

1 PATERSON HOUSING AUTHORITY
2 PATERSON, NEW JERSEY
3 MONDAY, MAY 16, 2016
4 COMMENCING AT 5:49 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 TERI DIAS
18 DEPARTMENT OF MODERNIZATION & DEVELOPMENT
19 LYNETTE WARREN
20 RECORDING SECRETARY
21 DELINDA HOLMES
22 ASSISTANT PURCHASING AGENT
23 VANESSA SIFFORD
24 PROGRAM DEVELOPMENT SPECIALIST

25 **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
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 ROLL CALL:

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

4 COMMISSIONER MAVEN: Move.

5 VICE-CHAIRPERSON RENDINA: Move.

6 COMMISSIONER MAVEN: 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 CONFIRMATION OF MINUTES:

14 CHAIRPERSON McDUFFIE: Confirmation of
15 Workshop and Regular Board Meeting minutes from April
16 18, 2016.

17 VICE-CHAIRPERSON RENDINA: I make a
18 motion to accept.

19 COMMISSIONER NATION: Second.

20 CHAIRPERSON McDUFFIE: Roll call.

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

25 HEARING OF THE GENERAL PUBLIC:

1 CHAIRPERSON McDUFFIE: Anyone here from
2 the public want to step forward and state their case
3 or situation or ask a question?

4 (No response.)

5 CHAIRPERSON McDUFFIE: Motion to close
6 the public?

7 COMMISSIONER NATION: So moved.

8 COMMISSIONER RAMIREZ: Second.

9 VICE-CHAIRPERSON RENDINA: 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 vote of
13 five in favor, with Commissioners Bonds and Diaz
14 absent.)

15 STAFF UPDATES:

16 CHAIRPERSON McDUFFIE: One minute
17 report from each AMP leader.

18 MS. CANTY: Clara Canty, Joseph
19 Masiello, Dr. Andrew McBride, and Gordon Canfield.

20 The only thing I can report is:
21 Forthcoming, they will be upgrading the elevators.
22 We've been waiting a long time, so the residents are
23 extra happy. Thank you.

24 And I would like to say, you know what,
25 sometimes we don't take the time out to let people

1 know that we appreciate them. I just want to say to
2 the Board, that you know what, we appreciate you, we
3 thank you for your time, for coming out, and just
4 keep doing what you're doing.

5 VICE-CHAIRPERSON RENDINA: Thank you.

6 CHAIRPERSON McDUFFIE: Thank you.

7 EXE. DIR. GORHAM: She was locked out,
8 that's why she's saying that. She was locked out a
9 few minutes ago, and no one was going to let her in,
10 so she's just testing the waters.

11 (Laughter.)

12 COMMISSIONER RAMIREZ: I drove up a
13 one-way.

14 VICE-CHAIRPERSON RENDINA: You did what
15 I did, I drove up a one-way.

16 EXE. DIR. GORHAM: Thank you, Ms.
17 Canty.

18 CHAIRPERSON McDUFFIE: Who's next?

19 MS. BOULWARE: Good evening. Alberta
20 from AMP #1, Riverside Terrace.

21 At the present time, we're in the
22 process of renovating vacant units.

23 We're evacuating Building 13. We have
24 one more tenant to be relocated.

25 And, basically, what we really need is

1 police protection there. We really need that bad.
2 Because we have outsiders, as fast as we secure a
3 vacant unit, some kind of way they manage to get in.
4 So that's a battle itself, just keeping the vacant
5 units safe.

6 Thank you.

7 CHAIRPERSON McDUFFIE: Thank you.

8 EXE. DIR. GORHAM: Also, if you have
9 questions for her, you can ask. I just wanted to
10 bring the Board up-to-speed about the RAD
11 application.

12 Do you have questions for Ms. Canty?

13 VICE-CHAIRPERSON RENDINA: No, I have a
14 question for you.

15 What day is Speziale downtown?

16 EXE. DIR. GORHAM: I'm the Housing
17 Authority, I'm not the Police Department.

18 VICE-CHAIRPERSON RENDINA: I just want
19 to know what day that he's in, so I can see him that
20 day, one day.

21 EXE. DIR. GORHAM: I don't know. I
22 don't know which day it is, but I do see him on
23 Wednesdays.

24 VICE-CHAIRPERSON RENDINA: I'll try to
25 catch him on Wednesday.

1 EXE. DIR. GORHAM: So, this morning we
2 did have a conversation with Mr. Roizman, who's the
3 developer for the Riverside Terrace Development.
4 He's going to be coming in in two weeks with plans.
5 We'll get to see the design and layout of the site.
6 He's going to be going in the August round for tax
7 credits. Knowing that from August to November,
8 sometime around the November we should get word from
9 the Housing & Mortgage Finance Agency about the
10 application, we're starting to look at the
11 relocation.

12 So sometime in maybe August, September,
13 we're going to run an ad in the newspapers for owners
14 of properties to come in and meet with us and they
15 can find out how the program works with getting some
16 type of subsidy for the rent.

17 We've made a couple of calls this
18 morning to like Alma. So we're going to, you know,
19 publicly invite everyone in at the same time and go
20 over the program. But we had gone over to one of
21 their sites off of Market Street and they're trying
22 to lease up, and they are all like brand new rehabbed
23 units, so we just wanted to find out if they were
24 still having difficulty, to have some leverage in
25 negotiating some rents. But we're looking to do the

1 ad sometime in August, September.

2 COMMISSIONER MAVEN: How many units are
3 we looking at?

4 EXE. DIR. GORHAM: Well, right now we
5 have a little under 200 folks at Riverside. We're
6 going to do a run sometime this week by bedroom
7 sizes, so that we'll know what's the impact or how we
8 should frame the conversation. So we are going to
9 try to keep to a schedule, once we have this
10 discussion, because it looks like once we get the
11 yes, it's going to move quickly. We only have one
12 issue now with signing the agreement, and the
13 developer sent us back a comment about environmental
14 concerns at the site, and we disagree. So when they
15 come in, the week of the 24th, we'll iron that out.
16 So we should be moving along.

17 COMMISSIONER MAVEN: We're looking at
18 demolition.

19 EXE. DIR. GORHAM: We're going to do it
20 in phases, but because of the infrastructure at the
21 site, we can't do just sections. So everyone is
22 going to leave the site in one effort.

23 COMMISSIONER MAVEN: That's good.

24 EXE. DIR. GORHAM: Yes.

25 CHAIRPERSON McDUFFIE: All right. Next

1 AMP.

2 MS. MIMS: I'll stand for AMP #3.

3 Iaeisa Mondesir is out on medical leave. She's been
4 ill. I've been covering her buildings. And
5 everything is good, just had a lot of deaths over the
6 last couple of months. Other than that, everything
7 is good.

8 EXE. DIR. GORHAM: Theresa, it just
9 escapes me right now, we're talking about security,
10 in April, we did submit the application for
11 security --

12 MS. MIMS: For constables?

13 EXE. DIR. GORHAM: No, the grant
14 application that we did.

15 MS. MIMS: Yes.

16 EXE. DIR. GORHAM: I can't remember, do
17 you remember the name of it?

18 MR. JONES: Emergency safety.

19 MS. MIMS: Yes, emergency safety.

20 We put in a grant, this is our third
21 time putting in this grant for security at all our
22 sites, and it includes lighting and cameras. So we
23 are looking forward to hopefully receiving that grant
24 for \$250,000.

25 EXE. DIR. GORHAM: And it's a first

1 come, first served basis. And, yes, we've done it,
2 this is our third time.

3 MS. MIMS: Third time.

4 COMMISSIONER MAVEN: This is through
5 HUD?

6 EXE. DIR. GORHAM: Yes, it's a HUD
7 grant?

8 MR. JONES: HUD.

9 MS. MIMS: HUD, yes.

10 CHAIRPERSON McDUFFIE: Is that
11 everybody? I think so.

12 EXE. DIR. GORHAM: Yes, those are all
13 the AMPS. We don't have anyone from the public -- we
14 have Barbara. Barbara, you come so often I think
15 you're staff. Barbara, she's the only other,
16 everyone else is staff. She's from the public. This
17 is your time, because we're going to close it. Do
18 you have comments?

19 MS. JONES: No, I don't have any
20 comments, other than the residents were concerned
21 about the parking, you know. Because we have a lot
22 of people that are starting to dump cars there, even
23 though we've been catching them and she's been
24 getting them towed.

25 That's it.

1 CHAIRPERSON McDUFFIE: Before our
2 Executive Director closes out, we want to also let
3 the community know that, of course, Dr. Albert Prince
4 Rowe, pastor of Calvary for over 45 years, I just
5 want to acknowledge him and thank him for his
6 leadership in our community, and continue to keep his
7 wife in prayer.

8 Also, his pastor took it really hard,
9 Randall Lassiter. He's a pastor and
10 ex-councilperson, also he ran for mayor, a regular
11 apostle in our city. So I just wanted to ask you to
12 just keep him in your prayers as we acknowledge his
13 passing.

14 EXE. DIR. GORHAM: That's it.

15 CHAIRPERSON McDUFFIE: Well, let's go.

16 EXE. DIR. GORHAM: We do have some
17 dates for a number of closings.

18 On the 19th, we're going to be closing
19 on our first homeownership unit at The Heritage, and
20 we have two others scheduled for the 24th.

21 We're looking to do the ribbon cutting
22 for the homeownership unit on either the eighth or
23 the ninth, but I realized today I have a conflict on
24 the eighth, so it probably will be the ninth of June.

25 We're also going to do the

1 groundbreaking for the second phase of the Apollo Dye
2 on the ninth. So we're going to do one activity in
3 the morning and then just following it.

4 CHAIRPERSON McDUFFIE: Okay. Anything
5 else?

6 (No response.)

7 CHAIRPERSON McDUFFIE: Commissioners,
8 anything?

9 COMMISSIONER NATION: No.

10 VICE-CHAIRPERSON RENDINA: I make a
11 motion the meeting be adjourned.

12 CHAIRPERSON McDUFFIE: No, we have to
13 do the resos.

14 RESOLUTIONS OF UNANIMOUS CONSENT:

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

17 COMMISSIONER MAVEN: I'll move the
18 Consent Agenda.

19 VICE-CHAIRPERSON RENDINA: 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: Can I get a

1 motion to receive the Consent Agenda?

2 COMMISSIONER NATION: I so 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 are 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 to close the meeting.

12 COMMISSIONER NATION: Second.

13 CHAIRPERSON McDUFFIE: Roll call.

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

18 CHAIRPERSON McDUFFIE: Thank you.

19 Please stay to sign the bills.

20 (Whereupon the Regular Meeting is
21 adjourned at 6:02 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