

1 PATERSON HOUSING AUTHORITY
2 PATERSON, NEW JERSEY
3 MONDAY, SEPTEMBER 26, 2016
4 COMMENCING AT 5:43 P.M.
5 WORKSHOP 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.
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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

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1 CHAIRPERSON McDUFFIE: All right. The
2 Commissioners of the Housing Authority of the great
3 City of Paterson are hereby called to a Regular
4 Meeting immediately following the Workshop at the
5 offices of this Authority, 60 Van Houten Street, on
6 this day, Monday, September 26th, 2016, to discuss
7 and transact upon the following matters listed below.

8 Roll call.

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

14 EXE. DIR. GORHAM: This is a duly
15 advertised Regular Meeting of the Board of
16 Commissioners of the Housing Authority.

17 Notice of this meeting was given to
18 newspapers of local circulation in December 2015.

19 A copy of this notice was filed with
20 the City Clerk of Paterson.

21 These things were done to comply with
22 the Open Public Meetings Act.

23 CHAIRPERSON McDUFFIE: Department of
24 Modernization & Development.

25 MS. DIAS: Good afternoon.

1 CHAIRPERSON McDUFFIE: Good afternoon.

2 MS. DIAS: Modernization has two resos,
3 both are budget revisions for 2016 CFP and for 2015
4 CFP.

5 Whereas, the Housing Authority of the
6 City of Paterson is reprogramming funds to include
7 and/or remove work items in its 2016 and 2015 Capital
8 Fund Programs.

9 Whereas, some work items have resulted
10 in a shortage and/or excess of funds in the approved
11 2016 and 2015 budgets.

12 Now, therefore, be it resolved by the
13 Board of Commissioners of the Housing Authority that
14 they hereby authorize staff to revise the 2016 and
15 2015 budgets in accordance with the attached
16 narrative.

17 Be it further resolved all proposed
18 changes within the 2016 and 2015 budgets are in
19 accordance with the Housing Authority's approved
20 Five-Year Plan and the Revised Budget will be
21 submitted to HUD upon Board approval.

22 CHAIRPERSON McDUFFIE: Questions,
23 comments?

24 (No response.)

25 CHAIRPERSON McDUFFIE: Okay.

1 Department of Planning & Grants.

2 MS. GUTIERREZ: Good evening.

3 CHAIRPERSON McDUFFIE: Good evening.

4 MS. GUTIERREZ: The Department of
5 Planning & Grants has actually three resolutions, two
6 that are in the Board package and also a
7 supplemental.

8 May I ask your permission to read that
9 one as well?

10 CHAIRPERSON McDUFFIE: Okay.

11 MS. GUTIERREZ: The first resolution is
12 to approve contract award for After-School Program
13 for Riverside Terrace Development and Sojourner
14 Douglass Homes.

15 Whereas, the Housing Authority of the
16 City of Paterson advertised for Request for Proposals
17 to provide an After-School Program for youth ages 5
18 to 12 residing at Riverside Terrace Development and
19 Sojourner Douglass Homes.

20 And, whereas, the scope of services and
21 general submission requirements were obtained on the
22 Housing Authority's website and/or at the Housing
23 Authority's Central Office located at 60 Van Houten
24 Street.

25 Whereas, one proposal was returned by

1 the August 30, 12 p.m. deadline, and one proposal did
2 not meet the deadline.

3 Whereas, the rating committee rated and
4 recommended funding to the New Destiny Community
5 Development Corporation for the After-School Program
6 that includes academic and youth enrichment
7 activities.

8 Now, therefore, be it resolved by the
9 Board of Commissioners of the Housing Authority of
10 the City of Paterson that they hereby approve a
11 contract award to New Destiny Community Corporation
12 of Paterson, New Jersey, for the provision of an
13 After-School Program at the Riverside Terrace
14 Development, in the amount of \$21,350, for the period
15 of October 1, 2016 through June 30, 2017.

16 CHAIRPERSON McDUFFIE: Questions,
17 comments?

18 (No response.)

19 CHAIRPERSON McDUFFIE: Okay.

20 MS. GUTIERREZ: The second is to
21 approve Vanessa Sifford to attend United Way's Invest
22 Health Conference 2016 in Denver, Colorado.

23 Whereas, Invest Health is a new
24 initiative that brings together diverse leaders from
25 mid-sized U.S. cities across the nation to develop

1 new strategies for increasing and leveraging private
2 and public investments to accelerate improvements in
3 neighborhoods facing the biggest barriers to better
4 health. The program is a collaboration between the
5 Robert Wood Johnson Foundation and Reinvestment Fund.

6 Whereas, the United Way of Passaic
7 County was awarded an Invest Health grant for the
8 City of Paterson, and the Housing Authority of the
9 City of Paterson is a collaborating partner, along
10 with other city entities, on this initiative.

11 And, whereas, on September 27th through
12 September 30, 2016, Invest Health will convene in
13 Denver, Colorado to provide grant participants with
14 opportunities for shared learning, strategy building,
15 and hands-on workshops regarding tools relevant to
16 Invest Health.

17 And, whereas, attendance at this
18 meeting will benefit the Authority by providing staff
19 with information and skills needed to continue to
20 plan and implement plans that impact the overall
21 health and well-being of the city residents.

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 approve Vanessa
25 Sifford to attend the United Way of Passaic County

1 Invest Health Conference on September 27th through
2 30th, 2016, at a cost of \$183 for per diem, and a
3 travel expense in the amount of \$208.88.

4 United Way of Passaic County will cover
5 the cost of hotel accommodations and airfare.

6 CHAIRPERSON McDUFFIE: Questions,
7 comments?

8 (No response.)

9 MS. GUTIERREZ: This is a supplemental
10 resolution.

11 CHAIRPERSON McDUFFIE: It's on your
12 desk, not in the packet.

13 MS. GUTIERREZ: This is for a contract
14 extension for tracking software for case management.

15 Whereas, at the September 19, 2011
16 Board of Commissioners meeting, a contract was
17 awarded to Designing Success of Hollywood, Florida,
18 for the purchase of a software system, Tracking At A
19 Glance is a specifically designed web-based case
20 management tool, at a cost of \$87,900 for a four-year
21 period (Resolution No. 11-09-121).

22 And, whereas, the tracking software is
23 designed to meet the HUD tracking requirements for
24 the HOPE VI program, Resident Opportunities and
25 Supportive Services program (ROSS) and the Family

1 Self-Sufficiency program.

2 Whereas, the original contract covered
3 the annual maintenance fee through September 19,
4 2016.

5 And, whereas, there's a need to
6 continue to utilize the tag system, in order to
7 successfully monitor resident case management
8 services and assistance for an additional year, at a
9 cost of \$9,900.

10 Now, therefore, be it resolved by the
11 Board of Commissioners of the City of Paterson that
12 they hereby authorize staff to enter into a contract
13 extension with Designing Success of Hollywood,
14 Florida, for the Tracking At A Glance system annual
15 maintenance fee of \$9,900 retroactive from the period
16 of September 20, 2016, to September 19, 2017, with an
17 option for renewal.

18 CHAIRPERSON McDUFFIE: Questions,
19 comments?

20 (No response.)

21 CHAIRPERSON McDUFFIE: Okay.
22 Department of Administration.

23 MS. HOLMES: Good evening.

24 CHAIRPERSON McDUFFIE: Good evening.

25 MS. HOLMES: The first resolution is

1 for a second year option for floor cleaning services
2 at Christopher Hope Community Center and various PHA
3 sites, common areas, and community rooms.

4 Whereas, the Housing Authority of the
5 City of Paterson is in need of monthly floor cleaning
6 service at several sites: NJ21-1, Nathan Barnert
7 Homes; NJ21-6-2, Dr. Andrew McBride Homes; NJ21-7,
8 Dr. Norman Cotton Homes; NJ21-8, Rev. William Griffin
9 Homes; NJ21-9, Joseph Masiello Homes; NJ21-10, Gordon
10 Canfield Plaza; and the Christopher Hope Community
11 Center located at 60 Temple Street.

12 Whereas, the Board of Commissioners at
13 its July 20, 2015 meeting authorized staff to award
14 such contract, via Resolution 15-07-090, to Cristi
15 Cleaning Service Corporation for said service.

16 And, whereas, the contract has an
17 option to extend such service for an additional year.

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 exercise that option with Cristi Cleaning Service
22 Corporation out of Hackensack, New Jersey, in an
23 amount not to exceed \$19,494 for floor cleaning
24 service at the above listed sites retroactive back to
25 August 1st, 2016.

1 CHAIRPERSON McDUFFIE: Questions,
2 comments?

3 (No response.)

4 CHAIRPERSON McDUFFIE: Okay.

5 MS. HOLMES: The next resolution is for
6 a second term option for Information Technology and
7 Physical Security Network, also known as Access
8 Control and Video Surveillance Support Services at
9 all PHA sites.

10 Whereas, the Housing Authority of the
11 City of Paterson is in need of monthly information
12 technology and physical security network support
13 services at its sites.

14 And, whereas, the Board of
15 Commissioners at its September 15, 2014 meeting,
16 authorized staff to award such contract via
17 Resolution #14-09-109 to Xclusive PC & IT LLC for
18 said services.

19 And, whereas, the contract has an
20 option to extend such services for an additional
21 2-year term.

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 exercise that option with Xclusive PC & IT LLC,

1 out of Haledon, New Jersey, in the amount of \$4,000
2 per month, plus a sum between \$50 and \$100 per hour
3 for additional work that falls outside of the scope
4 of work as described in its original proposal.

5 CHAIRPERSON McDUFFIE: Questions,
6 comments?

7 (No response.)

8 CHAIRPERSON McDUFFIE: Okay. Go ahead.

9 MS. HOLMES: The next resolution is for
10 disposition of obsolete cellphones to PHA staff.

11 Whereas, it has been determined that
12 the PHA have several old wireless cellphones that
13 have been declared as no longer having any use in the
14 operation and daily function of the Housing
15 Authority.

16 And, whereas, all cellphones were
17 inventoried and identified as best by description,
18 make, model, and serial numbers by the PHA's IT
19 consultants.

20 And, whereas, the PHA would like to
21 sell these cellphones to its employees as spare
22 phones, at a cost of \$10 each, on a first come, first
23 served basis, as is.

24 Now, therefore, be 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 sell said cellphones at a cost of \$10 each to its
3 employees.

4 Be it further resolved that all
5 cellphones not sold be donated to Cellphones for
6 Soldiers, which is a program to be used as emergency
7 phones by the U.S. troops stationed overseas.

8 CHAIRPERSON McDUFFIE: Questions,
9 comments?

10 VICE-CHAIRPERSON RENDINA: Question.

11 CHAIRPERSON McDUFFIE: Peter Rendina.

12 VICE-CHAIRPERSON RENDINA: You got a
13 legitimate question, I don't, but go ahead.

14 COMMISSIONER NATION: Is there a limit?
15 Can an employee buy five phones or am I limited to
16 one phone?

17 EXE. DIR. GORHAM: Well, we didn't
18 include in here a limit, but I think we are doing
19 individual phones, one, until it's exhausted. And if
20 there's no other interest, then we will, you know,
21 make it available to other folks.

22 MS. HOLMES: Just as additional
23 information, we didn't pay anything for the phones.

24 EXE. DIR. GORHAM: Yes.

25 CHAIRPERSON McDUFFIE: Pete?

1 Commissioner Rendina.

2 VICE-CHAIRPERSON RENDINA: I would like
3 to know if this is an obsolete phone (indicating)?

4 MS. HOLMES: Sure enough.

5 VICE-CHAIRMAN RENDINA: Purchased in
6 2007.

7 Still works.

8 MS. HOLMES: Yes.

9 VICE-CHAIRPERSON RENDINA: Can I get 12
10 bucks for it?

11 (Laughter.)

12 COMMISSIONER RENDINA: I have to erase
13 the numbers, though.

14 Thank you, Mr. McDuffie.

15 Use your gavel. Gavel me down.

16 CHAIRPERSON McDUFFIE: You took it away
17 from me.

18 We did emergency pump repair? We did
19 that?

20 MS. HEW: No, that's next.

21 CHAIRPERSON McDUFFIE: All right. Who
22 got pump repair?

23 MS. MIMS: Good evening.

24 ALL: Good evening.

25 MS. MIMS: Emergency pump repair.

1 Whereas, on August 12, 2016, the
2 Property Manager declared an emergency at Riverside
3 Terrace Development due to a pump leaking which
4 controls the sewerage ejectors for the building.

5 Whereas, staff is seeking permission to
6 repair the pump through Rapid Pump & Meter Service,
7 at the cost of \$5,585, with a 90 day warranty, as
8 opposed to a new purchase of over \$10,000 quoted.

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 staff authorize
12 to repair the pump in Building #19.

13 CHAIRPERSON McDUFFIE: So instead of
14 going for \$10,000 new, we did \$6,000 for an old
15 repair?

16 MS. MIMS: Yes.

17 COMMISSIONER NATION: When they repair
18 it, how long will it last?

19 MS. MIMS: They guarantee it 90 days,
20 but --

21 COMMISSIONER NATION: So that's
22 basically, we'll need a new pump eventually?

23 MS. MIMS: The reason we didn't go with
24 \$10,000 is because we don't know exactly when we're
25 going to get the word when the property is coming

1 down.

2 COMMISSIONER NATION: Yes, makes sense.

3 VICE-CHAIRPERSON RENDINA: It might be
4 down in two months.

5 CHAIRPERSON McDUFFIE: Got you. Okay.

6 VICE-CHAIRPERSON RENDINA: I got a
7 question.

8 CHAIRPERSON McDUFFIE: Okay.

9 VICE-CHAIRPERSON RENDINA: The first
10 knockdown of the building should be done with the
11 gavel that you don't have.

12 EXE. DIR. GORHAM: It could happen.

13 VICE-CHAIRPERSON RENDINA: That's
14 right. You can't make it up.

15 EXE. DIR. GORHAM: Payment Standards.

16 MR. JACKSON: Good evening.

17 CHAIRPERSON McDUFFIE: Good evening.

18 MR. JACKSON: Revised Payment Standards
19 of the Housing Assistance Program.

20 Whereas, the Housing Choice Voucher
21 Program Payment Standards are reviewed and set at
22 least annually by the Housing Authority of the City
23 of Paterson based on the Fair Market Rents published
24 each year by the U.S. Department of Housing & Urban
25 Development.

1 Whereas, on August 22nd, 2016, HUD
2 published in the Federal Register the FY 2017 final
3 Fair Market Rents.

4 And, whereas, the Housing Authority of
5 the City of Paterson's Payment Standard Schedules are
6 based on the Fair Market Rent for each unit size
7 established by HUD. These Payment Standards are set
8 between 90 and 110 percent of the published Fair
9 Market Rent, as per attached, for the Housing
10 Assistance Program administered by the Housing
11 Authority of the City of Paterson.

12 Now, therefore, be it resolved by the
13 Board of Commissioners that in keeping with HUD's
14 guidelines and the aforementioned policy of
15 establishing payment standards, that they approve and
16 formally adopt the Revised Payment Standard Schedules
17 based on the Fiscal Year 2017 Fair Market Rents as
18 published by HUD effective August 22nd, 2016, for the
19 unit types from 0 to 9 bedrooms.

20 CHAIRPERSON McDUFFIE: Questions,
21 comments?

22 (No response.)

23 CHAIRPERSON McDUFFIE: Okay.
24 Questions on the bills?

25 (No response.)

1 CHAIRPERSON McDUFFIE: Okay. Can I
2 have a motion to close?

3 MS. HEW: No, there's two more.

4 CHAIRPERSON McDUFFIE: Oh. Okay.

5 VICE-CHAIRPERSON RENDINA: We have the
6 Pete Rendina, Irma Gorham.

7 CHAIRPERSON McDUFFIE: I'm sorry.

8 VICE-CHAIRPERSON RENDINA: They're
9 going together somewhere, not to Seattle, that's
10 fine.

11 CHAIRPERSON McDUFFIE: Okay.
12 Operations, go ahead.

13 MR. JONES: There's two more
14 resolutions, Commissioners, one is on the
15 supplemental and one is in the package.

16 The first one is seeking your approval
17 for Commissioner Rendina and Irma Gorham, the
18 Executive Director, to attend the NAHRO conference
19 from October 14th through 16th. This will be held in
20 New Orleans.

21 This conference will provide key
22 sessions such as Transformation of Public Housing;
23 Recovery of a City after a Major Disaster;
24 Transitional Neighborhoods, etc., etc.

25 Now, therefore, be it resolved by the

1 Board of Commissioners that they hereby approve
2 Commissioner and Executive Director to attend the
3 2016 NAHRO conference and Exhibition from
4 October 14th through 16th in New Orleans, with
5 expenses in the amount of \$595 each for registration,
6 hotel accommodations for both at \$1,179.72, and per
7 diem in the amount of \$183 each.

8 CHAIRPERSON McDUFFIE: Questions,
9 comments?

10 VICE-CHAIRPERSON RENDINA: Thank you.
11 Now, today on C-SPAN, on the Senate
12 side, the Senate C-SPAN side, they were talking about
13 funding for floods and disasters.

14 Sen. Grassley was up, and Sen. Grassley
15 is from, I'm not sure, one of the Dakotas or
16 something, and Sen. Grassley was discussing that he
17 wondered why that the federal government should pay
18 for flooding in Louisiana, in Georgia, in North
19 Carolina, in New Jersey, in New York, for the past
20 three times that we had stuff from Irene to Sandy and
21 to the latest thing in Florida and Louisiana.

22 And as I listened to him, he spoke for
23 about 15, 20 minutes, and there is no doubt in my
24 mind, and I don't know how to do this, I'm not saying
25 I know how to do this, but there's no doubt in my

1 mind that, you know, people are so parochial who are
2 elected to positions, because in South Dakota or
3 North Dakota or Idaho, wherever he's from, they don't
4 have hurricanes and he was wondering how he could
5 sell that, the loss of housing, the loss of life, the
6 change of the way people live to his residents in
7 that state.

8 I just want to say, and this not a
9 political statement, we better start to figure out
10 that we're all in this together, one way or the
11 other, because, you know, people from South Dakota do
12 move to Florida when they get of that age thing.

13 So we have to realize that there's
14 going to be natural disasters, there have been in the
15 past, San Francisco earthquake stuff and all kinds of
16 things. And I think as a country, I mean, if you
17 watch C-SPAN, a lot of it is gobbledegook, guys are
18 just talking and they're trying to get face time, but
19 there's sometimes when you listen carefully and they
20 talk about selling it to their South Dakota people,
21 you have to wonder, is that all there is in their
22 life is to get elected in South Dakota?

23 I'm a big election guy and all that
24 crap, and I've been around a lot of time, but it
25 doesn't matter, we have to look at all of us as human

1 beings, we kind of like have stuff, we kind of like
2 need to look at how we're going to help. You never
3 know, some of us may move to Louisiana, Georgia or
4 whatever, there's a lot of beautiful land down there,
5 or North Carolina, for that matter, got busted up
6 pretty badly last time. So we better start thinking
7 about that.

8 And this little thing right here, I
9 just happen to say, and I'm afraid to fly, I'm scared
10 to heck, I may have leave, driving down myself,
11 earlier, I don't know yet. I don't like being up in
12 the air, but I'm just saying, it's going to be a good
13 thing to hear what the national people say, what they
14 say about us, because we got some crap given to us
15 down the shore and other places.

16 Go ahead, McDuff. I'm sorry. Are you
17 finished, Jonsey?

18 No? Go ahead.

19 MR. JONES: One more resolution.

20 CHAIRPERSON McDUFFIE: Go ahead.

21 MR. JONES: The next resolution,
22 Commissioners, is seeking your approval to revise
23 Resolution No. 16-08-112 that was approved at the
24 August 15, 2016 Board meeting, wherein the
25 Commissioners approved for Dale Jones, Shruti Shah,

1 Lascelle McFarlane, and Margaret Thomas to attend
2 Castleline training coming up October 18th through
3 21st in Rutherford, New Jersey.

4 And, whereas, Castleline is offering an
5 Advanced PHA Budgeting, Accounting and Financial
6 Reporting Seminar in Saratoga Springs, New York, from
7 September 27th to 28th, 2016, covering topics such as
8 RAD Conversion; Accounting and Reporting; the latest
9 changes relating to the Financial Data Schedule; REAC
10 Accounting Briefs, etc.

11 This is seeking your approval to revise
12 the resolution to send Dale Jones to attend the
13 September 27th and 28th training in Saratoga Springs,
14 at a cost of \$450 for registration, \$213.57 for
15 hotel, and \$62 in per diem.

16 And for the October 18th through 21st
17 training, to recite that Shruti Shah, Lascelle
18 McFarlane, and Margaret Thomas will attend that
19 conference, at a cost of \$875 each, plus per diem and
20 mileage reimbursement.

21 CHAIRPERSON McDUFFIE: Questions,
22 comments?

23 (No response.)

24 CHAIRPERSON McDUFFIE: Can I get a
25 motion to close the Workshop?

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VICE-CHAIRPERSON RENDINA: A motion.

COMMISSIONER NATION: Second.

CHAIRPERSON McDUFFIE: Roll call.

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

(Whereupon, the Workshop Meeting is 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