

1 PATERSON HOUSING AUTHORITY  
2 PATERSON, NEW JERSEY  
3 MONDAY, SEPTEMBER 26, 2016  
4 COMMENCING AT 6:06 P.M.  
5 REGULAR MEETING

6 THERE BEING PRESENT:

7 REV. MICHAEL McDUFFIE, CHAIRPERSON

8 PETE RENDINA, VICE CHAIRPERSON

9 JOEL RAMIREZ, COMMISSIONER

10 BRENT NATION, COMMISSIONER

11  
12 ALSO PRESENT:

13 IRMA GORHAM  
14 EXECUTIVE DIRECTOR

15 DALE JONES  
16 ASSISTANT EXECUTIVE DIRECTOR

17 TERI DIAS  
18 DEPARTMENT OF MODERNIZATION & DEVELOPMENT

19 LYNETTE WARREN  
20 RECORDING SECRETARY

21 DELINDA HOLMES  
22 ASSISTANT PURCHASING AGENT

23 VANESSA SIFFORD  
24 PROGRAM DEVELOPMENT SPECIALIST

25  
**KIM O. FURBACHER, C.C.R., R.M.R.**  
**P.O. BOX 213**  
**ROCHELLE PARK, NJ 07662**  
**201-906-9761**

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ALSO PRESENT (cont'd):

JOHNNIE JACKSON  
DIRECTOR OF LEASING & OCCUPANCY

ORTHNEIL PALMER  
PERSONNEL ASSISTANT

MARLENE GUTIERREZ  
PROJECT COORDINATOR

ILEANA KMECH  
PERSONNEL OFFICER

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

THERESA MIMS, COMPLIANCE OFFICER  
ALBERTA BOULWARE, PROPERTY MANAGER

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

ROGUT McCARTHY TROY, LLC  
BY: PATRICE E. HEW, ESQ.  
COUNSEL FOR THE PATERSON HOUSING AUTHORITY

**KIM O. FURBACHER, C.C.R., R.M.R.**  
**P.O. BOX 213**  
**ROCHELLE PARK, NEW JERSEY 07662-0213**  
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I N D E X

	<u>PAGE</u>
<u>DEPARTMENT OF MODERNIZATION &amp; DEVELOPMENT</u>	
<u>Bids/Contracts (2)</u>	
1. 2016 CFP Budget Revision No. 1	8
2. 2015 CFP Budget Revision No. 6	8
<u>DEPARTMENT OF LEASING &amp; OCCUPANCY</u>	
<u>Bids/Contracts (0)</u>	
<u>DEPARTMENT OF PLANNING &amp; GRANTS</u>	
<u>Bids/Contracts (2)</u>	
1. Approve Contract Award for After School Program for Riverside Terrace Dev. NJ21-1 & Sojourner Douglass Homes, NJ21-12	8
2. Contract Extension - Tracking Software for Case Management Operations (1)	8
1. Approve Vanessa Sifford to Attend the United Way/Invest Health Conference in Denver, CO, 9/27 - 9/30/16	8
<u>DEPARTMENT OF ADMINISTRATION</u>	
<u>Bids/Contracts (3)</u>	
1. 2nd Year Option, Floor Cleaning Service Christopher Hope Comm. Center, & PHA Senior Sites, Common Areas & Comm. Rooms	8
2. 2nd Term Option, Information Technology (IT) & Physical Security Network (Access Control & Video Surveillance) Support Services at all PHA sites	8
3. Disposition of Obsolete Cellphones to PHA staff	8
<u>Operations (1)</u>	
1. Emergency Pump Repair	8
2. Revised Payment Standard for Housing Assistance Programs	8
3. Bills	8
4. Staff Training - Public Housing Budgeting, Accounting & Reporting	8

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I N D E X (cont'd)

PAGE

EXECUTIVE DIRECTOR

Operations (1)

1. Approve Commissioner Peter Rendina  
& Exe. Director Irma to attend the  
NAHRO Con, Oct. 14-16, 2016

8

HEARING OF THE GENERAL PUBLIC

NAME

PAGE

Daphne Cunningham

6

1 CHAIRPERSON McDUFFIE: A motion to open  
2 up the Regular Meeting?

3 COMMISSIONER RAMIREZ: So moved.

4 VICE-CHAIRPERSON RENDINA: Second.

5 ROLL CALL

6 CHAIRPERSON McDUFFIE: Roll call.

7 (At this point in the proceeding roll  
8 call is taken with Commissioners Nation, Ramirez,  
9 Vice-Chairperson Rendina, and Chairperson McDuffie  
10 present, and Commissioners Bonds, Diaz, and Maven  
11 absent.)

12 MINUTES

13 CHAIRPERSON McDUFFIE: Can I get a  
14 confirmation for the minutes from July and August?

15 VICE-CHAIRPERSON RENDINA: So moved.

16 COMMISSIONER RAMIREZ: So moved.

17 COMMISSIONER NATION: Second.

18 CHAIRPERSON McDUFFIE: Roll call.

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

23 HEARING OF THE GENERAL PUBLIC

24 CHAIRPERSON McDUFFIE: We're going to  
25 open up the public portion at this time. Anything

1 you have, any situation or a question, please step  
2 forward at this time, state it. You have three  
3 minutes. Please state your name, your address, and  
4 your situation or question.

5 Anyone from the public?

6 (No response.)

7 CHAIRPERSON McDUFFIE: Can I get a  
8 motion to close the public portion?

9 COMMISSIONER RAMIREZ: So moved.

10 EXE. DIR. GORHAM: You got to step up.  
11 You got to watch the audience. I was watching them  
12 saying who is going to do it, Barbara or you.

13 MS. CUNNINGHAM: Daphne Cunningham, 7-8  
14 Grimes Place, Paterson.

15 I have a question with regard to the  
16 Fair Market Rent rate. The increase scheduled for  
17 2017. I just want to see what it looks like. And I  
18 know we don't have that many residents, but it does  
19 affect a few.

20 That's my only thing.

21 EXE. DIR. GORHAM: You want the flat  
22 rent?

23 MS. CUNNINGHAM: Flat rate.

24 EXE. DIR. GORHAM: I didn't bring my  
25 copy.

1 MR. JONES: It will be at the resident  
2 advisory meeting on October 5th.

3 EXE. DIR. GORHAM: These are all  
4 Section 8 payment standard grants that Mr. Jackson  
5 alluded to. We're working on the chart for the PHA  
6 meeting.

7 MS. CUNNINGHAM: Okay.

8 MR. JONES: So the first RAB meeting,  
9 it will be available.

10 EXE. DIR. GORHAM: Dale didn't know you  
11 were going to come with some stuff. He mentioned it  
12 to me coming down the hallway. Dale, I'm going to  
13 throw you under the bus.

14 MS. CUNNINGHAM: These increases are  
15 hard.

16 MR. JONES: Just bear in mind, these  
17 increases are mandated by HUD.

18 MS. CUNNINGHAM: I understand that, but  
19 I also understand better if maybe it was an updated  
20 site. To be almost \$1,500 is still a lot.

21 EXE. DIR. GORHAM: She's saying Fair  
22 Market Rent for a fair market property.

23 MS. CUNNINGHAM: Yes.

24 EXE. DIR. GORHAM: So we'll talk about  
25 it at the PHA Plan meeting.

1 MS. CUNNINGHAM: Okay. That's it.

2 Thank you.

3 EXE. DIR. GORHAM: No problem.

4 CHAIRPERSON McDUFFIE: Anyone else from  
5 the public?

6 (No response.)

7 CHAIRPERSON McDUFFIE: Motion to  
8 close --

9 VICE-CHAIRPERSON RENDINA: Motion to  
10 close.

11 CHAIRPERSON McDUFFIE: -- the public  
12 hearing.

13 All right.

14 COMMISSIONER NATION: Second.

15 CHAIRPERSON McDUFFIE: Roll call.

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

20 EXE. DIR. GORHAM: You did all the  
21 voting?

22 MS. WARREN: Consent Agenda.

23 RESOLUTIONS OF UNANIMOUS CONSENT

24 CHAIRPERSON McDUFFIE: We'll do that  
25 first. Let's get a motion for a Consent Agenda.



1                   VICE-CHAIRPERSON RENDINA: Motion for a  
2 Consent Agenda.

3                   COMMISSIONER RAMIREZ: Second.

4                   CHAIRPERSON McDUFFIE: Roll call.

5                   (At this point in the proceeding roll  
6 call is taken and the motion to create a Consent  
7 Agenda is passed by a vote of four in favor, with  
8 Commissioners Bonds, Diaz, and Maven absent.)

9                   CHAIRPERSON McDUFFIE: Motion to  
10 receive the Consent Agenda?

11                  VICE-CHAIRPERSON RENDINA: Motion.

12                  COMMISSIONER NATION: Second.

13                  CHAIRPERSON McDUFFIE: Roll call.

14                  (At this point in the proceeding roll  
15 call is taken and the Resolutions of Unanimous  
16 Consent are passed by a vote of four in favor, with  
17 Commissioners Bonds, Diaz, and Maven absent.)

18                  CHAIRPERSON McDUFFIE: We got an  
19 official introduction, and we're going to have our  
20 lawyer do it.

21                  MS. HEW: Yes.

22                  I believe it was at the last meeting,  
23 we officially hired our new Personnel Officer. She's  
24 not had an opportunity to meet everyone on the  
25 commission, so I'd like to introduce our Personnel

1 Officer, Ileana Kmech, to all of our Commissioners.

2 She's in charge of our Personnel  
3 Department and took the place of Ms. Brevard, who  
4 retired.

5 EXE. DIR. GORHAM: We'll be sending you  
6 the notices for the meeting and matters of such.

7 CHAIRPERSON McDUFFIE: All right.

8 VICE-CHAIRPERSON RENDINA: Anything  
9 else?

10 EXE. DIR. GORHAM: No, I don't have  
11 anything else.

12 COMMISSIONER NATION: I just noticed  
13 this in the package. Any thoughts? I mean, he's  
14 supposed to be sitting on the Board. He has never  
15 turned up yet.

16 EXE. DIR. GORHAM: No, he has not been  
17 appointed to the Board yet. That was a mislead in  
18 his letter. Basically as of last week, he was  
19 replaced with another candidate.

20 COMMISSIONER NATION: Okay. Fine.

21 EXE. DIR. GORHAM: So that's why this  
22 came out. It's a misread on his part.

23 COMMISSIONER NATION: All right.

24 Thanks.

25 EXE. DIR. GORHAM: You guys know the

1 process. When your paperwork goes to the City  
2 Council, and they call me and they said they're going  
3 to vote, that's when it happens. True?

4 COMMISSIONER RAMIREZ: Yes.

5 COMMISSIONER NATION: Yes.

6 EXE. DIR. GORHAM: So that has not  
7 happened.

8 VICE-CHAIRPERSON RENDINA: Motion the  
9 meeting be adjourned.

10 CHAIRPERSON McDUFFIE: Second, please?

11 COMMISSIONER NATION: Second.

12 CHAIRPERSON McDUFFIE: Mr. Nation  
13 seconded it.

14 Roll call.

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

19 CHAIRPERSON McDUFFIE: Thank you,  
20 everybody.

21 (Whereupon, the Regular Meeting is  
22 adjourned at 6:12 p.m.)

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C E R T I F I C A T I O N

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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.

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KIM O. FURBACHER, CRCR, CCR, RMR  
License #XIO1042, and Notary Public  
of New Jersey

My Commission Expires:  
7/11/19