

1 PATERSON HOUSING AUTHORITY
2 PATERSON, NEW JERSEY
3 MONDAY, SEPTEMBER 18, 2017
4 COMMENCING AT 5:53 P.M.
5 REGULAR 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
13
14 ALSO PRESENT:

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

25 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

ILEANA KMECH
PERSONNEL OFFICER

THERESA MIMS
COMPLIANCE OFFICER

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

IAEISA MONDESIR, 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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1. Approve Commissioners McDuffie, Rendina Maven, Henry, Exe. Dir. I. Gorham, Asst. Exe. Dir. D. Jones, and Leasing & Occupancy Director J. Jackson to attend the Governor's Conference in Atlantic City on Oct. 4-6, 2017	14
2. Approve Irma Gorham, Executive Director, & Commissioner Peter Rendina to attend the NAHRO 2017 National Conference & Exhibition on Oct. 26-29, 2017 in Pittsburgh, PA	14

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I N D E X

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HEARING OF THE GENERAL PUBLIC

(No public wishing to speak.)

ANNOUNCEMENTS

Executive Director Gorham	7, 9
Ms. Kmech	7
Mr. Thomas	7
Mr. Jones	10

1 CHAIRPERSON McDUFFIE: All right. I'm
2 going to go to the Regular Meeting.

3 I'm just kind of excited. Right now
4 I'm putting my chest out. I just won't say nothing.

5 VICE-CHAIRPERSON RENDINA: Don't say
6 anything yet. We can put our chest out, but don't
7 say anything. We did good.

8 CHAIRPERSON McDUFFIE: Can I get a
9 motion for the Regular Meeting, please?

10 ROLL CALL

11 COMMISSIONER RENDINA: I make a motion
12 to go to the Regular Meeting.

13 CHAIRPERSON McDUFFIE: Second, please?

14 COMMISSIONER MAVEN: Second.

15 CHAIRPERSON McDUFFIE: Roll call.

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

20 CONFIRMATION OF MINUTES

21 CHAIRPERSON McDUFFIE: Can I get a
22 confirmation for the Workshop and Regular Board
23 Meeting minutes from August 2017?

24 VICE-CHAIRPERSON RENDINA: I make a
25 motion.

1 COMMISSIONER NATION: Second.

2 CHAIRPERSON McDUFFIE: Second,

3 Mr. Nation.

4 Roll call.

5 (At this point in the proceeding roll
6 call is taken and the motion is passed by a vote of
7 four in favor, with Commissioner Maven abstaining,
8 and Commissioner Henry absent.)

9 HEARING OF THE GENERAL PUBLIC

10 CHAIRPERSON McDUFFIE: Anyone from the
11 public?

12 MR. GUARASCI: I'm sorry, that was the
13 vote on all the resolutions?

14 VICE-CHAIRPERSON RENDINA: No, just the
15 minutes for the last meeting.

16 We got you.

17 CHAIRPERSON McDUFFIE: If there's no
18 one from the public, a motion to close the public?

19 EXE. DIR. GORHAM: Okay. After you
20 close it, we do have two announcements.

21 VICE-CHAIRPERSON RENDINA: I make a
22 motion we close.

23 COMMISSIONER NATION: Second.

24 CHAIRPERSON McDUFFIE: Second from
25 Nation.

1 Roll call.

2 (At this point in the proceeding roll
3 call is taken and the motion is passed by a vote of
4 five in favor, with Commissioner Henry absent.)

5 ANNOUNCEMENTS FROM THE EXECUTIVE DIRECTOR

6 CHAIRPERSON McDUFFIE: Now we have
7 announcements.

8 EXE. DIR. GORHAM: We do have, I think,
9 two new employees or just one -- one.

10 I'm sorry, Christian, I think you're
11 two.

12 Ileana please introduce Christian. I'm
13 so sorry, Christian. I know Teresa was here -- not
14 you, Theresa, the other Teresa --

15 Okay. Please.

16 MS. KMECH: This is Christian Thomas.
17 He's the Choice Voucher Supervisor. He reports
18 directly to Johnnie Jackson.

19 Mr. Thomas is from South Carolina. He
20 is doing a relocation.

21 EXE. DIR. GORHAM: The jury is still
22 out.

23 MR. THOMAS: Are they really?

24 EXE. DIR. GORHAM: No, Mr. Thomas.

25 MR. THOMAS: Good afternoon.

1 CHAIRPERSON McDUFFIE: Mr. Christian,
2 can I ask you a question?

3 MR. THOMAS: Yes, sir.

4 CHAIRPERSON McDUFFIE: Stand up,
5 please. Give me three minutes of what is your role
6 here at the Housing Authority in your own words,
7 three minutes.

8 MR. THOMAS: Three minutes? I really
9 don't need three minutes.

10 My role here is the Housing Authority
11 Voucher Supervisor. I will be leading the Housing
12 Choice Voucher program in a new direction. My plan
13 is to streamline, under the tutelage of my Director,
14 Mr. Jackson, here, and to move the agency in a
15 different direction, under Ms. Irma's advice.

16 And that's just my plan.

17 CHAIRPERSON McDUFFIE: Wow!

18 MR. THOMAS: In a few weeks -- I spoke
19 to Ms. Irma, I also spoke to my Director. I will be
20 meeting with them directly to actually give them a
21 presentation of my future plans here at the agency.

22 CHAIRPERSON McDUFFIE: I love that! I
23 love that! That's good. Hand clap for him. That's
24 beautiful!

25 (Applause.)

1 EXE. DIR. GORHAM: Moving on.

2 CHAIRPERSON McDUFFIE: Other

3 announcement, go ahead.

4 EXE. DIR. GORHAM: I have no other

5 announcement.

6 We're just working. Today we had the
7 ribbon-cutting for Parks Crossing, Freedom Village
8 II. We have a beautiful, beautiful facility. And
9 we're working to get some really great residents in
10 the building.

11 MR. GUARASCI: May I just?

12 I was there today, and I'd like to
13 congratulate the Executive Director and her team, who
14 really did a phenomenal job in bringing that project
15 to fruition, particularly because it was not part of
16 the original plan.

17 EXE. DIR. GORHAM: No.

18 MR. GUARASCI: And, so, it's an
19 additional how many units?

20 EXE. DIR. GORHAM: 63.

21 COMMISSIONER GUARASCI: 63 units that
22 have been brought to the residents of Paterson that
23 desperately need it, as a result of, I think, the
24 sort of persistence and creativity of the Executive
25 Director, the executive team and Pennrose, and we

1 should all be very proud of this development.

2 EXE. DIR. GORHAM: Yes, work, work,
3 work.

4 And I also want to note that
5 Commissioner Henry is sick. As of Friday, he was in
6 the hospital. So keep him in your prayers, please,
7 and hopefully we'll get an update this week and we'll
8 let you know his condition.

9 CHAIRPERSON McDUFFIE: Okay. Okay.
10 Anything else, Commissioners?

11 (No response.)

12 CHAIRPERSON McDUFFIE: Okay.

13 COMMISSIONER NATION: My favorite part.
14 Have we heard anything for the next financial year on
15 the budget?

16 MR. JONES: Are you talking about the
17 federal 2018?

18 COMMISSIONER NATION: Yes.

19 MR. JONES: No, the only thing we've
20 heard recently, that HUD has sent us a notice saying
21 that Housing Authorities need to make sure that all
22 their units are up-to-date in the PEAK (phonetic)
23 system because they're getting ready to issue a new
24 notice in the funding rounds, so that's the latest
25 news. So we know that it's coming soon.

1 But in terms of percentages, I think
2 it's the same bad news that we heard.

3 VICE-CHAIRPERSON RENDINA: I just want
4 to say, there were five HUD people, right, upper
5 level HUD people at the conference, and a number of
6 the Executive Directors and Commissioners of other
7 agencies were questioning, I don't even know if this
8 is a word, the nitpickyness of HUD as it relates to
9 the way they deem a place as being "habitable."

10 And, I mean, we're all pretty sure that
11 if there's a big hole in the wall or if there's rats
12 running on the floor, we're pretty sure that that's
13 not good. However, they have their own little
14 checklist that a lot of people complained, like we're
15 spending all our time and money trying to figure out
16 that there's, you know, somebody put a picture up and
17 there's like a little hole in the wall from the
18 picture, and you're making them cancel it, and it's
19 30 days and all this other crap. Maybe not with us
20 because, you know, ours are all pretty good, but
21 there are places where they really, you know, make it
22 tough for them to get their apartments correct.

23 And the second thing that they talked
24 about was that the HUD people said is that there may
25 be, may be more money than we think, because of

1 some -- I wish somebody that was an accountant was
2 there, they said a term that said that there's money
3 that could become available, that was the guy Scott
4 said. He said there could be money available about
5 the way the accounting is at HUD, not our accounting,
6 not New York's accounting, not Minneapolis, Minnesota
7 but there is --

8 EXE. DIR. GORHAM: How HUD is actually
9 going to allocate and designate certain monies from
10 different pots. But we all like sort of sighed.

11 VICE-CHAIRPERSON RENDINA: But you
12 never know.

13 EXE. DIR. GORHAM: You never know.

14 VICE-CHAIRPERSON RENDINA: And you
15 never know who wants to ingratiate whom. So that's a
16 big thing.

17 EXE. DIR. GORHAM: Yes.

18 VICE-CHAIRPERSON RENDINA: You know how
19 people ingratiate people, they give them money.

20 All right. Sorry about that.

21 EXE. DIR. GORHAM: And also the article
22 on "Is Anybody Home at HUD?" staff got a chance to
23 see this, but we'll send it out to the Commissioners,
24 because it's insight.

25 VICE-CHAIRPERSON RENDINA: It's a long

1 read, though.

2 EXE. DIR. GORHAM: It's a long read,
3 but it covers all the grounds in terms of operation.

4 VICE-CHAIRPERSON RENDINA: Personnel.

5 EXE. DIR. GORHAM: Yes, where it can
6 possibly go. But you have to be in a good mood when
7 you read it.

8 VICE-CHAIRPERSON RENDINA: Or take 3 or
9 4 days to read it.

10 COMMISSIONER MAVEN: Is this based --
11 who did this?

12 EXE. DIR. GORHAM: Well, this was in
13 the Washington -- no, the Politico.

14 VICE-CHAIRPERSON RENDINA: The guy who
15 did it traveled with -- and there's nothing really
16 earth shattering.

17 EXE. DIR. GORHAM: It's not bashing,
18 it's just truth.

19 VICE-CHAIRPERSON RENDINA: It's just
20 information, and it's quotes from --

21 COMMISSIONER MAVEN: It's an
22 assessment?

23 VICE-CHAIRPERSON RENDINA: But not a
24 bad assessment.

25 EXE. DIR. GORHAM: Who he is, where he

1 could take HUD, and what's really going on at HUD.
2 And if you're a bureaucrat or you're a practitioner,
3 it gives you some ideas.

4 VICE-CHAIRPERSON RENDINA: It's good
5 for anybody to read anyway, even if you're not a
6 Housing Authority Commissioner.

7 EXE. DIR. GORHAM: All right. We can
8 scan it and email.

9 CHAIRPERSON McDUFFIE: Anything else?

10 EXE. DIR. GORHAM: We are done.

11 RESOLUTIONS

12 CHAIRPERSON McDUFFIE: Can I get a
13 motion for a Consent Agenda?

14 VICE-CHAIRMAN RENDINA: I make a
15 motion.

16 COMMISSIONER MAVEN: Second.

17 CHAIRPERSON McDUFFIE: Roll call.

18 MS. WARREN: Commissioner Guarasci?

19 COMMISSIONER GUARASCI: Yes, except I'd
20 like to abstain on the resolution dealing with the
21 payment standards, as well as Bill List No. 2.

22 MS. WARREN: Commissioner Maven?

23 COMMISSIONER MAVEN: Yes.

24 MS. WARREN: Commissioner Nation?

25 COMMISSIONER NATION: Yes.

1 MS. WARREN: Commissioner Rendina?

2 COMMISSIONER RENDINA: Yes.

3 MS. WARREN: Chairperson McDuffie?

4 CHAIRPERSON McDUFFIE: Yes.

5 Can I get a motion to receive the

6 Consent Agenda?

7 VICE-CHAIRPERSON RENDINA: Motion.

8 COMMISSIONER NATION: Second.

9 CHAIRPERSON McDUFFIE: Roll call.

10 MS. WARREN: Commissioner Guarasci?

11 COMMISSIONER GUARASCI: Yes, with the

12 same two abstentions.

13 MS. WARREN: Commissioner Maven?

14 COMMISSIONER MAVEN: Yes.

15 MS. WARREN: Commissioner Nation?

16 COMMISSIONER NATION: Yes.

17 MS. WARREN: Commissioner Rendina?

18 COMMISSIONER RENDINA: Yes.

19 MS. WARREN: Chairperson McDuffie?

20 CHAIRPERSON McDUFFIE: Yes.

21 Can I get a motion to close?

22 VICE-CHAIRPERSON RENDINA: I make a

23 motion to close.

24 COMMISSIONER NATION: Second.

25 CHAIRPERSON McDUFFIE: Second,

1 Mr. Nation.

2 Roll call.

3 (At this point in the proceeding, there
4 being no further business to come before the Board of
5 Commissioners, the motion to adjourn is passed by a
6 vote of five in favor, with Commissioner Henry
7 absent.)

8 CHAIRPERSON McDUFFIE: Thank you so
9 much. God bless you. Stay around to sign the bills,
10 please.

11 (Whereupon, the Regular Meeting is
12 adjourned at 6:04 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