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PATERSON HOUSING AUTHORITY
PATERSON, NEW JERSEY
MONDAY, AUGUST 15, 2016
COMMENCING AT 5:41 P.M.
JULY AGENDA
WORKSHOP & REGULAR MEETINGS

THERE BEING PRESENT:

- REV. MICHAEL McDUFFIE, CHAIRPERSON
- PETER RENDINA, VICE CHAIRPERSON
- JOEL RAMIREZ, COMMISSIONER
- BRENT NATION, COMMISSIONER

ALSO PRESENT:

- IRMA GORHAM
EXECUTIVE DIRECTOR
- FRED VAZQUEZ
DEPARTMENT OF MODERNIZATION & DEVELOPMENT
- RHONDA PEACE
RECORDING SECRETARY
- DELINDA HOLMES
ASSISTANT PURCHASING AGENT
- MARLENE GUTIERREZ
PROGRAM COORDINATOR AG
- ORTHNEIL PALMER
PERSONNEL ASSISTANT

KIM O. FURBACHER, C.C.R., R.M.R.
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

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

THERESA MIMS
PROPERTY MANAGER SUPERVISOR/COMPLIANCE
OFFICER

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) 906-9761

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1 CHAIRPERSON McDUFFIE: Good evening.

2 ALL: Good evening.

3 CHAIRPERSON McDUFFIE: You sound
4 energetic!

5 (Laughter.)

6 CHAIRPERSON McDUFFIE: The
7 Commissioners of the Housing Authority of the City of
8 Paterson are hereby called to the Regular Meeting
9 immediately following the Workshop, at these offices,
10 at 60 Van Houten Street, Paterson, New Jersey, to
11 talk about matters, transact the below listed
12 matters, on this date, Monday, August 15, 2016.

13 ROLL CALL

14 EXE. DIR. GORHAM: Roll call.

15 CHAIRPERSON McDUFFIE: Roll call.

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

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

24 Notice of this meeting was given to
25 newspapers of local circulation in 2015. A copy of

1 this notice was filed with the City Clerk of
2 Paterson.

3 These things were done to comply with
4 the Open Public Meetings Law.

5 Okay. The resolutions.

6 CHAIRPERSON McDUFFIE: Okay.

7 Department of Planning & Grants.

8 MS. GUTIERREZ: Good evening.

9 COMMISSIONER NATION: For July or
10 August packet?

11 EXE. DIR. GORHAM: No, we're going to
12 do the July. We have to note that this is the
13 Monday, July 18th package.

14 You don't have anything, for Monday
15 July 18th, Marlene.

16 MS. GUTIERREZ: Yes, I do, but Fred has
17 a supplemental.

18 EXE. DIR. GORHAM: For?

19 MS. GUTIERREZ: For July.

20 EXE. DIR. GORHAM: He could do the
21 supplementals when we do Modernization. Keep it
22 easy, simple.

23 MS. GUTIERREZ: Okay. All right.

24 Good evening.

25 The resolution before you is to approve

1 the contract of no-cost extension for the
2 After-School Program for Riverside Terrace
3 Development and Sojourner Douglass Homes.

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 approve a
7 no-cost contract extension to the New Destiny
8 Community Corporation of Paterson, New Jersey, for
9 the provision of a Youth Summer Enrichment Program at
10 the Riverside Terrace Development for the period
11 retroactive July 1, 2016 through August 31st, 2016.

12 CHAIRPERSON McDUFFIE: Questions,
13 comments?

14 (No response.)

15 CHAIRPERSON McDUFFIE: Okay.

16 Next.

17 MS. HOLMES: Good evening.

18 ALL: Good evening.

19 MS. HOLMES: The next resolution is for
20 elevator maintenance and repair service at
21 Christopher Hope Community Center, located at Temple
22 Street.

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 enter into contract with USA Hoist Company, out of
2 Newton, New Jersey, for an additional year, beginning
3 August 1st, 2016, and ending July 31st, 2017, in an
4 amount not to exceed \$2,580 for the year.

5 CHAIRPERSON McDUFFIE: Questions,
6 comments?

7 (No response.)

8 CHAIRPERSON McDUFFIE: Okay.

9 MS. HOLMES: The next resolution is for
10 six-month award for full elevator preventive
11 maintenance service at PHA Senior Sites.

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 authorize staff
15 to enter into a six-month agreement with Slade
16 Industries Incorporated d/b/a Slade Elevator, out of
17 Mountainside, New Jersey, under New Jersey State
18 Contract #85647, at a cost of \$79,200, plus any
19 applicable labor rates that may apply, for full
20 elevator preventive maintenance and repair services
21 at our senior sites as listed above.

22 Be it further resolved by the Board of
23 Commissioners of the City of Paterson, that should
24 the state extend their contract, we would exercise
25 our option to negotiate with them at that time.

1 CHAIRPERSON McDUFFIE: Do we ever look
2 into trying to find somebody to watch the elevator,
3 like some people do, to keep the people from pressing
4 the buttons and breaking them?

5 Have we ever tried to find someone or
6 hire somebody? Because that's basically what happens
7 to the elevator, it just breaks.

8 MS. HOLMES: Either they hold them or
9 they stop it with wheelchairs or canes.

10 CHAIRPERSON McDUFFIE: And then you're
11 \$1,000 in the hole.

12 Did you talk about that possibility?
13 That could be like a youth job for somebody, it's
14 ideal, because you save costs versus elevator costs.
15 It's an ideal strategy.

16 EXE. DIR. GORHAM: You said to do what?

17 MS. HOLMES: Like back in the day when
18 they had at Jacobs and Meyer Brothers when they
19 pushed the button for you?

20 MS. MIMS: But they close down. What
21 are you going to do at night?

22 CHAIRPERSON McDUFFIE: I think your
23 major cost is always the elevators. You know, I'm
24 just thinking outside-the-box. I know when you go to
25 certain stores I went to, the guy, he pushed the

1 button, said, "Get in. This way, please. Step to
2 the side," and then "Keep moving."

3 That's with the elevator. They save
4 major costs by doing that versus let people push
5 buttons and put stuff in the doorway.

6 MS. MIMS: Yes, but they're not open
7 24 hours. That's our problem.

8 MS. HOLMES: Our problems is basically
9 at night, after hours.

10 CHAIRPERSON McDUFFIE: Okay. Just an
11 idea.

12 EXE. DIR. GORHAM: We'll think about
13 it. I got it now.

14 CHAIRPERSON McDUFFIE: All right.
15 Go ahead.

16 MS. HOLMES: The next resolution is for
17 the second year option for employment/labor law,
18 legal services.

19 Now, therefore, be it resolved by the
20 Board of Commissioners of the City of Paterson that
21 they hereby authorize the Executive Director to
22 select from the following employment/labor law firms,
23 which is: Cleary Giacobbe Alferi Jacobs LLC, out of
24 Oakland, New Jersey; Aloia Law Firm LLC, out of
25 Bloomfield, New Jersey; Wong-Fleming, out of

1 Princeton, New Jersey; Eric M. Bernstein & Associates
2 LLC of Warren, New Jersey; Law Offices of Karen Brown
3 LLC of Clifton, New Jersey; and Roth D'Aquanni LLC of
4 Springfield, New Jersey, to represent the Authority
5 in matters involving employment/labor law, on an
6 as-needed basis, for an additional year.

7 CHAIRPERSON McDUFFIE: Questions,
8 comments?

9 (No response.)

10 CHAIRPERSON McDUFFIE: Okay.

11 MS. HOLMES: And while I'm standing, I
12 do have one that was under supplemental; can I read
13 that while I'm standing, for July?

14 EXE. DIR. GORHAM: Sure. Yes.

15 MS. HOLMES: It is to reject and
16 readvertise for the RFP for Internet service
17 provider.

18 Now, therefore, be it resolved by the
19 Board of Commissioners of the Housing Authority of
20 the City of Paterson that they hereby authorize staff
21 to reject both proposals received for Internet
22 service provider and readvertise as soon as possible.

23 COMMISSIONER NATION: Why?

24 MS. HOLMES: There were some things
25 that were left out of the proposal, which we worked

1 on with our IT consultant. And when some of the
2 questions came in, it was so many questions, we were
3 answering them. We just want to give everybody the
4 same playing field to start out with.

5 COMMISSIONER NATION: Okay.

6 MR. PALMER: Good evening.

7 The resolution this evening is to
8 approve Dale Jones and myself to attend the September
9 HAI Group --

10 EXE. DIR. GORHAM: Can you speak up a
11 little bit?

12 VICE-CHAIRPERSON RENDINA: What's your
13 name?

14 MR. PALMER: What's my name?
15 You know my name.

16 VICE-CHAIRPERSON RENDINA: I do, but
17 you got to say who you are, Orthneil.

18 MR. PALMER: I thought everybody knows
19 my name.

20 VICE-CHAIRPERSON RENDINA: Just
21 checking.

22 MR. PALMER: This is seeking approval
23 for Dale Jones and Orthneil Palmer to attend the
24 September HAI Group Board Committee Meetings,
25 September 19th to the 21st, 2016.

1 And it says:

2 Now, therefore, be it resolved by the
3 Board of Commissioners of the Housing Authority of
4 the City of Paterson that they hereby approve
5 committee members Dale Jones, Assistant Executive
6 Director, and Orthneil Palmer, Personnel Assistant,
7 to attend the Housing Authority Insurance Group 2016
8 September Meeting, at a cost of \$191.20 each, hotel
9 accommodations at a cost of \$646.38 each, and per
10 diem in the amount of \$133 each. Reimbursement by
11 the HAI Group will be made, once attendance and
12 duties have been satisfied.

13 CHAIRPERSON McDUFFIE: Okay.

14 MR. PALMER: The next resolution is
15 seeking to appoint Mr. Johnnie Jackson as the
16 Director of Leasing & Occupancy.

17 It says:

18 Now, therefore, be it resolved by the
19 Board of Commissioners of the Housing Authority of
20 the City of Paterson that Mr. Johnnie Jackson be
21 appointed to the position of Director of Leasing &
22 Occupancy, effective August 1st, 2016.

23 CHAIRPERSON McDUFFIE: Go ahead.

24 MR. PALMER: The next resolution is
25 seeking to promote Clara Canty, who has been Acting

1 Property Manager for sometime.

2 It says:

3 Now, therefore, be it resolved by the
4 Board of Commissioners of the Housing Authority of
5 the City of Paterson that Clara Canty be appointed to
6 the position of Property Manager, effective
7 August 1st, 2016.

8 CHAIRPERSON McDUFFIE: Okay.

9 MR. PALMER: Next one is to appoint
10 Jeannette Torres as a Residential Relations Liaison.

11 Now, therefore, be it resolved by the
12 Board of Commissioners of the Housing Authority of
13 the City of Paterson that Jeannette Torres be
14 appointed to the position of Resident Relations
15 Liaison, effective July 19, 2016.

16 CHAIRPERSON McDUFFIE: Okay.

17 MR. PALMER: At this time I'd like to
18 introduce Mr. Johnnie Jackson, who is actually here.

19 The new Director of Leasing &
20 Occupancy, Mr. Jackson, you may stand please so the
21 Board can see you.

22 VICE-CHAIRPERSON RENDINA: Good
23 morning.

24 MR. JACKSON: Thank you.

25 (Commissioner Ramirez is present at

1 5:51 p.m.)

2 CHAIRPERSON McDUFFIE: Let the record
3 show that Mr. Ramirez is here.

4 MS. HEW: Welcome.

5 VICE-CHAIRPERSON RENDINA: Let it be
6 noticed he's the sharpest dresser of all of us too.

7 EXE. DIR. GORHAM: Yes, man. Nice.

8 CHAIRPERSON McDUFFIE: Mr. Dale.

9 MR. JONES: The next resolution,
10 Commissioners, is the bills for the month of July.

11 EXE. DIR. GORHAM: Okay.

12 MR. JONES: I'm sorry, bills for the
13 month of June.

14 CHAIRPERSON McDUFFIE: July?

15 MR. JONES: No, this one is June.

16 COMMISSIONER NATION: For the July
17 meeting.

18 EXE. DIR. GORHAM: Okay.

19 Marlene, no more.

20 Fred let you go.

21 MR. VAZQUEZ: No, I didn't let her go,
22 you told her to go.

23 EXE. DIR. GORHAM: All right. So Fred
24 has a number of resolutions. Because when we get to
25 bills, that's the end.

1 MR. VAZQUEZ: The first resolution is
2 Change Order No. 1 for a time extension for
3 maintenance improvement at NJ21-10, Taj Mahal
4 Electrical Contractors.

5 Now, therefore, be it resolved by the
6 Board of Commissioners that they hereby authorize
7 Change Order No. 1 to extend the contract time of
8 completion between the Housing Authority and Taj
9 Mahal Electrical Contractors for a total of 47 days,
10 to August 12, 2016.

11 CHAIRPERSON McDUFFIE: Questions,
12 comments?

13 (No response.)

14 CHAIRPERSON McDUFFIE: Okay.

15 MR. VAZQUEZ: The next resolution is to
16 reject RFP for domestic water boilers at NJ21-12,
17 Sojourner Douglass Homes.

18 Now, therefore, be it resolved by the
19 Board of Commissioners of the Housing Authority of
20 the City of Paterson that hereby authorize staff to
21 reject the Request for Proposal for domestic water
22 boilers at NJ21-12, Sojourner Douglass Homes.

23 CHAIRPERSON McDUFFIE: Questions?

24 COMMISSIONER NATION: Why are we
25 rejecting it, lack of funds or scope?

1 MR. VAZQUEZ: No, we're rejecting it
2 because maintenance staff is actually going to
3 carryout the boiler replacement, so we don't have to
4 do a design award.

5 COMMISSIONER NATION: Okay.

6 MR. VAZQUEZ: The next one is a
7 contract award for RFP for patio, terrace, and
8 balcony repairs at NJ21-9, Joseph Masiello Homes.

9 Now, therefore, be it resolved by the
10 Board of Commissioners of the Housing Authority of
11 the City of Paterson that they hereby authorize staff
12 to award a contract to LSEA Engineering, 150 River
13 Road, Building E, Suite E2, Montvale, New Jersey, in
14 an amount not to exceed \$12,782.

15 CHAIRPERSON McDUFFIE: Questions,
16 comments?

17 (No response.)

18 CHAIRPERSON McDUFFIE: Okay.

19 MR. VAZQUEZ: The next resolution is a
20 contract award for RFP for new vinyl siding;
21 alluminum gutters; replace exterior metal entrance
22 handrails; create wall opening for window air
23 conditioner at NJ21-12.

24 Now, therefore by it resolved by the
25 Board of Commissioners of the Housing Authority of

1 the City of Paterson that they hereby authorize staff
2 to award a contract to Aparri Associates, 131 Main
3 Street, Suite 180, Hackensack, New Jersey, in an
4 amount not to exceed \$12,432.

5 Be it further resolved that the 2016
6 CFP Budget will be reprogrammed accordingly.

7 CHAIRPERSON McDUFFIE: Questions,
8 comments?

9 (No response.)

10 CHAIRPERSON McDUFFIE: Okay.

11 MR. VAZQUEZ: That concludes my resos.

12 CHAIRPERSON McDUFFIE: Okay.

13 EXE. DIR. GORHAM: That's all of them?

14 MS. HEW: There's one more.

15 MR. VAZQUEZ: Contract award for RFP
16 for electrical panel and maintenance improvements.
17 This is the first one I did.

18 COMMISSIONER NATION: It's a
19 duplication?

20 MR. VAZQUEZ: It's out of order.

21 We'll do it.

22 Contract award for RPF for electrical
23 panel and maintenance improvements at NJ21-6-1,
24 Nathan Barnert Homes.

25 Now, therefore, be it resolved by the

1 Board of Commissioners of the Housing Authority of
2 the City of Paterson that they hereby authorize staff
3 to award a contract to LAN Associates, 445 Godwin
4 Avenue, Midland Park, New Jersey, in an amount not to
5 exceed \$19,500.

6 Be it further resolved that the 2016
7 Budget will be reprogrammed accordingly.

8 CHAIRPERSON McDUFFIE: Questions,
9 comments?

10 COMMISSIONER NATION: Question, Dale.

11 How do these modifications affect the
12 budget? Is it absorbed or do we have to do some --

13 MR. JONES: These are under the Capital
14 Improvement Fund.

15 COMMISSIONER NATION: All right.

16 MS. MIMS: This is a supplemental
17 resolution. It's emergency boiler installation.

18 Whereas, on July 6, 2016, the Property
19 Manager declared an emergency at 55 Jefferson Street,
20 first floor, Riverside Terrace Development, due to
21 the resident having no hot water.

22 Installation of a hot water heater was
23 purchased and installed.

24 Whereas, during the inspection of the
25 boilers, the Boiler Tech, Larry Sawey, declared that

1 five boilers were in need of replacement due to
2 leakage and repeated repairs. Unfortunately, 55
3 Jefferson Street, first floor boiler had completely
4 stopped producing hot water.

5 The PHA purchased and installed a hot
6 water heater until approval of the purchase of the
7 new boiler for this unit.

8 Whereas, staff is seeking permission to
9 purchase a complete unit from White & Shauger, at a
10 cost of approximately \$3,000, with the installation
11 being done by PHA staff.

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 authorize staff
15 to purchase a Laar boiler system.

16 CHAIRPERSON McDUFFIE: Questions,
17 comments?

18 COMMISSIONER NATION: A question.

19 This is to pay for one and purchase the
20 other four?

21 MS. MIMS: Yes.

22 COMMISSIONER NATION: Okay.

23 CHAIRPERSON McDUFFIE: So that's July,
24 right?

25 MS. MIMS: Right, July.

1 CHAIRPERSON McDUFFIE: And anyone else
2 for July? Anyone else from July?

3 Nobody. Okay.

4 Keep going, right?

5 EXE. DIR. GORHAM: No, we have to do
6 consent.

7 RESOLUTIONS OF UNANIMOUS CONSENT FOR JULY AGENDA

8 CHAIRPERSON McDUFFIE: Can I get a
9 motion for the Consent Agenda for July?

10 COMMISSIONER RAMIREZ: So moved.

11 COMMISSIONER NATION: Second.

12 CHAIRPERSON McDUFFIE: Roll call?

13 (At this point in the proceeding roll
14 call is taken and the motion to create a Consent
15 Agenda for the July Resolutions List is passed by a
16 vote of four in favor, with Commissioners Bonds,
17 Diaz, and Maven absent.)

18 CHAIRPERSON McDUFFIE: Motion to
19 receive the Consent Agenda?

20 COMMISSIONER NATION: So moved.

21 COMMISSIONER RAMIREZ: Second.

22 CHAIRPERSON McDUFFIE: Roll call.

23 (At this point in the proceeding roll
24 call is taken and the July Resolutions List is passed
25 by a vote of four in favor, with Commissioners Bonds,

1 Diaz, and Maven absent.)

2 CHAIRPERSON McDUFFIE: Okay. We're
3 going to go on to the August.

4 EXE. DIR. GORHAM: Okay. We should
5 close this out, because everyone can speak for the
6 August.

7 CHAIRPERSON McDUFFIE: Got you. Motion
8 to close the Workshop?

9 COMMISSIONER RAMIREZ: So moved.

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 Workshop &
14 Regular Meetings with regard to July Resolution List
15 is passed by a vote of four in favor, with
16 Commissioners Bonds, Diaz, and Maven absent.)

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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