

1 PATERSON HOUSING AUTHORITY
2 PATERSON, NEW JERSEY
3 TUESDAY, FEBRUARY 21, 2017
4 COMMENCING AT 5:44 P.M.
5 WORKSHOP 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
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, 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

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ROCHELLE PARK, NEW JERSEY 07662-0213
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EXECUTIVE DIRECTOR

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1 CHAIRPERSON McDUFFIE: All right. Good
2 evening.

3 The Commissioners of the Housing
4 Authority of this great City of Paterson are hereby
5 called to a Regular Meeting, following the Workshop,
6 here at this office on this date, Tuesday,
7 February 21st, 2017, to transact upon the following
8 matters listed below.

9 Roll call.

10 EXE. DIR. GORHAM: No, I got to do it.

11 VICE-CHAIRPERSON RENDINA: She's got to
12 do her thing first.

13 EXE. DIR. GORHAM: This is a duly
14 advertised Regular Meeting of the Board of
15 Commissioners of the Housing Authority of the City of
16 Paterson.

17 Notice of this meeting was given to
18 newspapers of local circulation in 2016. A copy of
19 this notice was filed with the City Clerk of
20 Paterson.

21 These things were done to comply with
22 the Open Public Meetings Law.

23 CHAIRPERSON McDUFFIE: Roll call.

24 (At this point in the proceeding roll
25 call is taken with Commissioners Guarasci, Nation,

1 Vice-Chairperson Rendina, and Chairperson McDuffie
2 present, with Commissioners Bonds, Maven, and Ramirez
3 absent.)

4 CHAIRPERSON McDUFFIE: Department of
5 Administration, Bids and Contracts.

6 MR. VAZQUEZ: Can we do Modernization
7 and Development, supplemental resolution?

8 MS. HEW: Okay.

9 CHAIRPERSON McDUFFIE: I left it in my
10 office, excuse me.

11 All right. Supplemental first.

12 MR. VAZQUEZ: The first resolution,
13 Commissioners, is for a demolition/disposition
14 application for NJ21-1, Riverside Terrace
15 Development.

16 Whereas, NJ21-1, Riverside Terrace
17 Development, has been deemed to be an obsolete site
18 following an engineering assessment conducted by
19 Louis R. Slaby Engineering Associates in October 1999
20 and EMG in September 2012.

21 And, whereas, the Housing Authority, as
22 a result of said reports and other factors, is
23 seeking to submit a demo/dispo application.

24 And, whereas, PHA staff, Roizman
25 Development, Inc., and the Riverside Terrace

1 Development Resident Council have agreed that it is
2 prudent to submit a demo/dispo application so as to
3 allow revitalization to take place through a
4 mixed-finance and/or RAD conversion project.

5 And, whereas, staff has followed the
6 requirements of 24 CFR 970 by advising the RAB,
7 through the Annual Plan Public Meetings, and the
8 Riverside Terrace Council through public meetings, as
9 well as other less formal meetings.

10 And, whereas, on January 21st, 2017,
11 the Housing Authority submitted to the Riverside
12 Terrace Development Resident Council the required
13 offer of sale in connection with
14 demolition/disposition applications.

15 And, whereas, Housing Authority staff
16 had discussed its intent to submit a demo/dispo
17 application with the local HUD office and the Mayor.

18 And, whereas, the local HUD office and
19 the Mayor are both supportive of the
20 demolition/disposition application.

21 And, whereas, staff is seeking
22 authorization from the Board of Commissioners to
23 submit a demo/dispo application, which includes
24 demolition of Buildings 1-28 (residential), and the
25 community building, and disposition of the vacant

1 land via a long-term ground lease to a development
2 entity with the terms negotiated.

3 Now, therefore, be it resolved by the
4 Board of Commissioners of the Housing Authority of
5 the City of Paterson that they hereby authorize staff
6 to submit a demolition/disposition application to
7 HUD's Special Application Center (SAC) for NJ21-1,
8 Riverside Terrace Development, and that the Executive
9 Director is authorized to execute documents and
10 provide certifications to HUD for approval of the
11 request to demolish 300 units and dispose of the
12 vacant land at NJ21-1, Riverside Terrace.

13 Be it further resolved that the HUD
14 Form 52860 PHA Certification of Compliance with
15 Section 18 demo/dispo (attached) and will also be
16 executed as part of this resolution, as required by
17 HUD.

18 For the record, the reason this
19 resolution is presented as a supplemental resolution
20 is that the regulations require 30 days for the
21 Resident Council to respond to our offer of sale.

22 Today marked the 30th business day, and
23 we have not received a formal written response.

24 We understand, from the acting Resident
25 Council President, that they were not interested in

1 the offer of sale or to make a purchase of the offer
2 of sale.

3 CHAIRPERSON McDUFFIE: Questions,
4 comments?

5 COMMISSIONER GUARASCI: In the last
6 paragraph on page one, Fred, it indicates that the
7 disposition of the vacant land via a long-term ground
8 lease to a development entity with the terms
9 negotiated.

10 MR. VAZQUEZ: That's correct.

11 COMMISSIONER GUARASCI: That would be
12 Roizman Development?

13 MR. VAZQUEZ: That would be Roizman,
14 yes.

15 COMMISSIONER GUARASCI: And can you
16 briefly outline the terms that have been negotiated?

17 Before we turn over this land to
18 Roizman via a long-term lease, what are those terms?

19 MR. VAZQUEZ: I could generalize the
20 terms, I don't have the redevelopment agreement with
21 me.

22 COMMISSIONER GUARASCI: Okay.

23 MR. VAZQUEZ: I can certainly give it
24 to you formally, give you the formal document on it.

25 In general, there's a \$3.5 million cost

1 for ground lease. It's a 98-year term. It's paid
2 out in phases. As you know, there's four phases to
3 it.

4 We also will get 10 percent of the net
5 cash flow from years 1 through 10; and years 11
6 through 15, we will get 50 percent of net cash flow.

7 We also have a right of first refusal
8 at the end of the tax credit period.

9 We've also requested from the developer
10 and the equity investors that we would be able to
11 re-purchase the properties at the point where the
12 deferred development fees have already been paid,
13 which can be anywhere between year 11 and year 15.

14 COMMISSIONER GUARASCI: Okay. And is
15 it the feeling of the executive staff that
16 \$3.5 million for essentially a forever ground lease
17 meets the market standards or market rate for that
18 property?

19 MR. VAZQUEZ: As allowed by HUD in the
20 970, yes.

21 The other portion to that is, there's
22 also a 55,000-square foot commercial space that we
23 would be negotiating the sale outside of the
24 \$3.5 million.

25 COMMISSIONER GUARASCI: And is the

1 \$3.5 million that would come to this Authority then
2 used for that redevelopment or is it going to be used
3 for other projects?

4 MR. VAZQUEZ: No, that \$3.5 million
5 will be used to develop other public housing and
6 Section 8 housing.

7 COMMISSIONER GUARASCI: Okay. Are
8 there any plans specifically for its use at present?

9 MR. VAZQUEZ: There are several plans,
10 and I believe I've discussed them at previous Board
11 meetings. I'll just give you two examples.

12 We're talking about 15 units at Phase
13 III at the Apollo Dye site, as well as a 20-unit
14 transitional housing site for reentry, as well as
15 other sites that we're currently looking at.

16 The disposition actually allows us to
17 go out and acquire and do mixed finance projects to
18 go out and develop more than --

19 COMMISSIONER GUARASCI: So it's a good
20 way for the Authority to do the important work there,
21 and take that cash and leverage it yet for additional
22 housing?

23 MR. VAZQUEZ: And continue to fulfill
24 its mission of building affordable housing.

25 COMMISSIONER GUARASCI: Okay. I

1 understand.

2 EXE. DIR. GORHAM: We're trying to
3 position or we're working to position, and we
4 negotiated hard for between the years 11 and 15 to be
5 in the position to purchase the property.

6 MR. VAZQUEZ: Re-purchase the property
7 and become the managing entity as well.

8 COMMISSIONER GUARASCI: And we
9 anticipate that low income housing tax credits will
10 be part of the financing mix, I imagine?

11 MR. VAZQUEZ: We're submitting two
12 applications, as I think I stated at the previous
13 Board meetings, each for nine percent, one for the
14 80-unit elderly and one for the 63-unit family.

15 COMMISSIONER GUARASCI: Okay. Thank
16 you.

17 MR. VAZQUEZ: Both applications are due
18 sometime in April. We're looking for the QAP now to
19 see what it is we have to do.

20 COMMISSIONER GUARASCI: I'm curious.
21 Are they prepared in-house or do we have a consultant
22 who prepares the tax credit applications for the
23 Authority?

24 EXE. DIR. GORHAM: The developers do
25 it.

1 MR. VAZQUEZ: They're prepared in
2 concert with the developers and staff here.

3 COMMISSIONER GUARASCI: Okay. Thank
4 you.

5 EXE. DIR. GORHAM: You have one more.

6 CHAIRPERSON McDUFFIE: One more.

7 MR. VAZQUEZ: The next resolution is
8 actually a formality, but I'll read the contents of
9 the resolution.

10 Whereas, the Housing Authority of the
11 City of Paterson is required to comply with the lead
12 based paint testing and abatement PHA-wide.

13 And, whereas, the local HUD office has
14 advised the HACP that it must provide an immediate
15 action plan on when the testing will be completed
16 (using available funds from CFP or operating
17 reserves).

18 And, whereas, HACP must also submit a
19 copy of the RFP for lead based paint testing.

20 And, now, therefore be it resolved by
21 the Board of Commissioners of the Housing Authority
22 of the City of Paterson that they hereby authorize
23 staff to develop a Request for Proposal for lead
24 based paint testing and abatement PHA-wide and to
25 reprogram funding to cover the cost under an

1 emergency category, as this activity was not part of
2 its Annual and Five-Year Plan.

3 Be it further resolved that the 2016
4 CFP Budget will be revised to include the cost of the
5 testing and related activities.

6 CHAIRPERSON McDUFFIE: Questions,
7 comments?

8 (No response.)

9 CHAIRPERSON McDUFFIE: Real quick,
10 Fred, let me ask you a real quick question.

11 We've done this demolition and
12 rebuilding at CCP?

13 MR. VAZQUEZ: Yes.

14 CHAIRPERSON McDUFFIE: Quite
15 successfully?

16 MR. VAZQUEZ: Correct.

17 CHAIRPERSON McDUFFIE: We've done it at
18 Alexander Hamilton quite successfully?

19 MR. VAZQUEZ: That's right.

20 CHAIRPERSON McDUFFIE: And now we got
21 this third one.

22 What have you learned down to the
23 building of these two last locations that we can
24 relearn that will help us improve this third one?

25 MR. VAZQUEZ: Well, the things with HUD

1 regulations, whether it's for demolition, disposition
2 or other programs, is that every year or every other
3 year, they have nuances and changes to the
4 requirements.

5 This year's application for demo/dispo,
6 it's not much different than the ones we have done in
7 the past. There's a few minor things and they
8 require more narrative writing, but, for the most
9 part, we believe we'll be successful in submitting an
10 application.

11 The real difficult part comes when you
12 go to develop the property, which is why we go out
13 and seek a development entity to help us with that
14 portion of it.

15 CHAIRPERSON McDUFFIE: Got you.

16 EXE. DIR. GORHAM: I think one thing
17 that we've learned, and it may not relate so much to
18 the demo part, but after the demo part is the
19 relocation.

20 MR. VAZQUEZ: Yes.

21 EXE. DIR. GORHAM: And, you know, we've
22 learned from CCP to Alexander Hamilton, that once we
23 continuously engage the residents and let them know
24 what the process may be during the entire plan, then
25 it becomes an easy transition.

1 So from CCP, we knew what that created,
2 but at Alexander Hamilton things learned from CCP
3 were put in place and we carried that over to work
4 with the residents at Riverside.

5 CHAIRPERSON McDUFFIE: Are there any
6 other Housing Authorities in the State of New Jersey
7 who have completed these types of major renovations,
8 and if we could go in comparison to in the last 10
9 years?

10 MR. VAZQUEZ: Well, you know, a lot of
11 Authorities in like Trenton, Jersey City, Newark,
12 Camden, I think. There's been a few.

13 CHAIRPERSON McDUFFIE: Okay.

14 MR. VAZQUEZ: I think that we've been
15 very competitive on a national basis every time we've
16 done our applications, and, therefore, we've competed
17 with the larger Authorities in the country as well as
18 in New Jersey.

19 CHAIRPERSON McDUFFIE: Got you.

20 EXE. DIR. GORHAM: This is not only New
21 Jersey, but throughout the country.

22 CHAIRPERSON McDUFFIE: Okay. Got you.
23 Commissioner Rendina.

24 VICE-CHAIRPERSON RENDINA: So, I just
25 wanted to say one little thing.

1 When CCP went down, I was teaching at
2 School No. 4, and most of our kids were from either
3 Towers or CCP, and then, you know, a few north,
4 First, Second, Third, and Fourth and that area, and
5 then School 28 did take a bunch of our kids from the
6 Towers at the time. But the one thing that -- and a
7 bunch of us teachers at the time worked with a group
8 of people, and I can't remember what it was, a group
9 of lawyers, but we helped all the residents to change
10 their driver's licenses, re-register where they moved
11 to, made sure that they had, you know, any bills that
12 they owed or whatever, how they could find a way to
13 get them paid, all this stuff.

14 So the move, which probably for most
15 people is, you know, listen, I call PSE&G, I call the
16 phone company, I call this, I do that, and, you know,
17 we stumble through it, but not everybody can stumble
18 through it. So I think that we should be very wary,
19 especially in these particular times, of making sure
20 that people's transitions go just beyond plopping
21 them in a building. And there used to be, what's
22 that agency that used to be on Market Street there,
23 it was a lawyers group and then they did away with
24 it?

25 EXE. DIR. GORHAM: Legal Services.

1 VICE-CHAIRPERSON RENDINA: Legal
2 Services.

3 And Legal Services was really at the
4 time, they had like 3 or 4 really good attorneys, and
5 they made that transition as easy as possible, not
6 perfect.

7 EXE. DIR. GORHAM: Really?

8 VICE-CHAIRPERSON RENDINA: Oh, yeah,
9 you know how many people we registered, how many
10 people --

11 EXE. DIR. GORHAM: Okay. The other
12 services like changing their photo and stuff.

13 VICE-CHAIRPERSON RENDINA: I only care
14 about voting. You know, Fred and I do that all the
15 time, so we make sure, in everything.

16 MR. VAZQUEZ: Just for the record, we
17 actually are doing an assessment of all the needs of
18 the residents, including those types of needs.

19 Secondly, our relocation plan, which is
20 part of our -- I use the term "demolition/disposition
21 application," but there's a lot of stuff that goes
22 with that, including a relocation plan, where we
23 provide counseling, we provide services that makes
24 the transition from where they currently are to their
25 new place and back.

1 So all those activities, and those are
2 some of the things that we've learned from past
3 experiences with relocation. We're pretty confident
4 that HUD will not approve a relocation process as
5 part of our demolition process, if we don't have the
6 services in there that makes the transition easy for
7 our residents.

8 VICE-CHAIRPERSON RENDINA: Right.

9 EXE. DIRECTOR GORHAM: And with The
10 Heritage, we know that there's some gap in terms of
11 folks registering and really participating.

12 VICE-CHAIRPERSON RENDINA: Right.

13 EXE. DIR. GORHAM: So even though we
14 have to keep those things separate, it's part of our
15 obligation that a household is registered at the new
16 location.

17 So we do work on that, and we do have a
18 ROSS, and we're putting together a plan for someone
19 to come out and talk to the residents from Sonia's
20 office, because since we've done this revitalized
21 community, it still seems like folks have not gotten
22 back into, this is where I go to vote or have really
23 registered.

24 VICE-CHAIRPERSON RENDINA: Right.

25 EXE. DIR. GORHAM: So --

1 VICE-CHAIRPERSON RENDINA: I remember
2 from Grant Street, that's why I mentioned it.

3 EXE. DIR. GORHAM: But don't mention
4 Legal Services at the same time that, you know.

5 VICE-CHAIRPERSON RENDINA: Why?

6 EXE. DIR. GORHAM: I'm just kidding.

7 VICE-CHAIRPERSON RENDINA: You don't
8 like Legal Services?

9 EXE. DIR. GORHAM: No, we love them.
10 We're doing a really good project with them now, and
11 you have a good relationship with them, with the
12 tenants taking them to court. So, yes, we've
13 changed. Lessons learned.

14 VICE-CHAIRPERSON RENDINA: Okay.

15 CHAIRPERSON McDUFFIE: Okay.
16 Department of Administration.

17 MS. HOLMES: There's one for Planning &
18 Grants.

19 CHAIRPERSON McDUFFIE: That's on the
20 supplement.

21 MS. HEW: Yes.

22 EXE. DIR. GORHAM: You want to do it,
23 Dale.

24 MR. JONES: This resolution,
25 Commissioners, is on your Supplemental List.

1 This is seeking your approval for Lucy
2 Ruiz, from the Planning & Grants Department, to
3 attend housing counseling training put on by
4 NeighborWorks America for a course entitled
5 "Financial Capability, Housing Education and
6 Counseling."

7 This is seeking your authorization to
8 send her from March 6th-7th at a hotel cost of --
9 well, hotel is covered by a scholarship, and \$459 for
10 travel costs, and per diem of \$121, plus mileage
11 expenses.

12 EXE. DIR. GORHAM: In addition to the
13 information that's here, it's required that the
14 Housing Counselor has at least 30 hours to be a
15 Certified Housing Counselor. This is like a new
16 requirement, so she has to get it done.

17 CHAIRPERSON McDUFFIE: Okay.

18 Questions, comments?

19 (No response.)

20 CHAIRPERSON McDUFFIE: Okay. There you
21 go.

22 MS. HOLMES: Good evening.

23 The next resolution is for
24 authorization to utilize seven contractors.

25 Whereas, the Housing Authority of the

1 City of Paterson has a need for various trades
2 contractors to be utilized upon request and when
3 required on an emergency basis at all PHA sites.

4 And, whereas, the PHA did advertise for
5 the receiving of Requests for Qualifications for
6 carpentry, electrical, glazing of doors and/or
7 windows, masonry, painting, plumbing, HVAC, and
8 plumbing repairs, which resulted in four packages
9 being picked up, 87 website downloads, and nine
10 returns.

11 Now, therefore, be it resolved by the
12 Board of Commissioners of the Housing Authority of
13 the City of Paterson that they hereby authorize staff
14 to utilize seven prequalified contractors listed
15 herein: R.E.J. Construction, Irvington, New Jersey;
16 Magic Touch Construction Co. from Keyport, New
17 Jersey, as general contractors; Morristown House of
18 Glass, East Orange, New Jersey for windows;
19 Innovative Electrical from Flanders, New Jersey, for
20 electrical; A&C Plumbing, Paramus, New Jersey; Jason
21 Mazzer Plumbing and Heating, Saddle Brook, New
22 Jersey, as plumbers; and Alimi Builders Inc.,
23 Paterson, New Jersey, for carpentry, masonry, and
24 windows, for a term of one year, with the option to
25 extend for an additional year.

1 CHAIRPERSON McDUFFIE: Questions,
2 comments?

3 (No response.)

4 CHAIRPERSON McDUFFIE: Okay.

5 MS. HOLMES: The next resolution is for
6 a contract extension for a second year for Grievance
7 Hearing Officers.

8 Whereas, the Housing Authority of the
9 City of Paterson is required to have grievance
10 hearings for its employees under Civil Service
11 regulations, for public housing tenants, Section 8
12 recipients and applicants, pursuant to HUD and the
13 PHA's own administrative policies.

14 And, whereas, the Board of
15 Commissioners, at its February 16, 2016 meeting,
16 authorized staff to award such contract via
17 Resolution #16-02-16 to Aloia Law Firm LLC, and
18 DiPisa & Lago LLC, Attorneys at Law, for said
19 service.

20 And, whereas, the contract has an open
21 option to extend such service for an additional year.

22 Now, therefore, be it resolved by the
23 Housing Authority of the City of Paterson that they
24 hereby authorize staff to exercise that option with
25 Aloia Law Firm LLC, out of Bloomfield, New Jersey,

1 and DiPisa & Lago LLC, Attorneys at Law, out of
2 Hasbrouck Heights, New Jersey, on an as-needed basis
3 at an hourly rate of \$120 per hour, in an amount not
4 to exceed \$25,000 collectively.

5 CHAIRPERSON McDUFFIE: Questions,
6 comments?

7 (No response.)

8 CHAIRPERSON McDUFFIE: Okay.

9 MR. JONES: The next resolution,
10 Commissioners, is seeking your approval to have
11 Delinda Holmes, as Principal Buyer, attend The Center
12 for Government Services of Rutgers University 48th
13 Annual Public Purchasing Forum from May 2nd-4th,
14 2017, in Atlantic City.

15 And the resolution covers the cost of
16 the registration fee of \$350, hotel of \$178.72, and
17 per diem for travel expenses.

18 CHAIRPERSON McDUFFIE: Questions,
19 comments?

20 (No response.)

21 CHAIRPERSON McDUFFIE: Okay.
22 Department of Administration, Operations, salary
23 adjustment.

24 MS. KMECH: Salary adjustment for
25 Johnnie Jackson.

1 Whereas, the Housing Authority on
2 July 18, 2016, approved the hiring of Mr. Johnnie
3 Jackson, Director of Leasing and Occupancy.

4 And, whereas, the PHA negotiated salary
5 rate with Mr. Jackson was contingent upon completion
6 of his six agreed upon goals, and, if satisfied, the
7 salary rate would be adjusted effective February 1st,
8 2017.

9 And, whereas, the Executive Director is
10 satisfied that the goals were met and is recommending
11 that the salary adjustment be approved effective
12 February 1st, 2017.

13 Now, therefore, be it resolved that the
14 Board of Commissioners of the Housing Authority of
15 the City of Paterson approves the salary adjustment
16 for Mr. Johnnie Jackson, Director of Leasing and
17 Occupancy, with effect from February 1st, 2017.

18 CHAIRPERSON McDUFFIE: Questions,
19 comments?

20 COMMISSIONER GUARASCI: Just, again,
21 educate me on this.

22 So it's asking us to approve a salary
23 adjustment, but it doesn't give any information on
24 what the salary adjustment is. So is that how this
25 is typically done here?

1 EXE. DIR. GORHAM: It's confidential,
2 and at the Personnel Committee meeting, the salary
3 adjustment was presented and it was a budget item
4 that is part of the budget.

5 It was just that when Mr. Jackson was
6 hired, we had a list of areas and goals that we
7 wanted him to accomplish within a certain period of
8 time, so we didn't give him the highest salary. It's
9 not really a raise.

10 COMMISSIONER GUARASCI: Well, you know,
11 my question is really not Mr. Jackson specific, it's
12 just about how this Board works.

13 I do serve another public body, and
14 anytime a salary is authorized by that Board, the
15 minutes have to reflect what the salary of the
16 individual who is, say, hired is, if anybody's salary
17 is being changed, what it actually is, the minutes
18 have to reflect that.

19 EXE. DIR. GORHAM: I think in your
20 packet in an envelope for the Personnel Committee, it
21 was noted.

22 VICE-CHAIRPERSON RENDINA: You'll see
23 it. This one (indicating).

24 COMMISSIONER GUARASCI: But there's no
25 requirement that it be in the minutes of this public

1 meeting is what you're saying?

2 EXE. DIR. GORHAM: No, because we
3 shouldn't be putting people's personal information to
4 the public.

5 COMMISSIONER GUARASCI: Okay.

6 EXE. DIR. GORHAM: And that's why we do
7 it this way.

8 VICE-CHAIRPERSON RENDINA: Eventually,
9 but just not that way.

10 COMMISSIONER GUARASCI: I just wanted
11 to know what the protocol is.

12 EXE. DIR. GORHAM: And when folks do an
13 OPRA request, we do provide information like this,
14 but, of course, the name is not noted, but we do send
15 to the Board of Commissioners what that salary would
16 be.

17 COMMISSIONER GUARASCI: Thank you.

18 CHAIRPERSON McDUFFIE: Congratulations,
19 Mr. Jackson.

20 MR. JACKSON: Thank you.

21 MS. KMECH: Dale Jones and Orthneil
22 Palmer to attend March Housing Authority Insurance
23 Group Board Committee Meetings March 29th-31st, 2017.

24 Whereas, on March 29th through
25 March 31st, 2017, Housing Authority Insurance Group

1 will hold their 2017 March meeting in Columbus,
2 Georgia.

3 This conference will provide a series
4 of meetings focusing on Risk Control; Claims; Housing
5 Software Solutions; Government Affairs and Research;
6 Auditing; Housing Authority Defense Attorney & Risk
7 Control Symposium, as well as their Board of
8 Directors Committee Meeting.

9 And attendance at this meeting will
10 benefit the Authority by providing staff with
11 information and technical formats for submission to
12 the Housing Authority Insurance Group.

13 And, therefore, be it resolved by the
14 Board of Commissioners of the Housing Authority of
15 the City of Paterson that they hereby approve
16 committee members Dale Jones, Assistant Executive
17 Director, and Orthneil Palmer, Personnel Assistant,
18 to attend the Housing Authority Insurance Group 2017
19 March meeting, with travel at a cost of \$888.80,
20 hotel accommodations at a cost of \$954.60, and per
21 diem in the amount of \$144 each.

22 Reimbursement by the Housing Authority
23 Insurance Group will be made, once attendance and
24 duties have been satisfied.

25 CHAIRPERSON McDUFFIE: Questions,

1 comments?

2 (No response.)

3 CHAIRPERSON McDUFFIE: Okay. Questions
4 on the bills?

5 (No response.)

6 CHAIRPERSON McDUFFIE: Okay.
7 Operations.

8 MR. JONES: The next resolution,
9 Commissioners, is seeking the approval for
10 Commissioner Peter Rendina --

11 CHAIRPERSON McDUFFIE: Commissioner
12 who?

13 MR. JONES: Peter Rendina to attend --

14 VICE-CHAIRPERSON RENDINA: How do you
15 spell that name?

16 EXE. DIR. GORHAM: Oh, lordy!

17 MR. JONES: It says "Peter" here.

18 Pete Rendina to attend the CLPHA
19 Conference in Washington, D.C., from March 23rd-24th.

20 And the conference will cover
21 Performance Assessment Systems; Impact on Public
22 Agencies; Affordable Public Housing, etc.

23 And this, Commissioners, is seeking
24 approval for Commissioner Rendina to attend the
25 conference, at a cost of \$800 registration, hotel

1 accommodation for \$687.71, travel in the amount of
2 \$49; and per diem of \$107.

3 CHAIRPERSON McDUFFIE: Questions,
4 comments?

5 (No response.)

6 CHAIRPERSON McDUFFIE: Okay.

7 MR. JONES: The next resolution,
8 Commissioners, is seeking your approval to have
9 Commissioner Peter Rendina and Executive Director
10 Irma Gorham attend the NAHRO 2017 Conference in
11 Washington, D.C., from March 26th-29th.

12 And this conference will focus on the
13 Perspective on the Federal Budget 2017; HUD Community
14 Planning and Development; Public Housing; and other
15 related topics.

16 This seeks your approval for \$475 each
17 for registration, \$778 for hotel accommodation each,
18 and travel in the amount of \$255, plus per diem of
19 \$153 each.

20 CHAIRPERSON McDUFFIE: Questions,
21 comments?

22 (No response.)

23 CHAIRPERSON McDUFFIE: Okay. Are those
24 all the resolutions?

25 VICE-CHAIRPERSON RENDINA: Yes.

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CHAIRPERSON McDUFFIE: Okay. Can I get a motion to close the Workshop?

COMMISSIONER RENDINA: I make a motion.

COMMISSIONER NATION: Second.

CHAIRPERSON McDUFFIE: 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, Maven, and Ramirez absent.)

(Whereupon, the Workshop Meeting is adjourned at 6:13 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