No response.)

19 VICE-CHAIRPERSON RENDINA: Seeing
20 none --

21 CHAIRPERSON McDUFFIE: Motion to close
22 the public?

23 VICE-CHAIRPERSON RENDINA: -- I'll make
24 a motion to close.

25 EXE. DIR. GORHAM: I see someone

1 shaking their head.

2 No, Barbara?

3 MS. JONES: No.

4 CHAIRPERSON McDUFFIE: Daphne?

5 MS. CUNNINGHAM: No, ma'am.

6 EXE. DIR. GORHAM: Okay.

7 VICE-CHAIRPERSON RENDINA: I make a
8 motion we close the public portion.

9 COMMISSIONER NATION: Second.

10 CHAIRPERSON McDUFFIE: Roll call.

11 (At this point in the proceeding roll
12 call is taken and the motion is passed by a vote of
13 five in favor, with Commissioners Bonds and Ramirez
14 absent.)

15 STAFF UPDATES

16 CHAIRPERSON McDUFFIE: All right. Can
17 I get a minute report from the AMP leaders.

18 MS. CANTY: Good evening.

19 Clara Canty, Property Manager for
20 Joseph Masiello, Dr. Andrew McBride, and Gordon
21 Canfield Plaza.

22 At this time, the only thing that's
23 really going on is we are upgrading our elevators at
24 Gordon Canfield, 160 Ward Street. And actually last
25 Thursday, I believe, elevator No. 1 is up and

1 running, so now we're working on the second elevator.

2 Thank you.

3 CHAIRPERSON McDUFFIE: Beautiful!

4 Awesome!

5 MS. BOULWARE: Good evening.

6 CHAIRPERSON McDUFFIE: Good evening.

7 MS. BOULWARE: I'm AMP #3.

8 At the present time, we just got
9 notified that we'll be inspected by HUD for Sojourner
10 Douglass, that's February 7th. And at the present
11 time, that's what we're working on.

12 Thank you.

13 CHAIRPERSON McDUFFIE: Okay.

14 MS. MIMS: Good evening.

15 CHAIRPERSON McDUFFIE: Good evening.

16 MS. MIMS: Theresa Mims, Compliance
17 Officer, Property Manager Supervisor.

18 At this particular time, at AMP #1, we
19 are in the process of doing profiles and needs
20 assessments for all the residents. A letter will be
21 going out shortly, and we will be interviewing all
22 the residents up at Riverside, getting it ready for
23 relocation.

24 CHAIRPERSON McDUFFIE: Okay. Thank
25 you.

1 Any words from our Executive Director?

2 EXE. DIR. GORHAM: Only a couple of
3 things regarding the sites.

4 At Clara's site, St. Joseph's Hospital
5 during the holiday --

6 MS. CANTY: I forgot about that.

7 Sorry. I forgot all about that. At
8 St. Joseph's Hospital, Make a Difference, where the
9 employees get together and they bring funds together
10 and they pick a person to be a blessing to, that's
11 what I want to say. And one of our residents was
12 chosen through Ms. Gorham. They contacted Ms.
13 Gorham, and we had to think of a person that was
14 really in need, not just to give a name just to get
15 gifts and you're not in need, and we did have a
16 resident that was in need. And, listen, I was
17 overwhelmed.

18 On that committee, you had some
19 lawyers, we had some, like Mr. Jones himself dealing
20 with finance, people that work in HR Departments, and
21 it was awesome. The person was crying. I'm not
22 going to say the name, but one of our residents just
23 broke down. I mean, they came in and they really
24 provided for this resident. And I said thank you,
25 thank you, thank you so much, because it was a great

1 need for that person.

2 Also, it took us back to us, maybe we
3 can do something like this with the employees for the
4 Paterson Housing Authority, and also include the
5 Commissioners, where we could just maybe put our
6 funds in, \$5, \$10, and maybe we can pick someone, one
7 of our residents that are in need.

8 So, I just want to say, Ms. Gorham,
9 thank you, thank you, thank you so much. And then
10 the person kept saying, "Why me? Why me? Why me?"

11 I said, "Because you're special, that's
12 why you."

13 So thank you, I forgot all about that,
14 Making a Difference.

15 EXE. DIR. GORHAM: And while you're
16 standing also, Clara's AMP is like really hot, I
17 guess because it's right downtown and folks are very
18 vibrant in that AMP. Councilman Jackson called
19 wanting to bring in food, do a pantry-type situation.

20 So I did see Councilman Jackson again
21 on Friday evening, so we're going to sit down and try
22 and coordinate. He's still planning it and flushing
23 it out, but he's going to make food available to, not
24 just our residents, but for seniors throughout the
25 city at some point in time.

1 MS. CANTY: Thank you.

2 CHAIRPERSON McDUFFIE: Okay. Closing
3 words, Commissioners?

4 VICE-CHAIRPERSON RENDINA: I'd like to
5 read a quote, one of my favorite quotes from Martin
6 Luther King. I've used this many, many times in
7 writing to people and also in speaking to people.
8 It's not one of your usual quotes by him.

9 And he says, "In the end, we will
10 remember not the words of our enemies but the silence
11 of our friends."

12 And I always say that, because like
13 there's big mouths and they say a lot of stuff about
14 all of us. We all have taken heat for things in our
15 life, from spouses and kids and grandparents and
16 everything else. And we've also been taken to task
17 on things that we may not have done anything wrong,
18 but people are needling us, that's what the term used
19 to be. They use bigger and worst words now. But the
20 truth is that you would always want your friends to
21 defend you, when they know that the needling is
22 untrue.

23 Now, if it's just good fun needling,
24 that's one thing, but if it's hurtful and
25 mean-spirited needling, you would hope that your

1 friends would be the people who would set the record
2 straight. And, of course, I just said it in
3 800 words, when he said it very succinctly, and, of
4 course, if I was as smart as him I would say it that
5 way too, but I figured that out, though, and when I
6 read his quote, I always remember that, you know, you
7 really need people to set the record straight when in
8 fact people, through a jealousy or meanness,
9 whatever, they do stuff, and, you know, you can't
10 just defend yourself, like how, many times did you
11 beat your wife last week, how do you answer that
12 question? You know, 1, 2, never, or you can't answer
13 it. So people have to set the record straight, and
14 Martin Luther King has set the record straight many
15 times.

16 CHAIRPERSON McDUFFIE: Good words,
17 Commissioner.

18 VICE-CHAIRPERSON RENDINA: Thank you.

19 (Applause.)

20 VICE-CHAIRPERSON RENDINA: I don't want
21 applause, just do it.

22 CHAIRPERSON McDUFFIE: Any closing
23 words?

24 EXE. DIR. GORHAM: Just that Riverside
25 is moving on. We haven't gotten a letter yet, but

1 when I sat down here tonight, the developer called,
2 so I think everyone is trying to get stuff inked, so
3 hopefully soon.

4 COMMISSIONER MAVEN: Where is this?

5 EXE. DIR. GORHAM: RAD, Riverside,
6 Riverside.

7 I have nothing else.

8 CHAIRPERSON McDUFFIE: Okay. Can I get
9 a motion for a consent?

10 EXE. DIR. GORHAM: I'm sorry. Lynette
11 keeps telling me this.

12 February 1st is the Reorganization
13 Meeting, 9:00, here at the Housing Authority. Please
14 plan on attending.

15 RESOLUTIONS OF UNANIMOUS CONSENT

16 CHAIRPERSON McDUFFIE: Motion for a
17 Consent Agenda?

18 COMMISSIONER GUARASCI: Is there any
19 information we receive in advance of that?

20 EXE. DIR. GORHAM: You will.

21 VICE-CHAIRPERSON RENDINA: I make a
22 motion we accept the -- well, do we have to --

23 EXE. DIR. GORHAM: Bob, it's not --
24 Commissioner Guarasci.

25 COMMISSIONER GUARASCI: I prefer "Bob."

1 EXE. DIR. GORHAM: No, it's for the
2 record.

3 It's not a full-fledged package. We
4 may have things that deal with banks that we deal
5 with. It's not a long, drawn out meeting. There is
6 the election of who would be Chairperson, Vice Chair,
7 etc., and assignment to committees.

8 COMMISSIONER GUARASCI: Now, do we find
9 out in advance, for example, would the current
10 leadership be voting on the same Chair and Vice
11 Chair? Or like when do we find that out? Because I
12 think you're great.

13 EXE. DIR. GORHAM: I think that's
14 discussion that the Chairperson would have with the
15 Board independent of staff and myself and the
16 attorney.

17 COMMISSIONER GUARASCI: So maybe in
18 Executive Session prior to that?

19 EXE. DIR. GORHAM: No Executive
20 Session, I think it's just conversation.

21 MS. HEW: Amongst yourselves, excluding
22 everyone else.

23 COMMISSIONER GUARASCI: I guess you
24 have to lobby for votes.

25 EXE. DIR. GORHAM: You got it. It's no

1 different. Except we don't make it like the big
2 alligator going across the room. That's it.

3 VICE-CHAIRPERSON RENDINA: Why not?

4 EXE. DIR. GORHAM: No. So that's how
5 it is. So February 1st.

6 Thank you again, Lynette.

7 VICE-CHAIRPERSON RENDINA: Thanks,
8 Lynette.

9 CHAIRPERSON McDUFFIE: Motion for
10 Consent Agenda was by Pete Rendina, who seconded it?

11 COMMISSIONER NATION: Second.

12 CHAIRPERSON McDUFFIE: Motion vote to
13 receive the Consent Agenda.

14 EXE. DIR. GORHAM: Roll call.

15 CHAIRPERSON McDUFFIE: Roll call.

16 MS. WARREN: Commissioner Guarasci?

17 COMMISSIONER GUARASCI: Yes, except for
18 the fact that I have to abstain on bill list #2 that
19 contains the Continuum of Care payments, if the
20 record could reflect that, please, all others yes.

21 MS. WARREN: Commissioner Maven?

22 COMMISSIONER MAVEN: Yes, and I have to
23 abstain from list #1. It contains payments to New
24 Destiny Family Success Center.

25 MS. WARREN: Commissioner Nation?

1 COMMISSIONER NATION: Yes.

2 MS. WARREN: Commissioner Rendina?

3 VICE-CHAIRPERSON RENDINA: Yes, except
4 for my middle name is PSE&G, so that one right there
5 you have to -- I'm just kidding, it's not PSE&G. I
6 say yes.

7 MS. WARREN: Chairperson McDuffie?

8 CHAIRPERSON McDUFFIE: Yes.

9 Motion to receive the Consent Agenda
10 now, receive it?

11 COMMISSIONER NATION: So moved.

12 VICE-CHAIRPERSON RENDINA: Second.

13 CHAIRPERSON McDUFFIE: Roll call.

14 MS. WARREN: Commissioner Guarasci?

15 COMMISSIONER GUARASCI: Now what did we
16 just do and how is this different?

17 CHAIRPERSON McDUFFIE: For the Consent
18 Agenda, you have the first motion, and then you have
19 to then receive it, and now it's sufficient. So
20 back-to-back, so just repeat what you said the last
21 time.

22 VICE-CHAIRPERSON RENDINA: It's really
23 just the same thing.

24 COMMISSIONER GUARASCI: So I vote yes
25 except I abstain on the bill list that contains the

1 Continuum of Care payments.

2 MS. WARREN: Commissioner Maven?

3 COMMISSIONER MAVEN: Yes, but abstain
4 on the bill list #1.

5 MS. WARREN: Commissioner Nation?

6 COMMISSIONER NATION: Yes.

7 MS. WARREN: Vice-Chairperson Rendina?

8 VICE-CHAIRPERSON RENDINA: Yes.

9 MS. WARREN: Chairperson McDuffie?

10 CHAIRPERSON McDUFFIE: Yes.

11 Motion to close?

12 VICE-CHAIRPERSON RENDINA: I make the
13 motion to close.

14 COMMISSIONER MAVEN: Second.

15 CHAIRPERSON McDUFFIE: Roll call.

16 (There being no further business to
17 come before the Board of Commissioners, roll call is
18 taken and the motion to adjourn is passed by a vote
19 of five in favor, with Commissioners Bonds and
20 Ramirez absent.)

21 CHAIRPERSON McDUFFIE: Thank you so
22 much. You are dismissed.

23 (Whereupon, the Regular Meeting is
24 adjourned at 6:26 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