

1 PATERSON HOUSING AUTHORITY  
2 PATERSON, NEW JERSEY  
3 MONDAY, JULY 17, 2017  
4 COMMENCING AT 5:37 P.M.  
5 WORKSHOP MEETING

6 THERE BEING PRESENT:

7 REV. MICHAEL McDUFFIE, CHAIRPERSON  
8 PETER RENDINA, VICE CHAIRPERSON  
9 REV./DR. DOUGLAS L. MAVEN, COMMISSIONER  
10 BRENT NATION, COMMISSIONER  
11 ROBERT F. GUARASCI, COMMISSIONER  
12 KEVIN M. HENRY, COMMISSIONER

13 ALSO PRESENT:

14 IRMA GORHAM  
15 EXECUTIVE DIRECTOR  
16 DALE JONES  
17 ASSISTANT EXECUTIVE DIRECTOR  
18 TERI DIAS  
19 DEPARTMENT OF MODERNIZATION & DEVELOPMENT  
20 LYNETTE WARREN  
21 RECORDING SECRETARY  
22 DELINDA HOLMES  
23 ASSISTANT PURCHASING AGENT

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

VANESSA SIFFORD  
PROGRAM DEVELOPMENT SPECIALIST

THERESA MIMS  
COMPLIANCE OFFICER

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

(None)

A P P E A R A N C E S :

ROGUT McCARTHY TROY, LLC  
BY: PATRICE 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) 906-9761**

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1                   ACTING CHAIRPERSON RENDINA: Good  
2 evening, all.

3                   ALL: Good evening.

4                   ACTING CHAIRPERSON RENDINA: How is  
5 everybody?

6                   ALL: Good.

7                   ACTING CHAIRPERSON RENDINA: The  
8 Commissioners of the Housing Authority of the City of  
9 Paterson are hereby called to a Regular Meeting  
10 following the Workshop, here at the offices of the  
11 Authority, on this date, which is, of course, Monday,  
12 July 17, 2017.

13                   Roll call.

14                   (Chairperson McDuffie is present at  
15 5:38 p.m.)

16                   ROLL CALL

17                   (At this point in the proceeding roll  
18 call is taken with Commissioners Guarasci, Henry,  
19 Maven, Nation, Vice-Chairperson Rendina, and  
20 Chairperson McDuffie present, with Commissioner Bonds  
21 absent.)

22                   EXE. DIR. GORHAM: This is a duly  
23 advertised Regular Meeting of the Board of  
24 Commissioners of the Housing Authority.

25                   Notice of this meeting was given to

1 newspapers of local circulation in 2016.

2 A copy of this notice was filed with  
3 the City Clerk of Paterson.

4 These things were done to comply with  
5 the Open Public Meetings Act.

6 BIDS/CONTRACTS

7 CHAIRPERSON McDUFFIE: Department of  
8 Modernization & Development.

9 MS. DIAS: Hello.

10 Modernization has two resos.

11 The first is for acceptance of the 2017  
12 Consolidated Annual Contributions Contract.

13 Whereas, the Housing Authority of the  
14 City of Paterson has been awarded \$2,589,509 under  
15 its 2017 Capital Fund Program.

16 Whereas, the budget will be submitted  
17 to HUD for approval.

18 Whereas, all the work items realized,  
19 including in the Annual Statement/Budget for the 2017  
20 CFP Budget, are from the most recent five-year action  
21 plan.

22 Now, therefore, be it resolved by the  
23 Board of Commissioners that they hereby authorize the  
24 receipt and submittal of the Annual Contributions  
25 Contract for the 2017 Capital Fund Program.

1 CHAIRPERSON McDUFFIE: Questions,  
2 comments?

3 MR. GUARASCI: Yes.

4 Where is the list of actual projects?

5 MS. DIAS: Where is?

6 COMMISSIONER GUARASCI: The list of the  
7 actual projects that it will support?

8 MS. DIAS: This is just accepting the  
9 money.

10 EXE. DIR. GORHAM: Right.

11 COMMISSIONER GUARASCI: Oh?

12 MS. DIAS: Basically this is just us  
13 accepting the money that HUD is giving us. The  
14 budget hasn't been submitted yet. We do the budget  
15 after we send this reso out and submit it to them.

16 We have the budget upstairs, if you  
17 want me to give it to you tomorrow, so you can see it  
18 in advance.

19 COMMISSIONER GUARASCI: Yes.

20 I guess what it says, it's about  
21 \$2.6 million and the projects will come from the 2017  
22 -- no, they will come from this budget, and there are  
23 a list of items that are in the most recent Five-Year  
24 Action Plan.

25 So if we could get a copy of the

1 Five-Year Action Plan, then we could at least be  
2 familiar with the capital needs of the Authority.

3 MS. DIAS: Okay. That's something that  
4 we do online now. We report into Epic, and it's on  
5 lockdown, so I may be able to go and just print it  
6 out, but it hasn't been approved yet. So it's based  
7 on the items we submitted in the RAB meeting last  
8 year in October.

9 EXE. DIR. GORHAM: So we can provide a  
10 copy of the RAD budget -- not the RAD budget, the PHA  
11 Plan budget.

12 MS. DIAS: Right.

13 EXE. DIR. GORHAM: Every year we do  
14 either a Five-Year PHA Plan and annually we update  
15 it, and, in that process, it's all the projects that  
16 are going to come forward. Sometimes it doesn't give  
17 us enough monies to cover it, so then we do  
18 revisions, but based on the funding for capital to  
19 fund, this is our allocation. So we can send that  
20 out again.

21 COMMISSIONER GUARASCI: Yes, from my  
22 perspective and just for myself, I don't know if any  
23 other Commissioners would want it or maybe have it,  
24 but it would be helpful to see what are the  
25 priorities of capital repairs to be made throughout



1 the Authority.

2 EXE. DIR. GORHAM: Sure. And that's  
3 what's discussed at the PHA plan meeting with all of  
4 the residents. All of the Resident Council Board  
5 members come --

6 MR. GUARASCI: Okay.

7 EXE. DIR. GORHAM: -- and we have a  
8 45-day review period. We start this in September,  
9 and, by January 1st, it's presented to the Board and  
10 Board members attend intermittently during that  
11 process. So we will extend you a copy.

12 MR. GUARASCI: Okay. Thank you.

13 EXE. DIR. GORHAM: The other Board  
14 members have received it, but we can send it again to  
15 Mr. Henry and to you, since you're the most recent  
16 members of the Board.

17 MR. GUARASCI: Okay. Thank you.

18 EXE. DIR. GORHAM: You're quite  
19 welcome.

20 CHAIRPERSON McDUFFIE: Go right ahead.

21 MS. DIAS: Our next reso is a Request  
22 For Qualifications for architectural and engineering  
23 services for new construction and rehab for  
24 affordable housing.

25 Whereas, the Housing Authority has

1 advertised the a Request For Qualifications in  
2 connection with the architectural and engineering  
3 services for new construction and/or rehab for  
4 affordable housing.

5           Whereas, 12 entities picked up  
6 packages, resulting in two submissions.

7           Whereas, the review committee has  
8 recommended that the two entities be considered that  
9 they are sufficiently qualified, based on the rating  
10 criteria, to provide the needed services.

11           Whereas, the projected scope of  
12 services is of sufficient size to allow for a number  
13 of design contracts to proceed simultaneously.

14           Now, therefore, be it resolved by the  
15 Board of Commissioners that they hereby authorize the  
16 two entities, Copa Montalbano Architects and LSEA  
17 Corporation, as qualified to undertake the work on a  
18 rotating or simultaneous basis.

19           CHAIRPERSON McDUFFIE: 12 picked up and  
20 only two returned. Why the other 10 doesn't come or  
21 respond, is it too big?

22           MS. DIAS: We never know why they don't  
23 return an RFP or a bid. When we normally send out  
24 for RFQs, we normally send out anywhere from 20 to  
25 30. Like we just send them to all of the A/E's we

1 have on file, and then if somebody requests it  
2 specifically, then we'll send it to them. But we  
3 have no idea of knowing why they don't return the bid  
4 or RFQ.

5 MR. GUARASCI: Question.

6 Are these firms selected in order to do  
7 any specific projects or just to have on a roster  
8 should something arise?

9 EXE. DIR. GORHAM: Both.

10 In this particular instance, it's just  
11 to be on the roster. What we are really looking at  
12 and getting a roster ready was that we were looking  
13 at some point in time to do maybe another NSP-type  
14 project with foreclosed properties, and we just  
15 wanted to assemble the team.

16 So the first part of the team is the  
17 engineering/architectural services, then we select  
18 houses, we can go out, and we can then start looking  
19 at cost and that sort of stuff. And if we have  
20 something specific, then, yes, we can also use them.

21 MR. GUARASCI: And to that point, I  
22 know we have on the drawing board veterans housing, I  
23 believe, over in the Fourth Ward. When something  
24 like that is ready to go, would the architects be  
25 chosen from this list or would that go out as a

1 separate project bid for architectural services?

2 EXE. DIR. GORHAM: Actually, in those  
3 instances the developer selects its own architect.

4 MR. GUARASCI: Like with what's  
5 happening at Riverside?

6 EXE. DIR. GORHAM: Yes, Riverside,  
7 veterans housing.

8 MR. GUARASCI: Okay.

9 EXE. DIR. GORHAM: In most instances,  
10 they come in with their development team.

11 MR. GUARASCI: Okay. Thank you.

12 EXE. DIR. GORHAM: This is basically  
13 for our use.

14 CHAIRPERSON McDUFFIE: Any other  
15 questions?

16 (No response.)

17 CHAIRPERSON McDUFFIE: Okay.

18 Department of Planning & Grants.

19 MS. SIFFORD: Good evening.

20 ALL: Good evening.

21 MS. SIFFORD: The Department of  
22 Planning & Grants has one resolution to approve a  
23 contract, a no cost extension for Riverside Terrace  
24 Development and Sojourner.

25 Whereas, the Housing Authority of the

1 City of Paterson entered into a contract with  
2 New Destiny Community Corporation to provide an  
3 After-School Program for youth ages 5 to 12 residing  
4 at the Riverside Terrace Development and Sojourner  
5 Douglass Homes in the amount of \$21,350 for the  
6 period October 1st, 2016 through June 30, 2017.

7 And, whereas, New Destiny Community  
8 Development Corporation has requested a no cost  
9 contract extension to implement a series of summer  
10 enrichment trips and activities for children at those  
11 two sites that will provide opportunities for youth  
12 to enhance their interests, skills and abilities.

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 a  
16 no cost contract extension to the New Destiny  
17 Community Corporation of Paterson, New Jersey, for  
18 the provision of summer enrichment trips and  
19 activities for youth at Riverside Terrace Development  
20 and Sojourner Douglass Homes during the period  
21 retroactive July 1st, 2017 through August 31st, 2017.

22 CHAIRPERSON McDUFFIE: Questions,  
23 comments?

24 Mr. Brent.

25 COMMISSIONER NATION: Question.

1 I know it's a no cost contract, but is  
2 there any liability for us since we are allowing them  
3 to operate under a contract with us?

4 MS. SIFFORD: No.

5 EXE. DIR. GORHAM: No, this is not a  
6 no cost, it's no cost for the extension. They  
7 actually have a contract with us that we have a  
8 liability rider to their insurance for the Housing  
9 Authority.

10 COMMISSIONER NATION: Okay.

11 EXE. DIR. GORHAM: Yes, sir.

12 COMMISSIONER HENRY: Have any  
13 Commissioners been to either one of these locations?

14 CHAIRPERSON McDUFFIE: Yes.

15 New Destiny, many times, yes.

16 COMMISSIONER HENRY: You have?

17 CHAIRPERSON McDUFFIE: Yes.

18 COMMISSIONER HENRY: I would like to go  
19 and see what's going on, because I'm very concerned  
20 about children, because, you know, I grew up in  
21 public housing.

22 CHAIRPERSON McDUFFIE: Yes, sir.

23 COMMISSIONER HENRY: And I know that  
24 there's rodents and insects in them, and I want to be  
25 sure that there's none here, because we can put a man

1 on the moon, don't tell me you can't kill a roach.  
2 I'm very, very, very concerned with this problem with  
3 rodents and insects in the housing projects in the  
4 City of Paterson. I'm going to stop it.

5 CHAIRPERSON McDUFFIE: Okay. Thank you  
6 very much.

7 Other questions, comments?

8 (No response.)

9 CHAIRPERSON McDUFFIE: Okay.

10 EXE. DIR. GORHAM: Yes, ma'am.

11 CHAIRPERSON McDUFFIE: Department of  
12 Administration.

13 EXE. DIR. GORHAM: You're waiting to be  
14 called?

15 MS. HOLMES: Yes, ma'am.

16 Good evening.

17 CHAIRPERSON McDUFFIE: Good evening.

18 MS. HOLMES: The next resolution is for  
19 the furnishing and delivery of office supplies.

20 Whereas, the Housing Authority of the  
21 City of Paterson is in need of the furnishing and  
22 delivery of office supplies for daily operations.

23 And, whereas, W.B. Mason Company Inc.  
24 was awarded a contract by the State of New Jersey via  
25 State Contract No. 88839.

1                   And, whereas, Stables Business  
2 Advantage was awarded the national contract,  
3 #010615-SCC.

4                   Now, therefore, be it resolved by the  
5 Board of Commissioners of the Housing Authority of  
6 the City of Paterson that they hereby authorize staff  
7 to enter into an open-end contract for the furnishing  
8 and delivery of office supplies with both W.B. Mason  
9 Company Inc. of Secaucus, New Jersey, and with  
10 Stables Advantage of Boston, Massachusetts, in a  
11 combined amount not to exceed \$75,000, for a period  
12 of one year, with the option to extend for a second  
13 year.

14                   CHAIRPERSON McDUFFIE: Questions,  
15 comments?

16                   Mr. Henry.

17                   COMMISSIONER HENRY: I want to know why  
18 we have to go so far to get services, when we can get  
19 them right here in the City of Paterson? We got a  
20 paper company up on Madison Avenue. We need to get  
21 people in Paterson back to work, not people in  
22 Boston.

23                   MS. HOLMES: Their home office is  
24 located in Boston, but the supplies come from  
25 Secaucus.





1 the need to include the local businesses and we do do  
2 due diligence to make certain that they're a part of  
3 the fabric of doing business in Paterson.

4 And from time-to-time, we review the  
5 contracts and we do hold these public forums. And  
6 Ms. Holmes, who's the Procurement Officer here at the  
7 Housing Authority, and staff put it together, we  
8 bring in bond folks, we bring in insurance people, we  
9 bring in attorneys all to sit with the community to  
10 make certain that they know what it is to do business  
11 and how to do business with Paterson.

12 We let on the street and make available  
13 to groups of what's available, how they could come  
14 in, we do it online, we do it hard copy, as Mrs. Dais  
15 mentioned, we keep an inventory, people say put us on  
16 your list, we create a list, and when we have RFPs to  
17 go out, we notify them as soon as we do the ad. So  
18 there's access to doing business with us and for  
19 whatever reasons, folks get busy, they can't get the  
20 bonding, they can't get the insurance, we do a lot of  
21 hand-holding with businesses in town and getting them  
22 certified through the New Jersey portal to do  
23 business with our agency and other governmental  
24 agencies. So, over time, I think we will continue to  
25 have these forums, but we try to do them as often as

1 possible when we see that we may be getting some of  
2 the same vendors. But we do try to keep that list  
3 very diverse with different folks, Commissioner.

4 COMMISSIONER HENRY: You know, I  
5 appreciate what you're saying. I truly appreciate  
6 it. But I read all of these proposals here, and I  
7 didn't see one instance where a business from  
8 Paterson was mentioned. You can't tell me you can't  
9 get an exterminator from Paterson.

10 EXE. DIR. GORHAM: Okay. So, in the  
11 case of our exterminator, we had a program just  
12 recently with a young woman who went through the  
13 course that we had through Section III with the  
14 community college, starting her own business and  
15 doing extermination. She does extermination for us.  
16 She has space in our incubator, and we bought her on  
17 with the intent of then having her expand her  
18 business to other Housing Authorities that we have  
19 contact with. So, you know, there's always another  
20 side, you know.

21 COMMISSIONER HENRY: Absolutely.

22 EXE. DIR. GORHAM: But, extermination  
23 was one, pest control, we knew that we could really  
24 make it work for us and bring on a new business. So  
25 we tried. When we see there's an opening, we're not

1 the type of agency to say we're not going to try, and  
2 if we have any ideas, we try them.

3 We just attended a conference in D.C.,  
4 Council of Large Public Housing Authorities, and,  
5 without a doubt, they had a Section III component  
6 workshop and health workshop, and, in each case, it  
7 was like, "Paterson, what are you guys doing?"

8 And once we started engaging, we came  
9 up later, you know, folks just came up to us, and  
10 it's Housing Authorities from all across the country.  
11 And they were saying, you know, good, you know, "How  
12 you guys do this?" Because we're deliberate and  
13 we're committed and we keep doing it. And I know,  
14 staff are looking at me like "What else can we do?"  
15 But we keep doing it. We are not defeated by some  
16 small thing, you know. And to us, the building  
17 burning down would be a big thing, but other things  
18 about engaging folks is a very strong point here at  
19 the Housing Authority, and we have great  
20 relationships with vendors that are doing work with  
21 us. And we tend to spread that knowledge around  
22 about how we get it done.

23 CHAIRPERSON McDUFFIE: What might be  
24 ideal, the resident committee. Who's on the resident  
25 committee of our housing? Who's on the resident

1 committee?

2 COMMISSIONER HENRY: I think I am.

3 CHAIRPERSON McDUFFIE: You and who  
4 else?

5 COMMISSIONER MAVEN: I am.

6 COMMISSIONER HENRY: Maven.

7 CHAIRPERSON McDUFFIE: Maybe get  
8 together and draw up like an advisory thing and see  
9 if we can put together a team to try and encourage  
10 Paterson to come in and be trained or something like  
11 that, because that's something.

12 COMMISSIONER MAVEN: We don't have to  
13 recreate the wheel, the program we put together --

14 EXE. DIR. GORHAM: We did.

15 COMMISSIONER MAVEN: -- we can do it  
16 more often.

17 EXE. DIR. GORHAM: Maybe once a year.  
18 I mean, we did it last year in April, and we had a  
19 lot, I don't remember how many folks we that  
20 attended, but we had it at The Heritage and the room  
21 was packed. The room was packed. And I mean, HUD  
22 came, the room was packed. And that particular  
23 workshop, one of the end game pieces of it was that  
24 we wanted folks to sign on as Section III businesses,  
25 folks from our community.

1                   We got a few to sign on, but there's  
2 just not a name, there are a lot of things that go  
3 into the mission for folks to be eligible to work for  
4 the Housing Authority.

5                   COMMISSIONER MAVEN: Just for the  
6 record, a lot of businesses that we would love to  
7 have in Paterson do not have the technical capacity,  
8 and we need to get them the technical capacity to be  
9 able to do some of the stuff to meet all the  
10 government regulations and all those things.

11                  COMMISSIONER HENRY: I know, I know, I  
12 know, tax purposes. It would be a lot of things  
13 involved.

14                  EXE. DIR. GORHAM: And those are the  
15 things that we try to address with folks and bring  
16 them in one-on-one. We could help you register to be  
17 certified to do work, not only with the Housing  
18 Authority but any other governmental entity  
19 throughout the state.

20                  We bring them in, sit them down in  
21 front of the computer and help with that. So it's  
22 just not one particular thing. You know, the pest  
23 control thing was a winner for us. You know, in  
24 terms of business and getting work, we actually had  
25 one of our residents to be one of the only female

1 women to be certified to install sprinkler systems,  
2 because she got a job on our site and was able to get  
3 into the union, pass the test, and she's doing great.  
4 So, I mean, if we could help one person, I feel that  
5 we've done a good job.

6 COMMISSIONER HENRY: Absolutely.

7 EXE. DIR. GORHAM: You know.

8 And we give points, and when we  
9 evaluate contractors, if they are women-owned  
10 entities and women-owned businesses, they get a  
11 couple extra points. So, you know, we try to keep  
12 everyone relevant and competitive.

13 CHAIRPERSON McDUFFIE: Is there any law  
14 against, I'm just asking how it goes, for encouraging  
15 Paterson residents to be part of this? Is there some  
16 incentive for that or we have to deal with HUD law?

17 MS. HEW: No, we can certainly  
18 encourage Paterson people to participate. But the  
19 problem is, we are a government entity, we have to  
20 comply with the requirements, so they have to be  
21 New Jersey registered, they have to have bonding, you  
22 know.

23 And on the exterminating, that was one  
24 of the issues at first, because she couldn't get the  
25 bonding, and that's not something that we can help

1 with, but, you know, we can show them where they're  
2 deficient in their bids and try to encourage them to  
3 go elsewhere to get help. Because I actually know  
4 that I've spoken to Ms. Holmes about it, some of the  
5 delinquent bids that have come in have been from some  
6 Paterson folks and we've talked about, "Well, what  
7 can we legally do to try to help them become a part  
8 of it?" And there's a certain line that we cannot  
9 pass and there's certain things, like if they fail to  
10 send in their business registration, they have, I  
11 forget, 30, 60 days, something like that to provide  
12 it later on, it's not an automatic fail. And we can  
13 show them, and we've tried to help them, this is how  
14 you register online and things of that nature, but we  
15 send the bids out, we ask them to please pick them  
16 up, we, you know, sometimes even say, well, this is  
17 coming out next week. And, you know, you can lead a  
18 horse to water, but sometimes you just can't make  
19 them drink.

20 COMMISSIONER HENRY: Yes, I understand  
21 it's difficult, you know, because as Rev. Maven and  
22 Rev. McDuffie know, the small churches are difficult  
23 to get along with, because once they get that piece  
24 of paper that allow them to take a bite, to get a  
25 bank account, they rarely go beyond that. They



1 rarely get their nontaxable status, you know, rarely.  
2 You know, because that's what we do, we help them get  
3 it. But most of them don't even want to be involved  
4 with that, you know, they -- I don't know. Terrible  
5 situation.

6 CHAIRPERSON McDUFFIE: I say this and I  
7 think I mentioned this many times before, I know that  
8 our Housing Authority is critical to our leadership,  
9 if we could think of something to maybe increase our  
10 awareness in Paterson and go after some of these bids  
11 that are failing who want to become part of the  
12 process, that would be my concern.

13 EXE. DIR. GORHAM: Well, we even, you  
14 know, last time, because we only have X number, the  
15 caveat always is that you could be skilled in doing  
16 something, but if the work isn't there, it isn't.  
17 When we did our workshop, it was doing business with  
18 the PHA, because we knew that we had a number of  
19 contracts that needed to be renewed and we wanted to  
20 go out, because this is not like so new that we  
21 wanted to go out and bring in businesses that would  
22 be able to provide those services.

23 I think in terms of folks in Paterson,  
24 residents, really being able to be part of the whole  
25 economic growth, it's really the city's job to

1 provide those sorts of things. We tried partnering  
2 in the past with them to do the workshop, but we had  
3 to keep it moving, so we did it on our own. We  
4 shared with them who attended, and, you know, that  
5 sort of stuff, and I do get a chance, every  
6 Wednesday, to say, you know, this is coming up, we  
7 could partner, so forth and so on.

8 I think we hear Chairperson and  
9 Commissioner, we hear, you know, what you're saying,  
10 we've done it in the past, we will continue to do the  
11 work that's necessary to keep our vendor list and  
12 work competition robust. So we will continue to look  
13 at ways that we can do that.

14 CHAIRPERSON McDUFFIE: Okay.

15 We'll keep on.

16 Is that it for administration?

17 Go right ahead.

18 MS. HOLMES: The next resolution is for  
19 Housing Quality Standards and Uniform Physical  
20 Condition Standards inspection services.

21 Whereas, the Housing Authority of the  
22 City of Paterson did advertise for the receiving of  
23 proposals for Housing Quality Standards (HQS) and  
24 Uniform Physical Condition Standards (UPCS)  
25 inspection services.

1                   One proposal was picked up, 11 were  
2 downloaded from the website, three proposals were  
3 returned.

4                   Now, therefore, be it resolved by the  
5 Board of Commissioners of the Housing Authority of  
6 the City of Paterson that he hereby authorize staff  
7 to enter into an agreement with U.S. Inspection Group  
8 Inc. of Crossville, Tennessee, for the UPCS  
9 Inspection Services, at a cost of \$9.70 per unit, and  
10 with LSEA corporation of Montville, New Jersey, for  
11 HQS inspection services, at a cost of \$35 per unit  
12 for annual and initial inspections; \$20 per unit for  
13 reinspections, complaint inspections, and no shows,  
14 for a period of two years, with an option to extend  
15 for two additional one year terms.

16                   CHAIRPERSON McDUFFIE: Questions,  
17 comments?

18                   (No response.)

19                   CHAIRPERSON McDUFFIE: Okay. Is that  
20 Department of Administration, operations?

21                   MS. MIMS: Good evening.

22                   ALL: Good evening.

23                   MS. MIMS: Compactor replacement for  
24 Masiello Homes and McBride Homes.

25                   Whereas, on May 26, 2017, the

1 Compliance Officer was notified by Daniel Singletary  
2 that the compactor at 22-26 Ellison Street (McBride  
3 Homes) was leaking oil.

4           Upon having it checked, it was advised  
5 that the cylinder seal was gone due to rust and rot.  
6 A quote was received for \$11,875.

7           On June 21st, 2017, I was notified by  
8 Danny Whitaker (working at 21-9) that Masiello Homes  
9 compactor room had a serious rodent problem due to  
10 compactor leaking garbage.

11           I notified PCS Compaction Systems for a  
12 service call to repair.

13           Unfortunately, this compactor needs to  
14 be replaced due to the holes at the bottom of the  
15 plate from corrosion and rust.

16           Due to the heat and the amount of trash  
17 collected daily, emergency replacement is needed  
18 immediately to avoid health and safety issues.

19           Whereas, on June 13, 2017, a quote was  
20 received in the amount of \$11,281.25 for Masiello  
21 Homes. The Compliance Officer notified the  
22 Executive Director on June 12, 2017 of the needed  
23 replacement of both of the compactors.

24           Whereas, staff is seeking emergency  
25 approval to replace the two compactors at the cost of

1 \$23,155.25 by Premier Compaction Systems (PCS) of  
2 264 Lackawanna Avenue, Woodland Park, New Jersey.

3 The new installation cost will be  
4 covered by the recent vacant positions at this AMP.

5 Now, therefore, be it be resolved by  
6 the Board of Commissioners of the Housing Authority  
7 of the City of Paterson for the above emergency  
8 replacements in the amount of \$23,155.25.

9 CHAIRPERSON McDUFFIE: Questions,  
10 comments?

11 COMMISSIONER NATION: How old were  
12 these compactors?

13 MS. MIMS: Excuse me?

14 COMMISSIONER NATION: How old were  
15 they?

16 MS. MIMS: Since the building of the  
17 building.

18 COMMISSIONER NATION: The compactors  
19 are as old as the building?

20 MS. MIMS: Yes.

21 EXE. DIR. GORHAM: Yes. But, you know,  
22 then quality was totally different than quality now,  
23 you know. Yes.

24 COMMISSIONER NATION: That's still a  
25 long time.

1                   COMMISSIONER HENRY:    It probably was  
2 gas at one time?

3                   EXE. DIR. GORHAM:    I don't know.  
4                   Were they ever gas?

5                   MS. MIMS:    No.

6                   CHAIRPERSON McDUFFIE:    Okay.  
7 Operations, next.

8                   MS. MIMS:    I have another one.

9                   EXE. DIR. GORHAM:    You have another  
10 one.   Okay.   Go ahead.

11                   MS. HOLMES:    The next one is for the  
12 disposition of obsolete material.

13                   Whereas, it's been determined that the  
14 attached list of items have been declared inoperable  
15 and no longer have any known use in the operation and  
16 daily functions of the Authority.

17                   Whereas, all obsolete items were  
18 inventoried and identified as best by description,  
19 make, manufacturer, size, serial number by the PHA's  
20 IT consultant (Xclusive PC and IT) and the Principal  
21 Buyer.

22                   Now, therefore, be it resolved by the  
23 Board of Commissioners of the Housing Authority of  
24 the City of Paterson that they hereby authorize staff  
25 to dispose of said items pursuant the New Jersey

1 Statute 40:11-36.

2 CHAIRPERSON McDUFFIE: Questions,  
3 comments?

4 COMMISSIONER MAVEN: We use the  
5 county's disposable service?

6 EXE. DIR. GORHAM: Who do we use?

7 MS. HOLMES: We call the city. We  
8 contact the city recycling, and they send their guys  
9 over with a truck to pick them up and they take them  
10 over to recycling.

11 COMMISSIONER MAVEN: Okay.

12 CHAIRPERSON McDUFFIE: Questions,  
13 comments?

14 (No response.)

15 CHAIRPERSON McDUFFIE: Okay.

16 MS. HEW: Operations.

17 CHAIRPERSON McDUFFIE: Operations.

18 Go right ahead.

19 MS. MIMS: Title: Approve: Iaeisa  
20 Mondesir, Alberta Boulware, Bryant Baldwin, Lionel  
21 James, Carribel Stevens, Robert Walker, Lanford Wray  
22 and William White to attend UPCS/REAC training in  
23 Newark.

24 Whereas, on Thursday, July 13th,  
25 UPCS/REAC training will be held at Newark Housing

1 Authority in Newark, New Jersey.

2 And, whereas, this training of UPCS 4.0  
3 Updates/Changes will focus on the five common REAC  
4 mistakes, scoring mechanism, health and safety  
5 deficiencies, site deficiencies (exterior, system,  
6 and unit) and setting the correct priorities.

7 And, whereas, attendance at this  
8 meeting will benefit the Authority by providing staff  
9 with a comprehensive understanding of the UPCS and  
10 complete confidence when preparing for the REAC and  
11 become a high performer.

12 Now, therefore, be it resolved by the  
13 Board of Commissioners of the Housing Authority of  
14 the City of Paterson that they hereby approve two  
15 Property Managers and six maintenance repairmen to  
16 attend the UPCS/REAC training, a combined cost of  
17 \$2,200 for registration, and per diem in the amount  
18 of \$14 each.

19 CHAIRPERSON McDUFFIE: Questions,  
20 comments?

21 (No response.)

22 CHAIRPERSON McDUFFIE: Go right ahead,  
23 operations.

24 MR. JONES: The next resolution,  
25 Commissioners, is seeking approval for Dale Jones and



1 Orthneil Palmer to attend the Housing Authority  
2 Insurance Group Annual Meeting and the Housing  
3 Authority Defense Attorney Symposium from  
4 September 10th through September 12th in Hartford,  
5 Connecticut.

6 The resolution is seeking your approval  
7 for the hotel cost of \$449.16 each; travel cost, \$13  
8 each; and per diem of \$107 each. And the Housing  
9 Authority will be reimbursed, once our duties are  
10 satisfied.

11 CHAIRPERSON McDUFFIE: Questions,  
12 comments?

13 (No response.)

14 CHAIRPERSON McDUFFIE: Questions on the  
15 bill list?

16 There's a supplemental?

17 MR. JONES: There is one.

18 MS. HEW: Two more supplementals.

19 EXE. DIR. GORHAM: I only have one.

20 MR. JONES: The next resolution,  
21 Commissioners.

22 CHAIRPERSON McDUFFIE: Operations.

23 MR. JONES: The next resolution is  
24 seeking the Commissioners' approval for Irma Gorham,  
25 Executive Director, Commissioner Pete Rendina to

1 attend the 2017 conference in Washington, D.C., from  
2 August 16th through August 18th. And the NAHRO  
3 conference will be held in Washington, D.C. We're  
4 seeking the Commissioners' approval for the  
5 registration cost of \$350 each, \$1,026 for hotel  
6 accommodations, and \$737.20 in travel costs, and a  
7 per diem of \$130 each.

8 CHAIRPERSON McDUFFIE: Questions,  
9 comments?

10 COMMISSIONER GUARASCI: Just one  
11 question. I'm sure that Commissioner Rendina will do  
12 a great job of representing --

13 VICE-CHAIRPERSON RENDINA: I'm not. I  
14 don't represent anybody.

15 MR. GUARASCI: As well as the Executive  
16 Director, but is there a process in case any of the  
17 Commissioners in addition to Commissioner Rendina is  
18 ever interested in attending one of these, how do we  
19 know about them and how do we express interest and/or  
20 is there a limitation?

21 VICE-CHAIRPERSON RENDINA: Love to have  
22 you come.

23 MR. GUARASCI: No, not me.

24 EXE. DIR. GORHAM: These are industry  
25 conferences.

1 MR. GUARASCI: Yes.

2 EXE. DIR. GORHAM: So, as soon as we  
3 get notice, we include them in the packet. So  
4 they're always in the packet.

5 And then once you decide, oh, I'm  
6 interested, you contact Lynette and say I'm  
7 interested, register me for the conference, so  
8 Lynette will make the hotel reservation and the  
9 registration and do the reso for Board approval.

10 MR. GUARASCI: Okay.

11 EXE. DIR. GORHAM: It's simple.

12 COMMISSIONER GUARASCI: And I saw  
13 notice just went out on the Governor's housing  
14 conference similar to that.

15 EXE. DIR. GORHAM: Yes.

16 So any information in terms of  
17 conferences you get in the packet, you have questions  
18 or you desire to register, please let Lynette know.

19 COMMISSIONER MAVEN: Just look in the  
20 correspondence, sometimes it's in the correspondence.

21 MR. GUARASCI: Okay. Thank you.

22 CHAIRPERSON McDUFFIE: Okay.

23 EXE. DIR. GORHAM: Okay. We have a  
24 supplemental.

25 CHAIRPERSON McDUFFIE: Yes, one on the

1 desk.

2 MS. KMECH: Good evening.

3 CHAIRPERSON McDUFFIE: Good evening.

4 MS. KMECH: Whereas, advertisements  
5 were placed internally and on Indeed to fill the  
6 grant-funded position of Resident Services  
7 Coordinator full-time.

8 Whereas, 15 responses were received and  
9 three interviews were conducted; one is a PHA  
10 employee.

11 And, whereas, recommendation is being  
12 made to appoint Teresa Amparo of Paterson, New  
13 Jersey, to fill the position of Resident Services  
14 Coordinator.

15 Now, therefore, be it resolved by the  
16 Board of Commissioners of the Housing Authority of  
17 the City of Paterson that Teresa Amparo be appointed  
18 to the grant-funded position of Senior Resident  
19 Services Coordinator full-time with the effective  
20 date of August 1st, 2017.

21 CHAIRPERSON McDUFFIE: Questions,  
22 comments?

23 (No response.)

24 CHAIRPERSON McDUFFIE: Okay. That's it  
25 for all the resos, right?

1                   EXE. DIR. GORHAM:   Yes.

2                   MR. GUARASCI:   Mr. Chairman, can we go  
3 back, because I forgot to ask a question on the bill  
4 list.

5                   CHAIRPERSON McDUFFIE:   Okay.   Go right  
6 ahead.

7                   EXE. DIR. GORHAM:   Uh-huh.

8                   MR. GUARASCI:   Let me just find it for  
9 a moment.

10                   I notice that there are a number of  
11 payments in large sums to two entities, one being HUD  
12 and the other being the City of Paterson, and simply  
13 because of a lack of knowledge, I'm just curious,  
14 what are we writing large checks to both HUD and the  
15 City of Paterson for?

16                   MR. JONES:   Commissioners, let me  
17 answer the easiest one first.

18                   The City of Paterson, we pay for PILOT,  
19 Payment In Lieu Of Taxes, to the City of Paterson and  
20 we also pay for sewer to the city.   That would be the  
21 payments we are making to the city on a quarterly  
22 basis.

23                   MR. GUARASCI:   I'm going to ask the  
24 question, because it seems odd to me that the Housing  
25 Authority would have to pay property taxes of any

1 type, including through a PILOT in order to provide  
2 public housing to the city's residents, so that's the  
3 first that I'm hearing of that. It does seem curious  
4 to me. Is that something that's been of  
5 longstanding?

6 MR. JONES: Yes.

7 EXE. DIR. GORHAM: Oh, please!

8 VICE-CHAIRPERSON RENDINA: It's been  
9 around forever.

10 EXE. DIR. GORHAM: Since the beginning  
11 of time.

12 MR. JONES: The corporation agreement  
13 that the Housing Authority of the city signed, which  
14 is a HUD document, that calls for Payment In Lieu Of  
15 Taxes. And we pay what is called "Shelter Rent."  
16 It's the tenant rents minus utilities, and you take  
17 10 percent of that, and that's what we pay as PILOT  
18 to the City of Paterson on a yearly basis. The city  
19 bills us on a quarterly basis.

20 MR. GUARASCI: So, like I see payments  
21 here of \$29,000, \$11,000, I think those are the two,  
22 so that's roughly \$40,000, and that's on a quarterly  
23 basis?

24 MR. JONES: Yes. And so we have with  
25 the existing mixed finance properties, some of those

1 properties are included under our PILOT. So the  
2 developer sends us a check, and we in turn send a  
3 check to the city, in addition to the properties that  
4 we own.

5 EXE. DIR. GORHAM: We're not paying  
6 full taxes. We're not assessed full taxes.

7 MR. JONES: Right.

8 Then the other question that you asked,  
9 Commissioner, the Housing Authority has a ten-year  
10 agreement with HUD and that we're paying, this is a  
11 cycle, so we are paying, we had an audit that was  
12 done a few years back and HUD required the Housing  
13 Authority to pay HUD, and HUD in turn sent the money  
14 back to us, it's a cycle.

15 EXE. DIR. GORHAM: Let's not say that  
16 so loud.

17 MR. JONES: It's a cycle. So we're  
18 paying from our admin fees that we earn, we are  
19 paying HUD from the admin fees, and HUD in turn put  
20 it back into the program for paying housing  
21 assistance. So it comes right really back to us.

22 COMMISSIONER GUARASCI: Okay. And, if  
23 you don't mind, there's just two others that stand  
24 out.

25 MR. JONES: What page are you on?

1 MR. GUARASCI: Page 5, MBT Contracting,  
2 73,000 and change.

3 MR. JONES: Yes. I think, if I'm not  
4 mistaken, MBT has a contract with the Housing  
5 Authority doing siding work at Sojourner Douglass.  
6 It turned out beautiful.

7 COMMISSIONER GUARASCI: It's coming out  
8 nice.

9 MR. JONES: It is beautiful. I went  
10 there on Friday, and they're nice. I looked at the  
11 Summer Street, and it's very nice.

12 COMMISSIONER GUARASCI: And the last  
13 one, the same page, \$113,000.

14 MR. JONES: That's another MOD  
15 contract.

16 MS. SIFFORD: That's the patios.

17 MR. GUARASCI: These are contractors?

18 MS. DIAS: Yes.

19 EXE. DIR. GORHAM: No one is getting  
20 these in their paychecks.

21 COMMISSIONER GUARASCI: I did have one  
22 or two questions, if we're done with regular  
23 business. I'll probably ask this at each meeting --

24 CHAIRPERSON McDUFFIE: Okay.

25 MR. GUARASCI: -- because it is such a



1 large issue.

2 The status of the Developer's Agreement  
3 for the Riverside?

4 EXE. DIR. GORHAM: And, you know, this  
5 afternoon Fred and I, not that we were joking or  
6 anything, I said Fred --

7 MR. GUARASCI: He's going to ask?

8 EXE. DIR. GORHAM: And it's still under  
9 review, and we will be getting a copy to the  
10 Development Committee to review. We're just waiting  
11 to see what that number is going to be from the state  
12 on the low income tax credit project, because we may  
13 have to renegotiate. But before there's any signing  
14 of that document, the Development Committee will be  
15 reviewing that.

16 COMMISSIONER GUARASCI: Okay.

17 EXE. DIR. GORHAM: We did talk about  
18 that this afternoon.

19 COMMISSIONER GUARASCI: Okay. Thank  
20 you.

21 And my only other question, and I've  
22 asked this before, but it's been a few months, we  
23 have almost a full contingent of Commissioners now,  
24 but we still have that one empty seat of a resident.

25 EXE. DIR. GORHAM: Yes.

1 MR. GUARASCI: Has there been any  
2 movement of having a resident of our housing  
3 appointed to this body?

4 EXE. DIR. GORHAM: Yes.

5 There hasn't been any movement. We're  
6 still considering a number of individuals. And due  
7 to the makeup of the Board now, we had to -- well,  
8 we're thinking of changing it again, because of the  
9 population and also the mix on the Board right now.

10 MR. GUARASCI: Just one other question  
11 on that.

12 In order to be eligible for that, can  
13 somebody live in a HOPE VI development?

14 EXE. DIR. GORHAM: Sure. It's a  
15 Housing Authority resident or participation in our  
16 Section 8 and public housing.

17 MR. GUARASCI: So it could be somebody  
18 that has a Section 8 voucher in a scattered site  
19 apartment?

20 EXE. DIR. GORHAM: Yes.

21 COMMISSIONER MAVEN: The Housing  
22 Authority?

23 EXE. DIR. GORHAM: Housing Authority  
24 resident.

25 COMMISSIONER MAVEN: A voucher.

1                   EXE. DIR. GORHAM: Yes, a Housing  
2 Authority voucher holder.

3                   MR. GUARASCI: Okay. Thank you.

4                   CHAIRPERSON McDUFFIE: Can I get a  
5 motion to close the Workshop?

6                   VICE-CHAIRPERSON RENDINA: Motion to  
7 close the Workshop.

8                   CHAIRPERSON McDUFFIE: Can I get a  
9 second?

10                  COMMISSIONER NATION: Second.

11                  CHAIRPERSON McDUFFIE: Roll call.

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

16                  (Time noted: 6:23 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