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PATERSON HOUSING AUTHORITY  
PATERSON, NEW JERSEY  
MONDAY, MARCH 21, 2016  
COMMENCING AT 6:08 P.M.  
REGULAR MEETING

THERE BEING PRESENT:

- REV. MICHAEL McDUFFIE, CHAIRPERSON
- PETE RENDINA, VICE CHAIRPERSON
- JOEL RAMIREZ, COMMISSIONER
- BRENT NATION, COMMISSIONER
- REV./DR. DOUGLAS L. MAVEN

ALSO PRESENT:

- IRMA GORHAM  
EXECUTIVE DIRECTOR
- DALE JONES  
ASSISTANT EXECUTIVE DIRECTOR
- FRED VAZQUEZ  
DIRECTOR OF MODERNIZATION & DEVELOPMENT
- 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**  
**201-226-9218**

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ALSO PRESENT (cont'd):

GWENDOLYN MORRISON LONG  
DIRECTOR OF LEASING & OCCUPANCY

ORTHNEIL PALMER  
PERSONNEL ASSISTANT

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

THERESA MIMS, COMPLIANCE OFFICER  
IAEISA MONDESIR, PROPERTY MANAGER  
CLARA CANTY, PROPERTY MANAGER  
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) 226-9218**

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DEPARTMENT OF MODERNIZATION & DEVELOPMENT

Bids/Contracts (8)

- 1. Apollo Dye Phase II Project Financing 6
- 2. \$800,000 Loan to Rosa Parks Associates  
2006, LLC - Veterans Housing 6
- 3. \$1,000,000 - RHF, HOPE VI, and  
Disposition Loan - Apollo Dye  
Associates II LLC 6
- 4. 2013 CFP Final Budget & AMCC Submission 6
- 5. 2014 CFP Budget Revision No. 5 6
- 6. 2015 CFP Budget Revision No. 4 6
- 7. Acceptance of 2016 CFP/RHF -  
Consolidated Annual Contributions  
Contract - CACC 6
- 8. Contract Award for Upgrade of Elevator  
Motor and Electronics at NJ21-10,  
Gordon Canfield Plaza 6

DEPARTMENT OF LEASING & OCCUPANCY

Bids/Contracts (0)

DEPARTMENT OF PLANNING & GRANTS

Bids/Contracts (0)

DEPARTMENT OF ADMINISTRATION

Bids/Cont Bids/Contracts (3)

- 1. Contract Extension - 2nd Year Option  
Monitoring of Burglar/Fire Alarm System  
at NJ21-1, NJ21-6-1, NJ21-7, NJ21-8,  
NJ21-10, and Christopher Hope 6
- 2. Maintenance Service for Paterson Housing  
Authority, Vacant Lots 6
- 3. Maintenance Service for Paterson  
Development Management Properties (PDMC) 6

I N D E X (cont'd)PAGEDEPARTMENT OF ADMINISTRATIONOperations (6)

- |    |  |   |
|----|--|---|
| 1. | Change Order #1, #2, #3, and #4,<br>Emergency Boiler Repair, Boiler #1 in<br>Boiler Room #17 at NJ21-1,<br>Riverside Terrace Development     | 6 |
| 2. | Adoption of PHA Approved Budget 4/1/2016<br>- 3/31/2017  | 6 |
| 3. | Prescription Plan Administrator  | 6 |
| 4. | Employee Benefits - Vision Plan  | 6 |
| 5. | Approve Attendance of D. Holmes and<br>Theresa Mims to attend the 47th<br>Annual Public Purchasing Educational<br>Forum                      | 6 |
| 6. | Approve Attendance of L. Sawey, Boiler<br>Technician & D. Singletary, Team<br>Leader AMP #4 to attend Cleaver-Brooks<br>Boiler Systems Forum | 6 |

EXECUTIVE DIRECTOROperations (7)

- |    |  |   |
|----|--|---|
| 1. | Approval for Temporary Community<br>Service Worker   | 6 |
| 2. | Dale V. Jones - Continuation of Leave<br>of Absence  | 6 |
| 3. | Approval for Irma Gorham and Peter<br>Rendina to attend the CLPHA Conference,<br>Washington, D.C.                                | 6 |
| 4. | Approval for Irma Gorham, Michael<br>McDuffie and Peter Rendina to attend<br>the 2016 MARC/NJNAHRO 2016 Washington<br>Conference | 6 |
| 5. | Approve Peter Rendina to attend NAHRO<br>2016 Washington Conference  | 6 |
| 6. | RFP - Engineering Services - Exemption<br>6 Under N.J.S.A. 34:7-1-6  | 6 |
| 7. | Bills - Payment for February   | 6 |

HEARING OF THE GENERAL PUBLIC

(No one wishing to speak.)

1 CHAIRPERSON McDUFFIE: Motion to open?

2 COMMISSIONER MAVEN: Move. I move.

3 COMMISSIONER NATION: Second.

4 CHAIRPERSON McDUFFIE: Roll call.

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

10 APPROVAL OF MINUTES:

11 CHAIRPERSON McDUFFIE: Motion for the  
12 minutes from last meeting?

13 VICE-CHAIRPERSON RENDINA: I make a  
14 motion.

15 CHAIRPERSON McDUFFIE: For the last  
16 meeting.

17 Can I get a second?

18 COMMISSIONER RAMIREZ: Second.

19 CHAIRPERSON McDUFFIE: Roll call.

20 (At this point in the proceeding roll  
21 call is taken and the motion is passed by a vote of  
22 four in favor, with Commissioners Bonds and Diaz  
23 absent, and Commissioner Maven abstaining.)

24 HEARING OF THE GENERAL PUBLIC:

25 CHAIRPERSON McDUFFIE: A motion for the

1 public hearing. Anyone from the public?

2 (No response.)

3 CHAIRPERSON McDUFFIE: Motion to close  
4 the public?

5 COMMISSIONER NATION: So moved.

6 VICE-CHAIRPERSON RENDINA: Second.

7 CHAIRPERSON McDUFFIE: Roll call.

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

12 RESOLUTIONS OF UNANIMOUS CONSENT:

13 CHAIRPERSON McDUFFIE: Can I get a  
14 motion for a Consent Agenda?

15 COMMISSIONER MAVEN: I'll move.

16 VICE-CHAIRPERSON RENDINA: Second.

17 CHAIRPERSON McDUFFIE: Roll call.

18 (At this point in the proceeding roll  
19 call is taken and the motion is passed by a vote of  
20 five in favor, with Commissioners Bonds and Diaz  
21 absent.)

22 CHAIRPERSON McDUFFIE: Motion to close?

23 VICE-CHAIRPERSON RENDINA: I make a  
24 motion.

25 COMMISSIONER NATION: Second.

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CHAIRPERSON McDUFFIE: Roll call.

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

CHAIRPERSON McDUFFIE: Thank you.

(Whereupon, the Regular Meeting is adjourned at 6:09 p.m.)

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.

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

My Commission Expires:  
7/11/19