

1 PATERSON HOUSING AUTHORITY
2 PATERSON, NEW JERSEY
3 MONDAY, AUGUST 21, 2017
4 COMMENCING AT 5:50 P.M.
5 WORKSHOP MEETING

6 THERE BEING PRESENT:

7 REV. MICHAEL McDUFFIE, CHAIRPERSON

8 PETER RENDINA, VICE CHAIRPERSON

9 BRENT NATION, COMMISSIONER

10 ROBERT F. GUARASCI, COMMISSIONER

11 KEVIN M. HENRY, COMMISSIONER

12 ALSO PRESENT:

13 IRMA GORHAM
14 EXECUTIVE DIRECTOR

15 DALE JONES
16 ASSISTANT EXECUTIVE DIRECTOR

17 FRED VAZQUEZ, DIRECTOR
18 DEPARTMENT 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
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ALSO PRESENT (cont'd):

JOHNNIE JACKSON
DIRECTOR OF LEASING & OCCUPANCY

ILEANA KMECH
PERSONNEL OFFICER

THERESA MIMS
COMPLIANCE OFFICER

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

ALBERTA BOULWARE, MANAGER

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

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ROCHELLE PARK, NEW JERSEY 07662-0213
(201) 906-9761

I N D E XPAGEDEPARTMENT OF MODERNIZATION & DEVELOPMENTBids/Contracts (1)

1. Contract Award for RFP Lead Based
Paint Assessment - PHA wide 5

DEPARTMENT OF LEASING & OCCUPANCYOperations (0)DEPARTMENT OF PLANNING & GRANTSBids/Contracts (0)DEPARTMENT OF ADMINISTRATIONBids/Contracts (1)

1. Elevator Maintenance & Repair Service at
Christopher Hope Community Center -
60 Temple Street 6

Operations (4)

1. New Hire - Housing Choice Voucher
Supervisor - Christian Thomas 7
2. New Hire - Family Self Sufficiency
Coordinator - Nyesha Sanford 8
3. Bill List #1 - Payment for July 2017 9
5. Bill List #2 - CoC Payment for
July 2017 9

EXECUTIVE DIRECTORBids/Contracts (0)Operations (2)

1. Approve Irma Gorham, Executive Director,
to attend the PHADA 2017 Legislative
Forum in Washington, DC, Sept. 10-12,
2017 9
2. Approve Irma Gorham, Executive Director,
to attend the NJAHRA 2017 Annual
Conference and Trade Show in Atlantic
City, NJ 9-24 - 9-26-17 **WITHDRAWN**

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1 CHAIRPERSON McDUFFIE: Good evening.

2 ALL: Good evening.

3 CHAIRPERSON McDUFFIE: All right. The
4 Commissioners of the Housing Authority of the City of
5 Paterson are hereby called to a Regular Meeting
6 immediately following the Workshop, at these offices
7 here, at 60 Van Houten Street, Paterson, New Jersey,
8 on this Monday, August 21st, 2017, to discuss and
9 transact upon the following matters listed below.

10 ROLL CALL

11 CHAIRPERSON McDUFFIE: Roll call.

12 (At this point in the proceeding roll
13 call is taken with Commissioners Guarasci, Henry,
14 Nation, Vice-Chairperson Rendina, and Chairperson
15 McDuffie present, with Commissioners Maven and Bonds
16 absent.)

17 EXE. DIR. GORHAM: This is a duly
18 advertised meeting of the Board of Commissioners of
19 Housing Authority.

20 Notice of this meeting was given to
21 newspapers of local circulation in 2016. A copy of
22 this notice was filed with the City Clerk of
23 Paterson.

24 These things were done to comply with
25 the Open Public Meetings Law.

1 BIDS/CONTRACTS

2 CHAIRPERSON McDUFFIE: Department of
3 Modernization & Development.

4 MR. VAZQUEZ: First the resolution is
5 for an award of RFP lead-based paint analysis to LEW
6 Corporation.

7 Whereas, the Housing Authority of the
8 City of Paterson advertised a Request For Proposals
9 in connection with the lead-based paint assessment
10 PHA-wide.

11 And, whereas, seven entities picked up
12 proposals, resulting in two submissions.

13 And, whereas, LEW Corporation submitted
14 the most responsible proposal in accordance with the
15 published rating criteria.

16 And, whereas, staff negotiated with LEW
17 Corporation to revise its proposed amount to exclude
18 Riverside Terrace Development's assessment costs, in
19 anticipation of demolition approval of the site.

20 Now, therefore, be it resolved by the
21 Board of Commissioners of the Housing Authority of
22 the City of Paterson that they hereby authorize staff
23 to award a contract to LEW Corporation, 181 US
24 Highway 46, Mine Hill, New Jersey 07803, in an amount
25 not to exceed \$40,489.12.

1 Be it further resolved that the 2016
2 CFP Budget will be revised accordingly.

3 CHAIRPERSON McDUFFIE: Questions,
4 comments?

5 (No response.)

6 CHAIRPERSON McDUFFIE: Okay.
7 Department of Administration.

8 MS. HOLMES: Good evening.

9 CHAIRPERSON McDUFFIE: Good evening.

10 MS. HOLMES: The next resolution is for
11 elevator maintenance and repair service at
12 Christopher Hope Community Center.

13 Whereas, the Housing Authority of the
14 City of Paterson currently has a contract with USA
15 Hoist Company of Newton, New Jersey, for maintenance
16 and repair services at Christopher Hope Community
17 Center, 60 Temple Street, under Resolution #16-07-92,
18 in the amount of \$215 per month.

19 And, whereas, staff wishes to renew
20 said contract for an additional year in the amount of
21 \$220 per month.

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 enter into a contract with USA Hoist Company of

1 Newton, New Jersey, for an additional year,
2 retroactive back to August 1st, 2017, ending
3 July 31st, 2018, in an amount not to exceed, and it
4 should read \$2,640 for the year.

5 CHAIRPERSON McDUFFIE: Questions,
6 comments?

7 (No response.)

8 CHAIRPERSON McDUFFIE: Okay.
9 Personnel?

10 MS. KMECH: Good evening.

11 CHAIRPERSON McDUFFIE: Good evening.

12 MS. KMECH: This is a new hire for the
13 Housing Choice Voucher Supervisor.

14 Advertisements were placed internally
15 and on Indeed to fill the Housing Choice Voucher
16 Supervisor position, which is a full-time position.

17 Interviews were conducted with four,
18 one is a PHA employee, of the 10 responses received.

19 Whereas, recommendation is being made
20 to appoint Christian Thomas of Columbia,
21 South Carolina, to fill the position of Housing
22 Choice Voucher Supervisor.

23 Now, therefore, be it resolved by the
24 Board of Commissioners of the Housing Authority of
25 the City of Paterson that Christian Thomas be

1 appointed to the position of Housing Choice Voucher
2 Supervisor, with an effective date of September 1,
3 2017.

4 CHAIRPERSON McDUFFIE: Questions,
5 comments?

6 (No response.)

7 CHAIRPERSON McDUFFIE: Okay.

8 MS. KMECH: We have another new hire,
9 this is for the Family Self-Sufficiency Coordinator.

10 Advertisements were placed internally
11 and on Indeed to fill the Family Self-Sufficiency
12 Coordinator position. This is a full-time position.

13 Interviews were conducted with four of
14 the seven responses received.

15 Recommendation is being made to appoint
16 Nyesha Sanford of East Orange, New Jersey, to fill
17 the position of Family Self-Sufficiency Coordinator.

18 Now, therefore, be it resolved by the
19 Board of Commissioners of the Housing Authority of
20 the City of Paterson that Nyesha Sanford be appointed
21 to the position of Family Self-Sufficiency
22 Coordinator, with an effective date of August 28,
23 2017.

24 CHAIRPERSON McDUFFIE: Questions,
25 comments?

1 (No response.)

2 CHAIRPERSON McDUFFIE: Okay. Bill List
3 #1. Questions on the bills?

4 (No response.)

5 CHAIRPERSON McDUFFIE: And Bill List
6 #2?

7 (No response.)

8 CHAIRPERSON McDUFFIE: Okay. All
9 right.

10 MR. JONES: Good afternoon,
11 Commissioners.

12 CHAIRPERSON McDUFFIE: Go right ahead.

13 MR. JONES: The next resolution is for
14 the 2017 Legislative Conference in Washington, D.C.

15 We are amending this resolution,
16 Commissioners, to add Commissioner Pete Rendina.

17 The resolution recites that on
18 September 10-12th, 2017, PHADA will hold their 2017
19 Legislative Forum in Washington, D.C.

20 We're seeking Commissioners' approval
21 for Executive Director Irma Gorham and Commissioner
22 Pete Rendina to attend the 2017 PHADA Conference, at
23 a registration cost of \$310 each, \$537.41 each for
24 hotel accommodations, \$250 each for travel, and \$135
25 each for per diem.

1 CHAIRPERSON McDUFFIE: Questions,
2 comments?

3 (No response.)

4 CHAIRPERSON McDUFFIE: Okay.

5 MR. JONES: The next resolution,
6 Commissioners, is seeking your approval for the
7 Executive Director to attend --

8 EXE. DIR. GORHAM: Dale, on this
9 particular one, I'm going to withdraw this one. This
10 is for the NJAHRA?

11 MR. JONES: Yes.

12 EXE. DIR. GORHAM: No, I'm going to
13 withdraw that.

14 Thank you.

15 CHAIRPERSON McDUFFIE: Okay. With
16 that, those are all the resolutions.

17 Go right ahead, Mr. Bob.

18 COMMISSIONER GUARASCI: Good afternoon,
19 everyone.

20 CHAIRPERSON McDUFFIE: Good afternoon.

21 COMMISSIONER GUARASCI: During this
22 work session, there are a couple of issues that I
23 wanted to ask about.

24 First and foremost, I wanted to just
25 inquire of Lynette, because I did ask for approval to

1 attend the mandatory trainings, one of which I think
2 is in September, and, so, I don't know if you've had
3 any success with the folks at Rutgers, but I just
4 want to make sure it's not a situation where I'm
5 attending without the Board authorizing it first. So
6 I just wanted to get some clarification on that.

7 MS. WARREN: Yes. Everything --

8 COMMISSIONER GUARASCI: It's been
9 submitted?

10 MS. WARREN: Yes.

11 EXE. DIR. GORHAM: Those usually do not
12 come before the Board, because they're mandatory.

13 COMMISSIONER GUARASCI: I see.

14 EXE. DIR. GORHAM: So we don't do resos
15 for the courses, because you tell Lynette which ones
16 you're going to go to and she signs you up.

17 COMMISSIONER GUARASCI: That's even
18 better. All right.

19 And if I can ask Mr. Vazquez just a
20 couple of questions on his portfolio?

21 Good afternoon, Fred.

22 With respect to the Alexander Hamilton
23 Development, in your report you talk about reissuing
24 an RFP or an RFQ for the educational facility there,
25 with the intent to have something at the August 17th

1 meeting, and obviously that would be tonight. So can
2 you just give us an update on what's happening with
3 that project?

4 MR. VAZQUEZ: Well, we did proceed to
5 submissions. We have been evaluating those
6 submissions. There was information that was put
7 forth from one of the submitters to submit with the
8 submission, and we have not received that submission,
9 so, in turn, we have had some internal discussions
10 and will continue to do so in an effort to perhaps
11 next month come before the Board with a
12 recommendation.

13 We will not be readvertising it at this
14 point, pending our internal discussions.

15 COMMISSIONER GUARASCI: Is this
16 something that would normally just be done by the
17 administration with the recommendations to the Board
18 without going through a committee?

19 EXE. DIR. GORHAM: Yes.

20 COMMISSIONER GUARASCI: Okay.

21 Also with respect to the Apollo Dye
22 site.

23 MR. VAZQUEZ: Yes.

24 COMMISSIONER GUARASCI: Can you just
25 provide an update as to where things are with this

1 latest phase? I know there was some talk of a
2 ribbon-cutting.

3 MR. VAZQUEZ: Yes.

4 We received our Certificate of
5 Occupancy dated June 30, 2017. We have begun to
6 occupy the building.

7 There are a couple of activities that
8 we're still concluding there. One is the final
9 construction of the roof deck, which was part of a
10 final change order to close the project out.

11 There are 30 project-based vouchers
12 associated with the development, as well as 16 ACC
13 public housing units.

14 COMMISSIONER GUARASCI: And there will
15 be a ribbon-cutting on September 18th?

16 EXE. DIR. GORHAM: Yes.

17 MR. VAZQUEZ: September 18th at
18 10:00 a.m., yes.

19 EXE. DIR. GORHAM: Board members will
20 get notification and an invitation. The date has
21 been set, but we haven't sent out any formal
22 notification, but it should be forthcoming. We have
23 a conference call tomorrow about it.

24 COMMISSIONER GUARASCI: With respect to
25 the veterans project, has there been any movement on

1 that since your report?

2 MR. VAZQUEZ: The veterans project, no,
3 that's -- obviously the report is out for this month.
4 We're waiting on Israel Roizman, who's actually been
5 negotiated construction prices.

6 Back in June or July, he had indicated
7 that he was close to selecting a general contractor.
8 We anticipate that to happen shortly. I know he said
9 he, as well as ourselves, are looking as well to
10 break ground and do the ribbon-cutting on that as
11 soon as possible.

12 COMMISSIONER GUARASCI: Just remind me,
13 it's 34 units, how are they configured?

14 MR. VAZQUEZ: I believe it's 4
15 two-bedroom units and 30 one-bedroom units.

16 COMMISSIONER GUARASCI: In one
17 structure?

18 MR. VAZQUEZ: It's a four-story
19 building, approximately a couple hundred feet in
20 width and length, it's a standard 50 feet. But
21 there's also associated work, including replacement
22 of the retaining wall at the rear of the building
23 that is really what's causing us delays in terms of
24 figure out the cost or negotiating the cost, rather.

25 COMMISSIONER GUARASCI: Okay. So

1 there's no real projected groundbreaking for that at
2 this point?

3 MR. VAZQUEZ: As of this moment, no,
4 sir.

5 COMMISSIONER GUARASCI: Okay.

6 And then lastly, with respect to the
7 Riverside Terrace redevelopment, that's awaiting tax
8 credit notification. Is that correct?

9 MR. VAZQUEZ: That's awaiting several
10 things.

11 We submitted a demo/dispo application
12 on May 10th of this year. Generally it's a 90-day
13 turnaround with HUD. However, because we were
14 considering whether or not we would move forward with
15 RAD, we withheld the movement from going forward
16 until that time.

17 So we anticipate that somewhere between
18 now and September 10th we should be hearing from HUD
19 in terms of demo/disposition.

20 COMMISSIONER GUARASCI: And the
21 Authority is not pursuing RAD?

22 MR. VAZQUEZ: We do not anticipate
23 pursuing RAD.

24 After we did all the mathematical
25 analysis, it eventuated that the RAD rents would not

1 support the first two phases of the development,
2 which is the two tax credit applications that we have
3 in.

4 We anticipate hearing, according to the
5 developer and other sources, sometime this week that
6 awards may be coming through.

7 COMMISSIONER GUARASCI: Just explain
8 that to me.

9 So, if the typical rental vouchers are
10 not going to be used because they're insufficient,
11 what other rent subsidies would be available?

12 MR. VAZQUEZ: Well, no, I think the
13 Board will recall that sometime ago, you approved
14 public housing Section 8 vouchers project based for
15 that project for all phases.

16 COMMISSIONER GUARASCI: I see.

17 MR. VAZQUEZ: So obviously that pays
18 more than the RAD rental.

19 COMMISSIONER GUARASCI: Because it pays
20 up to 110 percent?

21 MR. VAZQUEZ: 110 percent of FMRs,
22 that's correct.

23 COMMISSIONER GUARASCI: I understand.

24 Lastly, as I typically do at these
25 meetings, the status of the Developer's Agreement for

1 that project?

2 MR. VAZQUEZ: The Developer's Agreement
3 is finalized, for the most part. I believe it's in
4 the Executive Director's hands. I'm sure she's going
5 to update you sometime in the near future.

6 COMMISSIONER GUARASCI: Okay. So I
7 would just like to state that I think it's important
8 that the Community Development Committee have an
9 opportunity to review that, and I think that's been
10 your intention all along. So, would you anticipate
11 that that would happen sometime prior to the next
12 Board Meeting?

13 EXE. DIR. GORHAM: Most likely.

14 You sent it on to me?

15 MR. VAZQUEZ: I believe I did.

16 EXE. DIR. GORHAM: In my 7,000 -- no,
17 we will definitely send it out to the Development
18 Committee. We'll take one last look at it.

19 MR. VAZQUEZ: If I didn't, you'll get
20 it soon.

21 EXE. DIR. GORHAM: That's all right,
22 Fred. I wasn't throwing him --

23 COMMISSIONER GUARASCI: No, I
24 understand.

25 EXE. DIR. GORHAM: We have it in some

1 form. We have to really look at it before the next
2 meeting.

3 MR. VAZQUEZ: Sure.

4 COMMISSIONER GUARASCI: You know, from
5 my perspective, there are certain documents that come
6 before this Board that are routine or perfunctory,
7 but then there are others that are quite substantive,
8 and I think the reason that we're here is, on those
9 more substantive documents and decisions, to be able
10 to provide the benefit of our experience. And I
11 think the Developer's Agreement is definitely one
12 that falls into that category.

13 EXE. DIR. GORHAM: And I agree. And at
14 the point in time that we get that all the agreements
15 in place, and this agreement really is based on the
16 funding source and how much money. So the language
17 may change, you know, from project to project, but
18 until we really agree upon that, we do bring it back
19 before the Board in terms of a discussion.

20 COMMISSIONER GUARASCI: All right.
21 Great.

22 EXE. DIR. GORHAM: So there's no
23 holding out. That's why I said to Fred, you know, we
24 have various forms of that one agreement back and
25 forth, and you know Mr. Roizman yourself, how

1 difficult of a negotiator he is, and sometimes he
2 finds me just as difficult. So we have a number of
3 variations of that same document.

4 When we get the document that will be
5 part of the closing packet, we will definitely share
6 it with the Board.

7 COMMISSIONER GUARASCI: Okay.

8 Thank you.

9 MR. VAZQUEZ: You're welcome.

10 COMMISSIONER GUARASCI: I'm done.

11 CHAIRPERSON McDUFFIE: Okay. Cool.

12 Can I get a motion to close?

13 COMMISSIONER NATION: So moved.

14 VICE-CHAIRPERSON RENDINA: Second.

15 CHAIRPERSON McDUFFIE: Roll call.

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

20 (Whereupon, the Workshop Meeting is
21 adjourned at 6:06 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