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PATERSON HOUSING AUTHORITY  
PATERSON, NEW JERSEY  
MONDAY, OCTOBER 16, 2017  
COMMENCING AT 6:06 P.M.  
REGULAR MEETING

THERE BEING PRESENT:

- REV. MICHAEL McDUFFIE, CHAIRPERSON
- PETER RENDINA, VICE CHAIRPERSON
- REV./DR. DOUGLAS L. MAVEN, COMMISSIONER
- BRENT NATION, COMMISSIONER
- ROBERT F. GUARASCI, COMMISSIONER

ALSO PRESENT:

- IRMA GORHAM  
EXECUTIVE DIRECTOR
- DALE JONES  
ASSISTANT EXECUTIVE DIRECTOR
- LYNETTE WARREN  
RECORDING SECRETARY
- DELINDA HOLMES  
ASSISTANT PURCHASING AGENT

**KIM O. FURBACHER, C.C.R., R.M.R.**  
**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

CHRISTIAN THOMAS  
SUPERVISOR

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

IAEISA MONDESIR, MANAGER  
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**

I N D E XPAGEDEPARTMENT OF MODERNIZATION & DEVELOPMENT  
Bids/Contracts (0)DEPARTMENT OF LEASING & OCCUPANCY  
Operations (0)DEPARTMENT OF PLANNING & GRANTS  
Bids/Contracts (0)DEPARTMENT OF ADMINISTRATION  
Operations (4)

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| 1. | Extension Employee Benefits - Dental Plan             | 22 |
| 2. | Renewal Employee Benefits - Dental Plan               | 22 |
| 3. | Emergency Elevator Repairs - Cotton Homes             | 22 |
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Bids/Contracts (0)

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| 1. | Approve U.S. Bank, NA                                                                                                                | 22 |
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HEARING OF THE GENERAL PUBLIC

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1 ROLL CALL

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

4 VICE-CHAIRPERSON RENDINA: So moved.

5 COMMISSIONER MAVEN: Second.

6 CHAIRPERSON McDUFFIE: Roll call.

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

11 CONFIRMATION OF MINUTES

12 CHAIRPERSON McDUFFIE: Can I get a  
13 confirmation for Workshop and Regular Board Meeting  
14 minutes for September 2017?

15 COMMISSIONER MAVEN: Move it.

16 VICE-CHAIRPERSON RENDINA: Second.

17 CHAIRPERSON McDUFFIE: Mr. Maven first,  
18 Mr. Rendina second.

19 Roll call.

20 (At this point in the proceeding roll  
21 call is taken and the motion is passed by a unanimous  
22 vote.)

23 HEARING OF THE GENERAL PUBLIC

24 CHAIRPERSON McDUFFIE: We're going to  
25 open up the public portion of our meeting. If there

1 is anyone from the public that wants to come in front  
2 of the Board, questions, comments, proposals,  
3 anything, step forward at this time?

4 (No response.)

5 CHAIRPERSON McDUFFIE: Okay. Motion to  
6 close the public portion?

7 VICE-CHAIRPERSON RENDINA: I make a  
8 motion to close it.

9 COMMISSIONER MAVEN: 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 unanimous  
13 vote.)

14 VICE-CHAIRPERSON RENDINA: She's being  
15 noseey.

16 EXE. DIR. GORHAM: Yes.

17 CHAIRPERSON McDUFFIE: Just wondering  
18 who you are.

19 EXE. DIR. GORHAM: No, I was looking  
20 because we went so fast, I just wanted to make  
21 certain that we weren't --

22 VICE-CHAIRPERSON RENDINA:  
23 Shortchanging anyone.

24 EXE. DIR. GORHAM: Yes. Thank you so  
25 much. I got it.

1                   CHAIRPERSON McDUFFIE: You want to  
2 greet us, say hello, tell us who you are? They  
3 really want to know who you are.

4                   MS. NELSON: Hi, everybody. I'm D'Auja  
5 Nelson.

6                   I'm here with Pastor McDuffie just to  
7 see what goes on in the Housing Authority. I'm  
8 actually assigned this in Allendale, but I'm trying  
9 to get more involved in the community, so that's why  
10 I'm here.

11                   COMMISSIONER GUARASCI: Welcome.

12                   MS. NELSON: Thank you. Pleasure to be  
13 here.

14                   CHAIRPERSON McDUFFIE: God bless you.  
15 Thank you.

16                   COMMISSIONER GUARASCI: Mr. Chairman, I  
17 just wanted to state there are a couple of questions  
18 I have tonight that are outside of the agenda, but at  
19 your pleasure --

20                   CHAIRPERSON McDUFFIE: Okay.

21                   COMMISSIONER GUARASCI: -- you can just  
22 let me know when it would be a good time.

23                   CHAIRPERSON McDUFFIE: Go right ahead.

24                   COMMISSIONER GUARASCI: Okay.

25                   The first question I had was, noting,

1 of course, the passing of our colleague has to do  
2 with the status of the seats on this body; there are  
3 five of us of the seven, and I would assume that it  
4 will now be up to the City Council to appoint a  
5 replacement for Commissioner Henry. Is that correct?

6 EXE. DIR. GORHAM: Yes. Commissioner  
7 Henry was appointed by the same process that you went  
8 through. Commissioner Henry was appointed by  
9 Councilman Mendez. He's been notified or requested  
10 when he will be making a reappointment to the Board.  
11 So it's on his watch.

12 MR. GUARASCI: Okay.

13 EXE. DIR. GORHAM: And in terms of the  
14 resident commissioner, we do have another candidate  
15 that we will be talking to. We did submit sometime  
16 ago. As I mentioned to the Board, that candidate  
17 withdrew her request to the council.

18 MR. GUARASCI: Do you have any sense of  
19 a timeline for that?

20 EXE. DIR. GORHAM: Well, it was brought  
21 up with the new mayor last week at a cabinet meeting,  
22 the appointments to our Board. So we're hoping that  
23 and how the council worked, possibly by December, we  
24 would have the required appointments to the Board.  
25 This is one of the top requests in terms of my

1 discussion with Mayor Warren last Wednesday, because  
2 we've been going back and forth with the Clerk's  
3 Office and getting the City Council to move on other  
4 appointments in a timely manner.

5           So, we're working on that. And, also,  
6 the state had inquired about the makeup of the Board  
7 outside of the normal reporting time that we're to  
8 report to the state about the Board. So we did do a  
9 follow-up letter correspondence.

10           MR. GUARASCI: I saw that letter in the  
11 package.

12           EXE. DIR. GORHAM: Yes. So they're  
13 aware and we're working on the appointment.

14           Commissioner Henry, the timing is fine  
15 in terms of his passing and the reappointment to the  
16 Board.

17           MR. GUARASCI: Okay.

18           EXE. DIR. GORHAM: Do you have other  
19 concerns, questions?

20           MR. GUARASCI: Another issue has to do  
21 with the public notice regarding the Authority's  
22 Comprehensive Annual Plan and its availability for  
23 public inspection.

24           I'd admit at the moment that I'm not  
25 familiar with the contents of the Comprehensive

1 Annual Plan, and if you might just take a minute or  
2 two and let me know what that plan is. And then I  
3 think it would be a good idea if each Commissioner  
4 could get a copy of that in advance of the December  
5 hearing, so that we ourselves can become very  
6 familiar with it.

7 EXE. DIR. GORHAM: Definitely.

8 And, in most cases, the Commissioners  
9 do get the plan handled, along with us having it for  
10 public review.

11 The PHA Plan is actually a Five-Year  
12 Plan and it's updated annually. It sort of  
13 capitalized on what's existing and talks about our  
14 household types, how many, what programs we  
15 implement. We just update that data, the waiting  
16 list, income, number of units that are rented. It's  
17 updated annually with some narrative about new  
18 programs.

19 COMMISSIONER GUARASCI: Okay. And I  
20 notice --

21 EXE. DIR. GORHAM: And it's a template.  
22 It's not something that we're sitting down and  
23 drawing up. It's a template with check and numbers,  
24 so it's not so much a narrative, but more of a data  
25 collection.

1 MR. GUARASCI: Okay. I note that the  
2 hearing is on a Thursday in mid December, and I  
3 wonder if any thought has been given to having that  
4 hearing as part of the December monthly Board Meeting  
5 or if there's a requirement that it has to be  
6 separate?

7 EXE. DIR. GORHAM: It's separate. It's  
8 separate. It's a 45-day review. We pick some time  
9 after the 45-day review, and then it's presented to  
10 the Board at the Board Meeting, and then it's  
11 formally approved or submitted in January.

12 COMMISSIONER GUARASCI: Okay.

13 Next has to do with the Riverside  
14 Housing project. I had seen the article in the  
15 Paterson Press, which also is included in our  
16 package. And just one thing that I wanted to ask  
17 about that is, I guess the gist of the story is  
18 demolition is delayed. And the reason that  
19 demolition is delayed has to do with HUD not yet  
20 approving the demolition, and it also says not yet  
21 approving the vouchers. And that was confusing me a  
22 bit, because it says, "Gorham said her agency would  
23 provide tenants with a new schedule after the United  
24 States Department of Housing & Urban Development  
25 approves the demolition and vouchers."

1                   Is that accurate or not? I thought the  
2 vouchers were approved.

3                   EXE. DIR. GORHAM: No, the vouchers  
4 were not approved.

5                   Actually, any notification of the  
6 vouchers will not appear until the demolition  
7 application is approved by HUD.

8                   So, when they approve the demolition,  
9 then they are actually looking at the number of  
10 vouchers that we will need to cover the number of  
11 families that are at this site. So it's like a  
12 twofold process.

13                  MR. GUARASCI: Okay. There's no  
14 chance, though, that the vouchers would not be  
15 approved?

16                  EXE. DIR. GORHAM: We never had that  
17 circumstance, and, basically, if they give us  
18 approval for demolition and not the vouchers --

19                  COMMISSIONER GUARASCI: That doesn't  
20 make sense.

21                  EXE. DIR. GORHAM: It doesn't make  
22 sense.

23                  MR. GUARASCI: Yes.

24                  And actually my question about what's  
25 going on with the Riverside project would lead to my

1 last point, which is, I'd like to reiterate my  
2 request that the committees of this body meet on a  
3 regular or certainly on an as-needed basis. I've now  
4 sat here for a year and --

5 EXE. DIR. GORHAM: Really? It's been  
6 that long?

7 MR. GUARASCI: It has, yes. The  
8 official appointment was last October, I think it was  
9 either November or December.

10 EXE. DIR. GORHAM: Yes, it came up  
11 fast.

12 COMMISSIONER GUARASCI: Yes.

13 But I've never been to a committee  
14 meeting in that time.

15 I was invited to one to hear  
16 presentations on the educational building, which I  
17 couldn't make, but on paper, I'm on the Finance  
18 Committee and the Community Development Committee.

19 I'd love if the Community Development  
20 Committee, for example, would meet from time-to-time  
21 so that we could really ask some questions and truly  
22 understand this enormous project that's going to  
23 happen at Riverside, rather than discussing it at the  
24 meeting itself.

25 EXE. DIR. GORHAM: Well, early on in

1 the process, we did have meetings with the members of  
2 that committee, a full-blown presentation. This  
3 project just didn't start like this past year, this  
4 project has been in the -- for at least three years.  
5 I think we've spent a greater part of two years with  
6 the residents talking about the project, bringing in  
7 the developer, talking about their needs, what would  
8 make the revitalization, the reconstruction a real  
9 part of the community.

10 The Development Committee meets on an  
11 as-needed basis. And most times, there's  
12 conversation with the Director of Development, with  
13 the Chairperson, to say these are some items we need  
14 to get some clarification.

15 So, on this particular project, where  
16 we are right now, and today Channel 12 was here  
17 around 4:00, and we say this to the residents  
18 constantly, I go out to the site and say this is a  
19 process, that we've done everything that we need to  
20 do to get the approval. HUD has not been the bastard  
21 in all of this; it's a process. And we had the  
22 change of administration; we had changes in the  
23 offices of folks that handle this. We're not the  
24 only Housing Authority that has this type of  
25 development project going on.

1                   Demolition takes a 90-day period.  
2 They're right almost at the end of that 90-day cycle.  
3 We've had the Newark Office constantly call the  
4 department that's responsible for that. So my  
5 request to the residents and with members here from  
6 that development is just patience. You know, the  
7 natural flow of things are that the demolition  
8 application, we did get some questions back from Fair  
9 Housing. We got those done like in 48 hours, sent it  
10 to them, they sent it on. So everything is in.

11                   We have not gotten any concern like,  
12 "Oh, this is going on," you know, "It's not going to  
13 happen."

14                   And if it doesn't happen, we have  
15 someone sitting here, along with yourself, that can  
16 talk to the Congressman about how important this is.

17                   On an as-needed basis for development,  
18 yes, we will ask the committee to come forward and we  
19 will get --

20                   COMMISSIONER MAVEN: Mr. Chair?

21                   EXE. DIR. GORHAM: -- yes, the  
22 Chairman.

23                   COMMISSIONER MAVEN: I was just going  
24 to add, we were meeting 5:00.

25                   EXE. DIR. GORHAM: Quarterly.

1                   COMMISSIONER MAVEN: Prior to the Board  
2 Meeting, you know, up until the point that everything  
3 kind of got laid out.

4                   MR. GUARASCI: Well, you see --

5                   COMMISSIONER MAVEN: We didn't have  
6 anything else to report. I mean, that's not an issue  
7 for us to meet, it's just a matter if there's  
8 information to share.

9                   MR. GUARASCI: To me -- Riverside is  
10 just the example that I used -- but there's a lot of  
11 other important work going on, the veterans project  
12 that is moving along. And I think if the committee  
13 met, not on an as-needed basis, but even if it were a  
14 quarterly meeting, where committee members could get  
15 a little bit more in-depth on some of the projects  
16 that are planned or ongoing, I think it would be  
17 helpful.

18                   I serve on a couple of other bodies,  
19 and, really, it's at the committee level that some of  
20 the most substantial work of the board gets done.

21                   EXE. DIR. GORHAM: And I agree, and  
22 maybe in terms of development and the committee, we  
23 could have this discussion in a committee meeting,  
24 but as for the Board, nothing gets sent out of 60 Van  
25 Houten Street without resolution approval by the

1 Board.

2 In terms of development projects, when  
3 we have development meetings for things that need  
4 approval, then we follow those guidelines.

5 This has been a very open -- and the  
6 veterans project, three years ago, it's been done.  
7 We just haven't gotten the funding, and we keep  
8 talking about the funding. And, it's going to go  
9 soon, because Mr. Roizman did get funding, you had  
10 mentioned last time, and I don't know if we included  
11 the piece of paper we got from HMFA about the intent  
12 of them approving this.

13 And as I mentioned before, it's just  
14 not our project that was not listed in that, it was  
15 their other projects that some additional funding  
16 will be placed on it. So, they haven't anted up on  
17 the funding, but that project came before the Board,  
18 the number of units, but when we get ready to  
19 actually start construction, we will come back, and,  
20 through the Development Committee, make the Board  
21 known about what's going on.

22 And Fred's report is very extensive  
23 about the status of the development project.

24 MR. GUARASCI: Well, I would like to be  
25 clear, I'm not for a moment suggesting that

1 information is being --

2 EXE. DIR. GORHAM: Okay.

3 MR. GUARASCI: -- suppressed. What I  
4 am suggesting is that if committee meetings happened  
5 on a regular basis, that those meetings themselves  
6 could give birth to ideas that could then possibly  
7 flow, representing what any individual Commissioner  
8 thinks reflects the will of the community.

9 So I think that those committee  
10 meetings should be held, I would say, on a quarterly  
11 basis.

12 If there's nothing to discuss, well,  
13 they could be --

14 EXE. DIR. GORHAM: Then we don't hold  
15 them. Basically, we don't hold them.

16 MR. GUARASCI: Yes, but I think it's  
17 important, and, for example, with respect to the  
18 Finance Committee, I can't imagine the Finance  
19 Committee not meeting prior to this Board adopting  
20 its Annual Budget, which I guess has to happen by  
21 next February or March.

22 MR. JONES: We have a tentative meeting  
23 to present the audit. The auditor will be here on  
24 November 20th. I just have to confirm the date. We  
25 haven't sent the date out yet, because I haven't seen

1 a draft yet, but I've had preliminary discussion with  
2 the auditor, and November 20th, this is the other  
3 Board Meeting, and based on his schedule, he will  
4 potentially be here at 4:00 p.m. for a meeting with  
5 the Finance Committee. The audit draft will go out  
6 to the committee ahead of time, and the auditor will  
7 answer questions of the committee. And then it will  
8 be presented to the Board for adoption hopefully on  
9 November 20th. Our deadline is December to submit it  
10 to HUD. So we're trying to get the audit adopted in  
11 November, so that way if we have any issues, when we  
12 submit to HUD, we can clear that up before the end of  
13 the year.

14 In terms of the budget, we normally  
15 have a meeting -- we try to get it in December, but  
16 because we have so much going on with the Annual  
17 Plan, sometimes it's not possible. Normally, for the  
18 last few years, it's January, because it's due to the  
19 state on or before February 1st. So we will have  
20 another meeting sometime in early January with the  
21 Finance Committee, when it comes to present the  
22 budget, and hopefully adopt the budget at the January  
23 meeting.

24 MR. GUARASCI: Well, that's good to  
25 hear. I would just need to know what those dates

1 are --

2 MR. JONES: Right.

3 MR. GUARASCI: -- because I don't know  
4 them.

5 MR. JONES: I only have a date for the  
6 audit presentation, November 20th. We will send that  
7 date out.

8 COMMISSIONER GUARASCI: November 20th  
9 is the Regular Board Meeting, but what about the  
10 Finance Committee meeting?

11 MR. JONES: The Finance Committee will  
12 meet that afternoon at 4:00 p.m. The auditor is  
13 going to be here to talk to the Finance Committee,  
14 any questions on the audit. And then he will be here  
15 also for the Workshop to present and to answer any  
16 additional questions.

17 MR. GUARASCI: So, you know, not to  
18 beat a dead horse, but, to my point, this is the  
19 first that I'm hearing of it, having asked the  
20 question, and I'd like to see a process by which  
21 members of the committee are informed on a regular  
22 basis and well in advance of when a committee meets.

23 You know, everyone here may have a  
24 different opinion, but I'll state it one more time  
25 and then I'll leave it alone. I think that every

1 standing committee of this Board should have at the  
2 very least a standing quarterly meeting date at which  
3 Commissioners can delve into whatever the topic is  
4 and be better Commissioners, in my opinion.

5 EXE. DIR. GORHAM: So...

6 CHAIRPERSON McDUFFIE: Well, just what  
7 we do, because Mr. Maven, he's head of finance.

8 COMMISSIONER MAVEN: No.

9 EXE. DIR. GORHAM: No, he's not  
10 finance.

11 CHAIRPERSON McDUFFIE: You got the list  
12 on you of the committees?

13 COMMISSIONER NATION: You're finance.

14 CHAIRPERSON McDUFFIE: I'm on finance?

15 COMMISSIONER NATION: You're the  
16 Chairman.

17 CHAIRPERSON McDUFFIE: I'm the  
18 Chairperson of finance? Really?

19 All right.

20 EXE. DIR. GORHAM: I thought you were.

21 MR. JONES: I think that happened this  
22 year.

23 CHAIRPERSON McDUFFIE: We changed, so  
24 that's my fault. So I need to start calling more  
25 meetings.

1                   EXE. DIR. GORHAM: But I think that the  
2 meeting should be based on the staff having available  
3 information to discuss with each of the committees.  
4 So we can work on putting together a schedule. It's  
5 not for me to call the meetings.

6                   Dale, because of finance and doing the  
7 budget, in the past would let the Finance Committee  
8 and whatever committee know that this is the meeting  
9 to discuss the budget and have feedback, and, you  
10 know, re-work whatever, and then it's presented to  
11 the Commissioners.

12                   So, I think we're on schedule with the  
13 Finance Committee meeting in January and the auditor  
14 coming in November, and notice will go out. Got it.

15                   COMMISSIONER MAVEN: And the committee  
16 for community development?

17                   CHAIRPERSON McDUFFIE: Yes, community  
18 development, so we'll make that up. We heard you  
19 loud and clear.

20                   MR. GUARASCI: Okay.

21                   EXE. DIR. GORHAM: It can be whatever.

22                   MR. GUARASCI: We'll talk offline about  
23 what might be best dates.

24                   CHAIRPERSON McDUFFIE: And just get a  
25 copy of our committees back again, we'll get a copy.



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COMMISSIONER MAVEN: Yes.

MS. WARREN: Commissioner Nation?

COMMISSIONER NATION: Yes.

MS. WARREN: Vice-Chairperson Rendina?

VICE-CHAIRPERSON RENDINA: Yes.

MS. WARREN: Chairperson McDuffie?

CHAIRPERSON McDUFFIE: Yes.

A motion to receive the Consent Agenda?

VICE-CHAIRPERSON RENDINA: I make a  
motion.

CHAIRPERSON McDUFFIE: Can I get a  
second?

COMMISSIONER NATION: Second.

CHAIRPERSON McDUFFIE: Mr. Nation.

Roll call.

MS. WARREN: Commissioner Guarasci?

MR. GUARASCI: Yes, with the abstention  
on bill list #2.

MS. WARREN: Commissioner Maven?

COMMISSIONER MAVEN: Yes.

MS. WARREN: Commissioner Nation?

COMMISSIONER NATION: Yes.

MS. WARREN: Vice-Chairperson Rendina?

VICE-CHAIRPERSON RENDINA: Yes.

MS. WARREN: Chairperson McDuffie?

1                   CHAIRPERSON McDUFFIE:   Yes.

2                   Motion to close?

3                   COMMISSIONER MAVEN:   I move.

4                   VICE-CHAIRPERSON RENDINA:   Second.

5                   CHAIRPERSON McDUFFIE:   Mr. Rendina  
6 seconds.

7                   VICE-CHAIRPERSON RENDINA:   I want to  
8 say something first, before we close the meeting.

9                   CHAIRPERSON McDUFFIE:   All right.  Go.

10                  VICE-CHAIRPERSON RENDINA:   Now, I just  
11 want to say I've been on a number of boards, both  
12 local Paterson boards, state boards, and county  
13 boards for various things.  This is a pretty good  
14 board and I'm not just going to say that, it's a  
15 pretty good board because it's, you know, thoughtful  
16 people.  And I've been on boards where people never  
17 open their packet until they got there, I don't want  
18 to mention names or boards because that would  
19 embarrass people, which I think is a good thing, but  
20 I will say one thing that really has nothing to do  
21 with our Board necessarily, it has to do with our  
22 city, this city, the city I've lived in for pretty  
23 close to 67 years.

24                               If the current Acting Superintendent of  
25 Schools is correct and the State of New Jersey owes

1 us \$200 million or any part thereof, any part  
2 thereof -- now, I'll tell you I never met the former  
3 superintendent. If he walked in here, I wouldn't  
4 know who he was, nor did I care to meet him. I know  
5 who he was appointed by, I know the commissioners, I  
6 met the commissioners, I met all those people, and I  
7 do know the current governor, okay, but that, that  
8 would never go on here. Even if we all don't agree,  
9 that would never go on on this Board that I'm on  
10 right now, with Ms. Gorham and with, you know, the  
11 reverends and Mr. Nation and somewhat myself and with  
12 Bob. I don't know how in God's name that  
13 \$200 million slips through the cracks, money that  
14 should come to us for our children, you know, and  
15 that just flabbergasted me.

16 I must admit -- and Joey is my friend  
17 still, still my friend, known him since high school,  
18 and the council people are all my friends, except for  
19 the one guy I don't really know very well, but the  
20 rest of them are my friends friends, I go out and  
21 hang, everything friends. I don't know how they did  
22 not step forward and start saying to the former  
23 superintendent, like, as I would say, "What up? What  
24 the heck is going on here?" You know, like I would  
25 say that to them. And I just want to say, I enjoy

1 what goes on here, I have to say that. It's good.  
2 It's good there's questions. It's good there's  
3 thoughtfulness. It's good that we all talk about  
4 stuff, even when we're not here. And even though I  
5 don't agree with everything everybody says or  
6 whatever, it doesn't matter, this is an active board.  
7 We need to have the rest of our city become active,  
8 and I don't know how it's going to happen. I wish I  
9 was smart enough to know. And I feel a little  
10 disappointed in myself that I allowed that guy to get  
11 away with what he got away with, about not saying  
12 anything about the money that is owed to us.

13 Now, I don't know how that money is  
14 owed to us, I don't even know that, but I know when I  
15 read the article, I never heard a peep about that  
16 from him.

17 COMMISSIONER MAVEN: The governor never  
18 followed the formula. The formula came out and the  
19 government gave us, it added to \$280 million.

20 VICE-CHAIRPERSON RENDINA: And I must  
21 admit, I found that out just the other day that they  
22 didn't follow the formula.

23 Now, if we can't trust our governor to  
24 follow the formula or the stated-appointed  
25 superintendent or the commissioner, that's why I like

1 our Board, because, I mean, we're all watching the  
2 store here. I got to say this, you know, that's the  
3 way it's supposed to be.

4           And for that bird to sit there and take  
5 that money for the number of years he was there and  
6 to get reappointed, I mean, who is supposed to watch  
7 what the formula is? I wish I even knew how the  
8 formula worked, even now, to say something, but if  
9 there's anything that we can do ourselves, and we're  
10 all kind of activists here, okay, maybe me lesser  
11 than some of you guys, but we should be paying  
12 attention to what goes on, not just for the Housing  
13 Authority, okay, for everything, because this is our  
14 town, whether it's adopted or born and bred here.  
15 And whatever we can do, even if we do nothing more  
16 than move the ball forward by bringing something to  
17 the attention of the people who are in charge of  
18 this, that would be a positive thing, I think. And I  
19 just, you know, had to say this here, because I don't  
20 want to just say this to my buddies that are out  
21 there, because I got to talk to one, then one, then  
22 one, then one, then one.

23           No, I know everything that I say here,  
24 somebody is going to say something, "Well, Pete  
25 Rendina said."

1                   Good, tell them I said it. I don't  
2 really care, okay, including the former  
3 superintendent.

4                   So whatever we could do, whatever we  
5 could do, to get our end -- because when I was a kid,  
6 we used to say "We have to get our end" -- that means  
7 something we earned, street term, don't worry about  
8 it, it means we're supposed to get it. We did  
9 something and we earned it and we should get it. And  
10 if we earned the 280, then somebody dropped the ball.

11                   And, by the way, I don't think it was  
12 any resident of Paterson who dropped the ball,  
13 either. I think that was the governor and the  
14 commissioner and the state-appointed superintendent.

15                   COMMISSIONER MAVEN: That's who it is.

16                   COMMISSIONER RENDINA: So, no shame on  
17 us, that's not shame on us, that's like: Why? You  
18 know. Like we don't deserve it?

19                   Even if we don't deserve the whole ball  
20 of wax, 280 --

21                   COMMISSIONER MAVEN: No, we deserve it.

22                   VICE-CHAIRPERSON RENDINA: -- what  
23 about \$225 million, how about that?

24                   And we probably do deserve the 280.

25                   Anyway, I'm done.

1                   Sorry, Miss Nelson.   Sorry about that.

2                   Is your father Gary?   No, all right.

3                   CHAIRPERSON McDUFFIE:   Oh, God!

4                   VICE-CHAIRPERSON RENDINA:   I'm done.

5                   I second it.

6                   COMMISSIONER MAVEN:   No, sorry.

7                   VICE-CHAIRPERSON RENDINA:   Oh, you got  
8 something to say?

9                   COMMISSIONER MAVEN:   It's a motion to  
10 adjourn.

11                   VICE-CHAIRPERSON RENDINA:   I make a  
12 motion to adjourn.

13                   CHAIRPERSON McDUFFIE:   Before I  
14 finalize that --

15                   VICE-CHAIRPERSON RENDINA:   No, no, I  
16 want to make a motion to adjourn.

17                   CHAIRPERSON McDUFFIE:   There's a motion  
18 on the floor.   I'm holding the motion right now.   I  
19 didn't finalize it.

20                   VICE-CHAIRPERSON RENDINA:   Oh, okay.

21                   CHAIRPERSON McDUFFIE:   I want to also  
22 report that we went to the Housing Authority  
23 Commissioners' training for the Governor's  
24 Conference, and Paterson was on the map and they used  
25 Paterson as an example.

1                   VICE-CHAIRPERSON RENDINA:  A couple of  
2 times.

3                   CHAIRPERSON McDUFFIE:  A couple of  
4 times.

5                   I want to continue by saying, we do  
6 better working together than against each other.  And  
7 it must be an aggressive/passive move from our  
8 Housing Authority leader and corporate partnerships  
9 to continue moving forward as one team, one body,  
10 because that's what people want to see.

11                  And as Mr. Rendina said, we don't  
12 always have to see eye-to-eye, but we need to respect  
13 each other's leadership style and move forward.  This  
14 is just me, and I am just putting this out there.  I  
15 went down to the Commissioners' thing in Atlantic  
16 City, met a lot of people, but I seen them talk  
17 better with people from Paterson down there than up  
18 here.  It's like when we down there, we talk better;  
19 when we come up here, we don't know each other.  Why  
20 we got to go down to Atlantic City to talk?  We right  
21 down the street.  So somehow we got to destroy this  
22 territory that's just of "my stuff" attitude.  Some  
23 the walls got to fall, and we got to forge those  
24 relationships and be intentional in doing it.  And so  
25 they bragged about Irma Gorham, they bragged about

1 Bob Guarasci, and they bragged about Paterson on the  
2 map. I was eating lunch, and everything I saw was  
3 Paterson with the Board. I said, "Darn, I know more  
4 about my city coming here."

5 And there were positive things said  
6 about the Housing Authority team. Your work speaks  
7 for itself, and, Mr. Guarasci, your work speaks for  
8 what you do for Paterson, and, prayerfully,  
9 Mr. Rendina, Mr. Maven, Mr. Nation, we continue to  
10 forge ahead with these strategic partnerships and do  
11 some creative things. I believe we got to get out of  
12 the box in 2018 and be as creative as possible.

13 Somebody has to take the ball and run  
14 with it. The mess that is going on with our whole  
15 city, and there's a lot of transition going on  
16 between our superintendent of schools and a new  
17 mayor. We got to be creative as we move forward and  
18 ask the hard questions, grind. You know, sparks fly  
19 but stuff gets done. So hopefully we can continue to  
20 move together as a strategic team.

21 Okay.

22 MR. GUARASCI: Thank you.

23 CHAIRPERSON McDUFFIE: So I am finished  
24 now.

25 VICE-CHAIRPERSON RENDINA: Now we get a

1 vote.

2 CHAIRPERSON McDUFFIE: I second.

3 Roll call.

4 (At this point in the proceeding roll  
5 call is taken and the motion to adjourn is passed by  
6 a unanimous vote.)

7 CHAIRPERSON McDUFFIE: Thank you. You  
8 are dismissed. Please stay around and sign for the  
9 bills. Please, don't leave.

10 (Whereupon, the Regular Meeting is  
11 adjourned at 6:39 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