

1 PATERSON HOUSING AUTHORITY
2 PATERSON, NEW JERSEY
3 MONDAY, MARCH 21, 2016
4 COMMENCING AT 5:40 P.M.
5 WORKSHOP MEETING

6 THERE BEING PRESENT:

7 REV. MICHAEL McDUFFIE, CHAIRPERSON

8 PETE RENDINA, VICE CHAIRPERSON

9 JOEL RAMIREZ, COMMISSIONER

10 BRENT NATION, COMMISSIONER

11 REV./DR. DOUGLAS L. MAVEN

12 ALSO PRESENT:

13 IRMA GORHAM
14 EXECUTIVE DIRECTOR

15 DALE JONES
16 ASSISTANT EXECUTIVE DIRECTOR

17 FRED VAZQUEZ
18 DIRECTOR 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
201-226-9218

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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

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1 CHAIRPERSON McDUFFIE: Good evening.

2 ALL: Good evening.

3 CHAIRPERSON McDUFFIE: The
4 Commissioners of the Housing Authority of this great
5 City of Paterson are hereby called to a Regular
6 Meeting, immediately following the Workshop, at the
7 offices of this Authority, 60 Van Houten Street, on
8 this day, Monday, March 21st.

9 Roll call.

10 (At this point in the proceeding roll
11 call is taken with Commissioners Nation, Maven,
12 Vice-Chairperson Rendina, and Chairman McDuffie
13 present, with Commissioners Bonds, Diaz, and Ramirez
14 absent.)

15 EXE. DIR. GORHAM: This is a duly
16 advertised Regular Meeting of the Board of
17 Commissioners of the Housing Authority. Notice of
18 this meeting was given to newspapers of local
19 circulation in 2015. A copy of this notice was filed
20 with the City Clerk of Paterson. These things were
21 done to comply with the Open Public Meetings Law.

22 CHAIRPERSON McDUFFIE: We have a motion
23 to be made by Mr. Rendina.

24 VICE-CHAIRPERSON RENDINA: I make a
25 motion that as to the resolutions, we don't read

1 every word of whereas, whereas, whereas, and all the
2 words in between, that we just read the title of the
3 resolution and the recommendation.

4 CHAIRPERSON McDUFFIE: Can I get a
5 second?

6 COMMISSIONER NATION: 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 four in favor, with Commissioners Bonds, Diaz, and
11 Ramirez absent.)

12 CHAIRPERSON McDUFFIE: Okay.

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

15 CHAIRPERSON McDUFFIE: Now we go to
16 bids and contracts.

17 MR. VAZQUEZ: The first resolution
18 before you is for Apollo Dye Phase II contract
19 financing for 63 units.

20 The resolution requires that the
21 Executive Director be authorized to sign any and all
22 documents in connection with this project.

23 CHAIRPERSON McDUFFIE: Questions,
24 comments?

25 (No response.)

1 CHAIRPERSON McDUFFIE: Thank you.

2 MR. VAZQUEZ: The next resolution
3 before you is an \$800,000 loan to the Rosa Parks
4 Associates 2006 LLC in connection with the veterans
5 housing.

6 That money was originally earmarked in
7 April 2010 for the homeownership, which was
8 subsequently converted to veterans rental. This
9 resolution seeks authorization to loan the \$800,000
10 to the partnership.

11 CHAIRPERSON McDUFFIE: And that's the
12 34 units of affordable housing?

13 MR. VAZQUEZ: Yes, 34 units of
14 affordable veterans housing.

15 CHAIRPERSON McDUFFIE: Beautiful.
16 Questions, comments?

17 (No response.)

18 CHAIRPERSON McDUFFIE: Beautiful. Go
19 right ahead.

20 MR. VAZQUEZ: The next resolution seeks
21 your authorization for a million dollar loan made up
22 of Replacement Housing Factor funds, HOPE VI, and
23 disposition to the Apollo Dye II Associates in
24 connection with the development of the 63 units known
25 as Apollo Dye II.

1 EXE. DIR. GORHAM: So, Fred, and for
2 other staff that will be reading resos tonight, can
3 you please read all of the therefore --

4 MR. VAZQUEZ: Sure.

5 EXE. DIR. GORHAM: -- be it resolved
6 piece of it.

7 MR. VAZQUEZ: That's the longest part
8 of the reso. Sure.

9 EXE. DIR. GORHAM: It covers
10 everything.

11 All right. Come on now, work with me.

12 MR. VAZQUEZ: Now, therefore, be it
13 resolved by the Board of Commissioners of the Housing
14 Authority of the City of Paterson that they hereby
15 authorize a loan not to exceed \$1 million (made up of
16 \$100,000 in HOPE VI funds, \$194,499 in 2013 RHF
17 funds, \$641,343 in 2014 RHF funds, and \$64,153 in
18 Disposition funds) to Apollo Dye Associates II LLC.
19 The partnership, which includes Pennrose Properties,
20 LLC, among other partners for the development of the
21 63 units of affordable housing senior rental project
22 which is to include 16 ACC units, and is to be
23 located at the former Apollo Dye site in Paterson,
24 New Jersey.

25 The proceeds of the loan from the PHA

1 to the partnership shall be used to pay a portion of
2 the development and construction costs of the
3 partnership in developing the complex at the real
4 property site, in connection with the proceeds of the
5 sale of the federal low income housing tax credits
6 allocated by the HFMA pursuant to its Qualified
7 Allocation Plan, and other state and local funds.

8 The complex will be in a mixed income
9 residential dwelling community on the property as
10 approved by the PHA and HUD pursuant to HUD's mixed
11 finance regulations at 24 CFP Part 941, Subpart F.
12 The loans made by the PHA will be non-recourse
13 obligations secured by a separate subordinate
14 leasehold mortgage on the property. The loan will be
15 evidenced by a loan agreement, mortgage, and note and
16 such agreement shall be subordinate to the other
17 financing on the development. The PHA's commitment
18 will expire if the project does not receive an
19 allocation of federal low income allocation of tax
20 credits -- we did receive an allocation of tax
21 credits.

22 Be it further resolved that final
23 financial terms and conditions will be subject to
24 approval of a mixed finance development proposal to
25 be submitted to HUD prior to financial closing.

1 CHAIRPERSON McDUFFIE: Questions,
2 comments?

3 VICE-CHAIRPERSON MAVEN: How much were
4 the tax credits?

5 MR. VAZQUEZ: Well, the tax credits
6 will yield approximately -- what is it -- 12, 13,
7 \$14 million.

8 VICE-CHAIRPERSON MAVEN: Okay.

9 MR. VAZQUEZ: The next resolution is
10 for the 2013 CFP Final Budget and ACC submission.

11 Now, therefore, be it resolved by the
12 Board of Commissioners that they hereby authorize
13 staff to submit the 2013 CFP Final Budget and the
14 required Actual Modernization Cost Certificate
15 documentation.

16 CHAIRPERSON McDUFFIE: Questions,
17 comments?

18 (No response.)

19 CHAIRPERSON McDUFFIE: Okay.

20 MR. VAZQUEZ: The next resolution seeks
21 your authorization for 2014 CFP Budget Revision No.
22 5.

23 Now, therefore, be it resolved by the
24 Board of Commissioners of the Housing Authority of
25 the City of Paterson that they hereby authorize staff

1 to revise the 2014 CFP Budget in accordance with the
2 attached narrative.

3 Be it further resolved, all proposed
4 changes within the 2014 CFP Budget are in with the
5 Housing Authority's approved Five-Year Plan and the
6 revised budget will be submitted to HUD for approval.

7 CHAIRPERSON McDUFFIE: Questions,
8 comments?

9 (No response.)

10 CHAIRPERSON McDUFFIE: Go ahead.

11 MR. VAZQUEZ: 2015 CFP Budget Revision
12 No. 4.

13 Now, therefore, be it resolved by the
14 Board of Commissioners of the City of Paterson that
15 they hereby authorize staff to revise the 2015 CFP
16 Budget in accordance with the attached narrative.

17 Be it further resolved that all
18 proposed changes within the 2015 CFP Budget are in
19 accordance with the Housing Authority's approved
20 Five-Year Plan and the revised budget will be
21 submitted to HUD upon Board approval.

22 CHAIRPERSON McDUFFIE: Okay.

23 MR. VAZQUEZ: The next resolution is
24 for acceptance and submission of the 2016 CFP/RHF
25 Consolidated Annual Contributions Contract - CACC.

1 Now, therefore, be it resolved by the
2 Board of Commissioners of the Housing Authority of
3 the City of Paterson that they hereby authorize the
4 receipt and submittal of the Consolidated Annual
5 Contributions Contract (CACC) for the 2016 Capital
6 Fund Program (CFP) Budget.

7 CHAIRPERSON McDUFFIE: Okay.

8 Go ahead.

9 MR. VAZQUEZ: The next resolution seeks
10 contract award authorization for the upgrading of the
11 elevator motor and electronics at NJ21-10, Gordon
12 Canfield Plaza.

13 Now, therefore, be it resolved by the
14 Board of Commissioners that they hereby authorize
15 staff to award a contract to Slade Elevator, 1101
16 Bristol Road, Mountainside, New Jersey, the lowest
17 responsible bid, in an amount not to exceed \$332,289.

18 Be it further resolved that the 2015
19 CFP Budget Will be revised to include the difference
20 between the contract amount and the budget amount.

21 CHAIRPERSON McDUFFIE: Questions,
22 comments?

23 MS. HEW: Yes, Mr. Rendina, you see
24 that your --

25 VICE-CHAIRPERSON RENDINA: I saw it.

1 MS. HEW: -- cost. Making sure you saw
2 that.

3 VICE-CHAIRPERSON RENDINA: I saw it.
4 Want to ask me again? I saw it.

5 MS. HEW: Thank you, Mr. Rendina.

6 COMMISSIONER MAVEN: Does "upgrade"
7 mean new?

8 MS. HEW: No.

9 VICE-CHAIRPERSON RENDINA: No?

10 EXE. DIR. GORHAM: It means fix.

11 No, it's not new, Commissioner.

12 VICE-CHAIRPERSON RENDINA: By the way,
13 can I?

14 CHAIRPERSON McDUFFIE: Yes.

15 VICE-CHAIRPERSON RENDINA: The only new
16 elevators are in places like brand new buildings in
17 Fort Lee, Edgewater, whatever, because they have to,
18 or, if you go to a casino. Every other elevator,
19 they keep for as long as they can humanly possibly
20 keep, because the expense really outweighs any, you
21 know, any -- it becomes so expensive so do. In the
22 federal building, that elevator, we got two
23 elevators, they have been there since that place was
24 built in 1999.

25 COMMISSIONER MAVEN: It's not the shell

1 Board of Commissioners of the Housing Authority of
2 the City of Paterson that they hereby authorize staff
3 to exercise that option with Union Alarmtronics, out
4 of Roselle, New Jersey, for a monthly monitoring
5 service of our burglar alarm system at 21-1, 21-8,
6 and for our fire alarm systems at 21-1, 21-6-1, 6-2,
7 1-7, 1-8, 1-9, 1-10, and the Christopher Hope
8 Community Center, at a monthly charge of \$50 per
9 site.

10 CHAIRPERSON McDUFFIE: Questions,
11 comments?

12 (No response.)

13 CHAIRPERSON McDUFFIE: Go right ahead.

14 MS. HOLMES: The next resolution is for
15 a lawn maintenance service for Paterson Housing
16 Authority vacant lots.

17 Now, therefore, be it resolved by the
18 Board of Commissioners of the Housing Authority of
19 the City of Paterson that they hereby authorize staff
20 to enter into agreement with Scenery Nature Landscape
21 LLC, out of South Hackensack, New Jersey, for a
22 monthly amount of \$550, plus a spring cleanup price
23 of \$1,140, and a fall cleanup price of \$950, for all
24 sites mentioned above, beginning April, 2016 and
25 ending November 30, 2016.

1 CHAIRPERSON McDUFFIE: Questions,
2 comments?

3 (No response.)

4 CHAIRPERSON McDUFFIE: Go right ahead.

5 MS. HOLMES: The next resolution is a
6 similar resolution, lawn maintenance service for the
7 Paterson Development Management properties.

8 Now, therefore, be it resolved by the
9 Board of Commissioners of the Housing Authority of
10 the City of Paterson that they hereby authorize staff
11 to enter into an agreement with Scenery Nature
12 Landscape LLC, out of South Hackensack, New Jersey,
13 at a monthly amount of \$700, plus spring cleanup at
14 \$700 and --

15 (Commissioner Ramirez is present at
16 5:51 p.m.)

17 MS. HOLMES: -- a fall cleanup price of
18 \$450, for all sites mentioned above, beginning
19 April 1st, 2016, and ending November 30, 2016.

20 CHAIRPERSON McDUFFIE: Questions,
21 comments?

22 (No response.)

23 CHAIRPERSON McDUFFIE: Okay.

24 MS. HOLMES: And the next resolution is
25 for Change Orders #1, #2, #3 and #4, for emergency

1 boiler repair of boiler #1 in boiler room #17 at
2 Riverside Terrace Development.

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 approve Change
6 Order Nos. 1, 2, 3, and 4, as described above and
7 attached hereto with Bradley-Sciocchetti, out of
8 Merchantville, New Jersey, for the emergency repair
9 of boiler No. 1 in boiler room #17, which would bring
10 the total cost of the repair to \$49,146.30.

11 CHAIRPERSON McDUFFIE: Questions,
12 comments?

13 (No response.)

14 CHAIRPERSON McDUFFIE: Go right ahead.

15 MR. JONES: The next resolution,
16 Commissioners, is seeking the approval for the
17 adoption of the Housing Authority approved state
18 budget for the period beginning April 1st, 2016, and
19 ending March 31st, 2017.

20 Now, therefore, be it resolved by the
21 Board of Commissioners of the Housing Authority that
22 the 2016-2017 Annual Budget and Capital Budget be
23 approved and be forwarded to the state with the
24 appropriate documents.

25 CHAIRPERSON McDUFFIE: Questions,

1 comments?

2 (No response.)

3 CHAIRPERSON McDUFFIE: Okay.

4 MR. PALMER: The next resolution is for
5 the employee prescription plan.

6 Now, therefore, be it resolved by the
7 Board of Commissioners of the Housing Authority of
8 the City of Paterson that staff is authorized to
9 renew the Prescription Drug Plan administered by
10 Benecard Services, Inc., of Lawrenceville, New
11 Jersey, for the period of April 1st, 2016, to
12 March 31st, 2017.

13 CHAIRPERSON McDUFFIE: Questions,
14 comments?

15 (No response.)

16 MR. PALMER: Okay. The next one is
17 authorization for employee benefits, vision plan.

18 Now, therefore, be it resolved by the
19 Board of Commissioners of the Housing Authority of
20 the City of Paterson that staff is authorized to
21 renew the vision plan with NVA of Clifton, New
22 Jersey, for the period of April 1st, 2016, to
23 March 31st, 2020, at the monthly rates listed in this
24 resolution.

25 CHAIRPERSON McDUFFIE: Read the whereas

1 for this one, read that second whereas, please.

2 MR. PALMER: Read it in?

3 CHAIRPERSON McDUFFIE: The second
4 paragraph, read that aloud.

5 MR. PALMER: Okay.

6 Whereas, the contract with NVA will
7 expire on June 30, 2016, and NVA provided a renewal
8 quote guaranteed for a period of four years with the
9 following monthly renewal rates:

10 Single employee, \$3.48.

11 Employee and spouse, \$6.26.

12 Employee and children, \$7.30.

13 Employee and spouse, with children,
14 family plan, \$9.03.

15 CHAIRPERSON McDUFFIE: Thank you.

16 Questions, comments?

17 COMMISSIONER MAVEN: For this and the
18 prescription, is that an increase?

19 MR. PALMER: Pardon me?

20 VICE-CHAIRPERSON RENDINA: Is that an
21 increase?

22 MR. PALMER: No, it wasn't an increase.

23 COMMISSIONER MAVEN: In the
24 prescription plan either, the same deal?

25 MR. JONES: The prescription plan,

1 we're seeing approximately a 50 percent increase over
2 last year.

3 COMMISSIONER MAVEN: 60 percent
4 increase?

5 MR. JONES: 50.

6 CHAIRPERSON McDUFFIE: Okay.

7 VICE-CHAIRPERSON RENDINA: All right,
8 go ahead.

9 MR. PALMER: The next resolution is
10 seeking approval for attendance of Delinda Holmes and
11 Theresa Mims to attend the 47th Annual Public
12 Purchasing Educational Forum.

13 Now, therefore, be it resolved by the
14 Board of Commissioners of the Housing Authority of
15 the City of Paterson that they hereby approve Delinda
16 Holmes and Theresa Mims to attend the 47th Annual
17 Public Purchasing Educational Forum, at a
18 registration fee of \$350 each, hotel accommodations
19 at \$252 each, and per diem of \$96 each, plus with
20 receipt, parking tolls and mileage charges.

21 CHAIRPERSON McDUFFIE: Questions,
22 comments?

23 (No response.)

24 CHAIRPERSON McDUFFIE: Okay.

25 MR. JONES: The next resolution,

1 Commissioners, is seeking your approval for both
2 boiler personnel and maintenance personnel to attend
3 the boiler seminar for Cleaver-Brooks Boiler Systems
4 Plus II.

5 Now, therefore, be it resolved by the
6 Board of Commissioners of the Housing Authority of
7 the City of Paterson that they hereby approve Larry
8 Sawey and Danny Singletary to attend the
9 Cleaver-Brooks Boiler Systems Plus II Seminar, at a
10 registration fee of \$1,150 for the two, and it
11 includes tuition and meals, along with applicable
12 receipted parking, tolls, and mileage charges.

13 CHAIRPERSON McDUFFIE: Questions,
14 comments?

15 VICE-CHAIRPERSON RENDINA: Does that
16 get them a boiler license?

17 MR. JONES: No, they already have their
18 license.

19 VICE-CHAIRPERSON RENDINA: So this is
20 like --

21 MR. JONES: A refresher. We have those
22 type of boilers, so they offer this training.

23 VICE-CHAIRPERSON RENDINA: All right.

24 CHAIRPERSON McDUFFIE: Okay.

25 MR. PALMER: The next resolution is

1 seeking approval for a temporary Community Service
2 Worker.

3 Now, therefore, be it resolved by the
4 Board of Commissioners of the City of Paterson that
5 they hereby approve Ms. Vanessa B. Alvarez as a
6 temporary employee, with effect from March 28, 2016,
7 to September 30, 2016, for a maximum of 20 hours per
8 week at an approved hourly rate.

9 CHAIRPERSON McDUFFIE: Okay.
10 Personnel.

11 MR. PALMER: All right. Next
12 resolution is seeking to extend the continuation of
13 leave of absence for Mr. Dale V. Jones.

14 Be it further resolved that in
15 compliance with the New Jersey Civil Service
16 Commission Title 4A:6-1.1, this leave is
17 retroactively effective from January 1st, 2016, to
18 December 31st, 2016, after which Dale V. Jones will
19 have to reapply in order to continue said leave.

20 VICE-CHAIRPERSON RENDINA: I've been
21 told by two reverends next to me not to say anything.

22 Thank you.

23 CHAIRPERSON McDUFFIE: All right.
24 Operations.

25 MR. JONES: The next resolution,

1 Commissioners, is seeking your approval for the
2 Executive Director, and Commissioner Rendina to
3 attend a CLPHA conference in Washington, D.C.

4 This conference will take place from
5 April 7th to 8th, 2016. And the expenses for
6 registration, \$800 each; hotel accommodation of
7 \$684.72 each, and travel of \$98 each, with per diem
8 of an additional \$82 each.

9 CHAIRPERSON McDUFFIE: Questions,
10 comments?

11 (No response.)

12 COMMISSIONER MAVEN: He can pay his own
13 way, can't he?

14 VICE-CHAIRPERSON RENDINA: I'd be glad
15 to pay my own way.

16 MR. JONES: Next resolution is seeking
17 your approval for Irma Gorham, Chairperson Reverend
18 Michael McDuffie and Vice-Chairperson Peter Rendina
19 to attend the 2016 MARC/NAHRO conference that will be
20 held from April 24th through 27th in Atlantic City,
21 incurring a registration fee of \$395 each, \$304.20
22 for hotel accommodations each, per diem of \$158 each,
23 plus the applicable receipts for toll and parking.

24 EXE. DIR. GORHAM: Just a comment.

25 For the new Commissioners, when there

1 are conferences, it's placed in your Board package.
2 I know Rev. Maven sometimes attends this, but he has
3 a very busy schedule now, so he picks and chooses
4 which ones. So if you're interested in attending,
5 this is an industry one where this year it's being
6 held with public housing folks from the mid-Atlantic
7 states also. Usually it's just the State of New
8 Jersey, but it's a joint conference this year, so if
9 you would be interested, you should reach out to
10 Lynette.

11 CHAIRPERSON McDUFFIE: Okay.

12 MR. JONES: The next resolution,
13 Commissioners, is seeking your approval for
14 Commissioner Peter Rendina to attend a 2016 NAHRO
15 conference in Arlington, Virginia, from April 9th
16 through 13th. The registration of \$625, \$1,123.30 in
17 hotel accommodations, and a per diem of \$144.

18 CHAIRPERSON McDUFFIE: Any questions on
19 that?

20 (No response.)

21 MR. JONES: Next resolution is on the
22 bills.

23 CHAIRPERSON McDUFFIE: Do the
24 supplemental, we'll do bills last.

25 MS. MIMS: Good evening.

1 ALL: Good evening.

2 MS. MIMS: The next one before you is
3 the supplemental resolution regarding the RFP,
4 engineering services for Exemption Six.

5 Now, therefore, be it resolved by the
6 Board of Commissioners of the Housing Authority of
7 the City of Paterson that they hereby authorize staff
8 to award a contract to LAN Associates of 445 Godwin
9 Avenue, Midland Park, New Jersey, in the amount of
10 \$87,890 to complete the engineering services as
11 outlined in the RFP for Exemption Six Approval by the
12 State of New Jersey, Bureau of Boiler and Pressure
13 Vessel Compliance.

14 Be it further resolved that the 2015
15 CFP Budget will be revised in order to include the
16 difference between the contract amount and the budget
17 amount.

18 CHAIRPERSON McDUFFIE: And that's not
19 to exceed \$87,890, right?

20 MS. MIMS: Not to exceed.

21 CHAIRPERSON McDUFFIE: Okay.

22 Questions, comments?

23 VICE-CHAIRPERSON RENDINA: Yes.

24 CHAIRPERSON McDUFFIE: Go ahead.

25 VICE-CHAIRPERSON RENDINA: Well, the

1 fact that the state comes in and twists our arm with
2 this thing, and I understand why they do it, because
3 you have to have a boiler guy in a room that has a
4 high pressure boiler and we need people that have the
5 licenses to work these boilers. I can't do it.
6 There are people that have to go take a test and you
7 become a boiler operator. And it was explained to
8 me, and I just want to make sure that this is on the
9 record, that we just can't afford to have three
10 people eight hours a day seven days a week to watch
11 all the boilers of all the buildings. And it was
12 explained to me and I have to say, it's true that we
13 have people in there 24 hours.

14 I know the county had a problem with
15 their boiler guy, they only had one boiler guy for
16 the like 30 buildings, but they got away with it
17 because they only were there for eight hours, and
18 then the rest of the time no one was in the
19 buildings. So the state apparently comes in to our
20 agency, but not just ours, all around, to make sure
21 that we have like a real person that knows what
22 they're doing so that in case there is a problem,
23 they can do it. And they can't be on call, and I
24 understand that as well, let's say the guy lives in
25 Vernon and there's a problem, and by the time he

1 comes down, we have a building that's in trouble.
2 And I mean the whole -- I had all these questions, I
3 just want to make sure that we pay attention to all
4 this, all Commissioners pay attention that this is a
5 very serious issue. We don't want to give \$4,000 to
6 the state every month that they come in here to check
7 on us, and it's like a tax, a tax on the Housing
8 Authority so that these birds can keep their jobs,
9 but we have to be able to comply somehow.

10 And I was told, and I never heard of
11 this before, Exemption Six, which thank God there's
12 an Exemption Six, thank God, fellows, that there's an
13 Exemption Six and that we can, you know, do this and
14 be able to stay on top of things. They're going to
15 monitor us still, from what I understand, E.D., and
16 what they're going to do is make sure they don't fine
17 us every five minutes like they've been doing, which
18 drains our money, that's the first part of it.

19 And then the second part of it is, I
20 asked as well, if HUD knows this, and I know HUD's
21 not a human being, but HUD is an entity, if HUD
22 understands that the Paterson Housing Authority and
23 Newark, for that matter, and other Housing
24 Authorities cannot afford to have -- I mean, if
25 you're going to put seniors in a building and they're

1 going to be there 24 hours, I don't understand that
2 they don't know that we cannot afford to just hire
3 black seal licenses for three guys seven days a week
4 and 24 hours a day. I know we have to have it, but,
5 I mean, like I don't know that -- I can't wait to go
6 to this conference and see that Castro character
7 again and just tell him. And if you don't think I'm
8 going to do it, you're out of your mind. I'm going
9 to tell him that this is a joke. Okay. I mean, I
10 had my beef with him last time, he's only about this
11 big and he wants to be Vice President, but he's going
12 to have a long way to go. I want to tell you this,
13 when I tell him, I'm going to say to him, I'll send
14 you all this stuff about how much this is going to
15 cost us, about how much the state makes us pay, among
16 other things, and I want a response from that.

17 And I was told that I might be
18 screaming into the wind, which might be true, but I'm
19 a PIA, so I just want to let you know that, not just
20 here, in life. So I will definitely let him know
21 that.

22 COMMISSIONER MAVEN: Question. Is this
23 a regulatory matter?

24 EXE. DIR. GORHAM: Yes.

25 COMMISSIONER MAVEN: HUD regulatory

1 matter?

2 VICE-CHAIRPERSON RENDINA: No, it's a
3 state regulatory matter.

4 EXE. DIR. GORHAM: The state requires
5 it, and we've gone in many times and talked, along
6 with other Housing Authorities, Jersey City, Camden,
7 New Brunswick, but it's a state mandatory
8 requirement. And the fact that I think some folks
9 went to a conference or some training, and we found
10 out about how Newark was getting around it a bit. So
11 over time, we put it together, made the request, and
12 this is where we are.

13 VICE-CHAIRPERSON RENDINA: By the way,
14 they're the only one in the state that has it now,
15 Newark is the Exception Six?

16 EXE. DIR. GORHAM: Right. I'm not
17 certain, are they the only one?

18 MS. HEW: No.

19 MR. JONES: The only Housing Authority,
20 but there are two others, I understand, there's a
21 hospital and another private housing development.

22 EXE. DIR. GORHAM: So everyone else is
23 adhering, we can't.

24 CHAIRPERSON McDUFFIE: Question on the
25 bills?

1 There's one more, one more, one more
2 updated corrected resolution.

3 EXE. DIR. GORHAM: We did that one.

4 CHAIRPERSON McDUFFIE: Okay. Question
5 on the bills?

6 (No response.)

7 CHAIRPERSON McDUFFIE: Get a motion to
8 close this portion?

9 VICE-CHAIRPERSON RENDINA: Make a
10 motion to close.

11 COMMISSIONER RAMIREZ: Second.

12 CHAIRPERSON McDUFFIE: Roll call.

13 (At this point in the proceeding roll
14 call is taken and the motion to adjourn the Workshop
15 Meeting is passed by a vote of five in favor, with
16 Commissioners Bonds and Diaz absent.)

17 (Whereupon, the Workshop Meeting is
18 adjourned at 6:08 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