

1 PATERSON HOUSING AUTHORITY  
2 PATERSON, NEW JERSEY  
3 MONDAY, APRIL 18, 2016  
4 COMMENCING AT 6:01 P.M.  
5 REGULAR 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, COMMISSIONER

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**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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**

I N D E XPAGEDEPARTMENT OF MODERNIZATION & DEVELOPMENTBids/Contracts (7)

- |    |                                                                                                                           |    |
|----|---------------------------------------------------------------------------------------------------------------------------|----|
| 1. | 46 - \$835,847 Pre-Dev. Loan HOPE VI/RHF<br>Disposition Funds for Phase VI-2                                              | 13 |
| 2. | 47 - Paterson Housing Authority's<br>Success Incubator "PHASINC" - Office<br>Furniture Business Interiors by Staples      | 13 |
| 3. | 48 - Penrose Alexander Hamilton Revit-<br>-alization Phase VII - 30 Section 8<br>Project Based Vouchers                   | 13 |
| 4. | 49 - Roizman Dev. Inc. (RDI) Riverside<br>Terrace Dev. (RAD) Conversion Phase I -<br>78 Section 8 Project Based Vouchers  | 13 |
| 5. | 50 - Roizman Dev. Inc. (RDI) Riverside<br>Terrace Dev. (RAD) Conversion Phase II -<br>15 Section 8 Project Based Vouchers | 13 |
| 6. | 51 - Real Estate Appraiser 2016                                                                                           | 13 |
| 7. | Roizman Dev. Inc. (RDI) Rosa Parks<br>Veterans Project - 34 Section 8 Project<br>Based Vouchers                           | 13 |

DEPARTMENT OF LEASING & OCCUPANCYBids/Contracts (0)DEPARTMENT OF PLANNING & GRANTSBids/Contracts (2)

- |    |                                                                                                          |    |
|----|----------------------------------------------------------------------------------------------------------|----|
| 1. | 52 - Approve Contract Award to CFCS<br>for Family Counseling at Riverside<br>Terrace and Scattered Sites | 13 |
| 2. | 53 - Approve Contract Award to CFCS<br>for Senior Citizen Day Care/Mental<br>Health Program              | 13 |

DEPARTMENT OF ADMINISTRATIONBids/Contracts (5)

- |    |                                                                                                                                              |    |
|----|----------------------------------------------------------------------------------------------------------------------------------------------|----|
| 1. | 54 - Lease of Two Multifunctional<br>Digital Copiers/Printers/Color Scanners<br>at C.O.                                                      | 13 |
| 2. | 55 - Re-Bid furnishing & delivery of<br>Household Appliances (Gas/Electric<br>Ranges & Refrigerators) GE Appliances<br>Forum, Louisville, KY | 13 |

I N D E X (cont'd)

1		
2		
3		<u>PAGE</u>
4	<u>DEPARTMENT OF ADMINISTRATION</u>	
5	<u>Bids/Contracts (cont'd)</u>	
6	3. 56 - Window Cleaning Services of all Common Areas & Community Rooms at NJ21-6-1, NJ21-6-2, NJ21-7, NJ21-8, NJ21-9, NJ21-10 & Central Office Cost Center	13
7	4. 57 - Spring to Fall Landscaping Maintenance Service at PHA Family Site NJ21-1, Senior Sites NJ21-6-1, NJ21-6-2, NJ21-8, NJ21-9, NJ21-10 and Scattered Sites	13
8	5. 58 - Card Metered Laundry Service	13
9	6. 59 - Furnishing & Delivery of Office Supplies W.B. Mason Company, Inc.	13
10	<u>Operations (3)</u>	
11	1. 60 - Bad Debts & Provision for Bad Debts (TARS)	13
12	2. 61 - Bills	13
13	3. Independent Contractor - Section 3 General Pest Control Service Worker	13
14		
15	<u>EXECUTIVE DIRECTOR</u>	
16	<u>Operations (1)</u>	
17	1. 62 - Leah C. Brevard Retirement Recognition	13
18		
19	<u>HEARING OF THE GENERAL PUBLIC</u>	
20	<u>NAME</u>	<u>PAGE</u>
21	Mercedes Lic	6
22		
23		
24		
25		

1 ROLL CALL:

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

4 VICE-CHAIRPERSON RENDINA: Motion.

5 CHAIRPERSON McDUFFIE: Second?

6 COMMISSIONER NATION: Second.

7 CHAIRPERSON McDUFFIE: Roll call.

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

13 CHAIRPERSON McDUFFIE: Can I get a  
14 motion for the approval of the minutes from last  
15 meeting?

16 COMMISSIONER NATION: So moved.

17 COMMISSIONER MAVEN: Second.

18 CHAIRPERSON McDUFFIE: Roll call.

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

23 HEARING OF THE GENERAL PUBLIC:

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

1           Is there's anyone from the audience who  
2 wants to address the Board, you can step forward at  
3 this time, with your name, your address, and what the  
4 situation is, and you have three minutes.

5           Nobody?

6           Okay.

7           VICE-CHAIRPERSON RENDINA: Make a  
8 motion to close.

9           CHAIRPERSON McDUFFIE: Motion to close.

10          VICE-CHAIRPERSON RENDINA: Second.

11          CHAIRPERSON McDUFFIE: She's standing  
12 up. Go ahead.

13          MS. LIC: My name is Mercedes Lic.

14                I'm coming, because I want to know my  
15 situation about Section 8, because I support --  
16 because a lot of family needed for the housing,  
17 that's why I'm coming, to know everything about the  
18 housing.

19          EXE. DIR. GORHAM: Okay. So, did you  
20 respond and fill out the application with the waiting  
21 list?

22          MS. LIC: No.

23          EXE. DIR. GORHAM: So then you need to  
24 make an appointment with Gwen who's sitting behind  
25 you.

1                   Gwendolyn, please give her your number,  
2 your card, so that she can call or you can talk to  
3 her, because the meeting is going rather quickly,  
4 about the Section 8 Program.

5                   MS. LIC: Okay.

6                   EXE. DIR. GORHAM: She can help you.

7                   MS. MORRISON-LONG: That would be me.

8                   EXE. DIR. GORHAM: Okay.

9                   CHAIRPERSON McDUFFIE: Motion to close  
10 the public portion.

11                   COMMISSIONER NATION: So moved.

12                   COMMISSIONER MAVEN: Second.

13                   CHAIRPERSON McDUFFIE: Roll call.

14                   (At this point in the proceeding roll  
15 call is taken and the motion is passed by a vote of  
16 four in favor, with Commissioners Bonds, Diaz, and  
17 Vice-Chairperson Rendina absent.)

18                   CHAIRPERSON McDUFFIE: Anything else?

19                   Can we move to a Consent Agenda? Is  
20 there anything you need to say?

21                   EXE. DIR. GORHAM: You guys have no  
22 questions for me?

23                   CHAIRPERSON McDUFFIE: No.

24                   EXE. DIR. GORHAM: You guys are good?  
25 You have no questions for me?

1 COMMISSIONER NATION: No.

2 EXE. DIR. GORHAM: Okay. So I just  
3 wanted the Board to know that there have been  
4 conversation about the Promise Zones.

5 It's not a question, you had your  
6 chance.

7 (Laughter.)

8 EXE. DIR. GORHAM: So it was about a  
9 four-month, three-month process of meeting with the  
10 community and coming up with a plan.

11 And my position is, and for everyone  
12 that has been calling me within the last couple of  
13 weeks, and Vice-Chairperson Rendina has left the  
14 room, is that when folks call, we got right to the  
15 window and the window closed.

16 So when folks call me and ask, you  
17 know, why didn't the proposal get in on time --

18 (Vice-Chairperson Rendina has returned  
19 to the meeting.)

20 EXE. DIR. GORHAM: My response is "Call  
21 the Mayor's Office" and "call the Congressman."

22 We put together an assessment of what  
23 was needed in the Fourth Ward, and the stakeholders  
24 all, including ourselves, put together a strategy.

25 But the one thing that I say to



1 everyone, even though we had an advocate for the  
2 plan, it wasn't perceived, nor was it written in  
3 stone that we would get the plan.

4 And we all agreed, all the stakeholders  
5 that were in the room agreed that no matter what  
6 happened, that the Fourth Ward would still be a  
7 priority of strategies and implementation where each  
8 of us could bring something to the table.

9 So right out of the gate of having the  
10 bad news today with a number of other stakeholders in  
11 the city, such as New Destiny, the Family  
12 Intervention Services -- I left my folder upstairs  
13 because there were some clients upstairs that walked  
14 me downstairs and I left my folder -- but, Vanessa,  
15 please, can you think of them now?

16 MS. SIFFORD: Yes.

17 EXE. DIR. GORHAM: Can you get up and  
18 just do a synopsis of the grant that we submitted  
19 today.

20 MS. SIFFORD: Okay.

21 EXE. DIR. GORHAM: We've been like  
22 working, and we were both a little sick over the  
23 weekend.

24 MS. SIFFORD: So, this afternoon we  
25 successfully submitted a grant to the U.S. Department

1 of Health & Human Services Office of Minority Help,  
2 in collaboration with Rutgers University, Family  
3 Intervention Services, New Destiny Community, the  
4 Destiny Family Success Center, the Paterson Health  
5 Center.

6 EXE. DIR. GORHAM: The Paterson  
7 Foundation.

8 MS. SIFFORD: Paterson Education Fund,  
9 Children's Aid & Family Services, I think that's it,  
10 to provide services in the Fourth Ward for children  
11 addressing childhood trauma.

12 So we will be providing services  
13 through those partners to build resiliency, to help  
14 them learn coping skills, etc., so that they can  
15 better excel in life and not let that trauma  
16 influence them.

17 We are targeting the proposal or the  
18 services at two schools in the Fourth Ward, School #6  
19 and School #4.

20 EXE. DIR. GORHAM: No, 10.

21 MS. SIFFORD: School #6 and School #10.  
22 And it looks to target 80 children ages  
23 5 to 15 for a five-year period.

24 EXE. DIR. GORHAM: The maximum grant?

25 MS. SIFFORD: The maximum grant award

1 is \$400,000 a year, and we do have contractual  
2 services with our partner agencies that we  
3 identified.

4 The goal was to create a network of  
5 faith-based, a university, a behavioral health, and a  
6 public health entity. And so that's what we did, and  
7 basically those entities, excluding the health  
8 center, will be receiving some contractual dollars  
9 from the grant.

10 I think that's it.

11 EXE. DIR. GORHAM: And we received this  
12 notice within a two and a half week timeframe, and  
13 the deadline was today at 5:00, and at 2:59 we got  
14 our tracking number.

15 (Applause.)

16 COMMISSIONER MAVEN: That's good.

17 EXE. DIR. GORHAM: So we're working.  
18 And, on the development end, we're planning on  
19 closing on Apollo II.

20 MR. VAZQUEZ: Yes, we plan to close on  
21 Phase VI, which is also known as Apollo Dye Phase  
22 VI-2, on or before May 30th of this year. We're  
23 likely to start construction sometime at the  
24 beginning of May.

25 EXE. DIR. GORHAM: And out of that same

1 department, we will be opening the incubator space in  
2 June at 160 Ward Street.

3 When we were at CLPHA, we got a little  
4 play, because Section III and creating business got a  
5 little buzz.

6 What else that's popping? Only good  
7 news today.

8 Okay. All right. I'm good.

9 VICE-CHAIRPERSON RENDINA: We going to  
10 roll.

11 CHAIRPERSON McDUFFIE: Yes, we are.  
12 Lynette?

13 EXE. DIR. GORHAM: Also, in June, the  
14 Heritage will be getting a Smart Award, June 5th.

15 MR. VAZQUEZ: June 9th.

16 EXE. DIR. GORHAM: We'll send out --  
17 it's in your packet. Please let us know if you wish  
18 to attend with us, with the developer and the Housing  
19 Authority and the architect. It's going to be down  
20 Newark and staff can attend also. It's open to staff  
21 and the Board.

22 CHAIRPERSON McDUFFIE: Okay.

23 We're going to do a Consent Agenda, but  
24 we want to really honor our leadership of our E.D.  
25 and all our workers and all of our administrative

1 leaders here, because without the team, we couldn't  
2 do this. And in the midst of us missing other  
3 things, we think the leadership of this great team  
4 has continued to do historical movement and  
5 leadership. So give yourselves a hand clap for  
6 getting the work done.

7 (Applause.)

8 CHAIRPERSON McDUFFIE: So with the  
9 Commissioners, on behalf of brother Pete and the rest  
10 of our Commissioners really congratulate the great  
11 work that you're doing, so please be encouraged.

12 VICE-CHAIRPERSON RENDINA: What are you  
13 talking about?

14 RESOLUTIONS OF UNANIMOUS CONSENT:

15 CHAIRPERSON McDUFFIE: Can I get a  
16 motion for a Consent Agenda?

17 VICE-CHAIRPERSON RENDINA: I make a  
18 motion for the Consent Agenda.

19 COMMISSIONER RAMIREZ: Second.

20 CHAIRPERSON McDUFFIE: Roll call.

21 (At this point in the proceeding roll  
22 call is taken and the motion to create a Consent  
23 Agenda is passed by a vote of five in favor, with  
24 Commissioners Bonds and Diaz absent.)

25 CHAIRPERSON McDUFFIE: Motion to

1 receive the Consent Agenda?

2 COMMISSIONER MAVEN: I move.

3 VICE-CHAIRPERSON RENDINA: Second.

4 CHAIRPERSON McDUFFIE: Roll call.

5 (At this point in the proceeding roll  
6 call is taken and the Resolutions of Unanimous  
7 Consent is passed by a vote of five in favor, with  
8 Commissioners Bonds and Diaz absent.)

9 CHAIRPERSON McDUFFIE: Motion to close?

10 VICE-CHAIRPERSON RENDINA: I make a  
11 motion that we close.

12 COMMISSIONER MAVEN: Second.

13 CHAIRPERSON McDUFFIE: Roll call.

14 (There being no further business to  
15 come before the board, the motion to adjourn is  
16 passed by a vote of five in favor, with Commissioners  
17 Bonds and Diaz absent.)

18 CHAIRPERSON McDUFFIE: Thank you.

19 (Whereupon, the Regular Meeting is  
20 adjourned at 6:12 p.m.)

21

22

23

24

25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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