

PATERSON HOUSING AUTHORITY  
PATERSON, NEW JERSEY  
MONDAY, MARCH 20, 2017  
COMMENCING AT 6:37 P.M.  
REGULAR MEETING



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THERE BEING PRESENT:

- REV. MICHAEL McDUFFIE, CHAIRPERSON
- PETER RENDINA, VICE CHAIRPERSON
- REV./DR. DOUGLAS L. MAVEN, COMMISSIONER
- BRENT NATION, COMMISSIONER
- ROBERT F. GUARASCI, COMMISSIONER

ALSO PRESENT:

- IRMA GORHAM  
EXECUTIVE DIRECTOR
- DALE JONES  
ASSISTANT EXECUTIVE DIRECTOR
- TERI DIAS  
DEPARTMENT OF MODERNIZATION & DEVELOPMENT
- LYNETTE WARREN  
RECORDING SECRETARY
- DELINDA HOLMES  
ASSISTANT PURCHASING AGENT

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:

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

I N D E X

1		<u>PAGE</u>
2		
3	<u>DEPARTMENT OF MODERNIZATION &amp; DEVELOPMENT</u>	
	<u>Bids/Contracts (2)</u>	
4	1. 2016 CFP Budget Revision No. 3	7
5	2. Change Order No. 2 - Contract Increase	
	Upgrade of Elevator Motor & Electronics	
6	at NJ21-10, Gordon Canfield Plaza	7
	3. 2014 CFP Final Budget & AMCC Submission	7
7		
8	<u>DEPARTMENT OF LEASING &amp; OCCUPANCY</u>	
	<u>Bids/Contracts (0)</u>	
9		
10	<u>DEPARTMENT OF PLANNING &amp; GRANTS</u>	
	<u>Bids/Contracts (1)</u>	
11	1. Approve Lease of Space at Christopher	
	Hope Comm. Center to the City of	
12	Paterson Youth Services Bureau	7
13	<u>DEPARTMENT OF ADMINISTRATION</u>	
	<u>Bids/Contracts (6)</u>	
14	1. Contract Extension-Window Cleaning	
15	Service at PHA Senior Sites, NJ21-6-1,	
	NJ21-6-2, NJ21-7, NJ21-8, NJ21-9,	
16	NJ21-10, and Central Office	7
17	2. Spring to Fall Landscape Services at	
	PHA Sites NJ21-6-1, NJ21-6-2, NJ21-7,	
18	NJ-21-8, NJ21-9 and NJ21-10	7
19	3. Exxon Mobil Fleet National Program -	
	Authority Wide	7
20	4. Monitoring of Burglar/Fire Alarm	
	System at PHA Sites & the Christopher	
21	Hope Comm. Center	7
22	5. Generator Maintenance & Monitoring	
	Service at PHA Developments	7
23	6. Custodial Service, Administrative	
24	Office - 60 Van Houten Street	7
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I N D E X (cont'd)

PAGE

DEPARTMENT OF ADMINISTRATION

Operations (8)

- 1. Emergency Replacement of Compactor at NJ21-8, Rev. William Griffin Homes 7
- 2. Restore Ionization Equipment at Nathan Barnert & Cotton Homes 7
- 3. HUD Emergency Safety & Security Grant 7
- 4. Amendment to PHA Procurement & Procedure Policy 7
- 5. Adoption of PHA Budget (DCA) 4/1/2017 - 3/31/2018 7
- 6. Approve IRS 2017 Standard Mileage Rate for Business, Effective 3/1/17 7
- 7. Bill List #2 - Jan. 2017 (Attachments) 7
- 8. Bill List #1 - Feb. 2017 (Attachments) 7
- 9. Bill List #2 - Feb. (Attachments) 7

EXECUTIVE DIRECTOR

Operations (0)

HEARING OF THE GENERAL PUBLIC

NAME

PAGE

(No one wishing to speak.)

1 ROLL CALL

2 CHAIRPERSON McDUFFIE: Can I get a  
3 motion to open up the Regular Meeting?

4 COMMISSIONER MAVEN: Moved.

5 COMMISSIONER NATION: Second.

6 CHAIRPERSON McDUFFIE: Roll call.

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

12 MINUTES

13 CHAIRPERSON McDUFFIE: Confirmation of  
14 Workshop and Regular Board Meeting minutes from  
15 January 2017 and February 2017.

16 VICE-CHAIRPERSON RENDINA: I make a  
17 motion.

18 COMMISSIONER NATION: So moved.

19 VICE-CHAIRPERSON RENDINA: Second.

20 CHAIRPERSON McDUFFIE: Roll call.

21 MS. WARREN: Commissioner Guarasci?

22 COMMISSIONER GUARASCI: Yes.

23 MS. WARREN: Commissioner Maven?

24 COMMISSIONER MAVEN: Which meeting is  
25 this? I'm sorry.

1 MS. HEW: January and February.

2 COMMISSIONER MAVEN: January, yes;

3 February, I abstain.

4 MS. WARREN: Commissioner Nation?

5 COMMISSIONER NATION: Yes.

6 MS. WARREN: Commissioner Rendina?

7 VICE-CHAIRPERSON RENDINA: Yes.

8 MS. WARREN: Chairperson McDuffie?

9 CHAIRPERSON McDUFFIE: Yes.

10 HEARING OF THE GENERAL PUBLIC

11 CHAIRPERSON McDUFFIE: We're at the  
12 public portion at this time. I ask you step forward,  
13 please, state your name, your situation, and you have  
14 three minutes.

15 Step forward at this time.

16 (No one wishing to speak.)

17 CHAIRPERSON McDUFFIE: Nobody is  
18 stepping forward?

19 Okay. Motion to close.

20 VICE-CHAIRPERSON RENDINA: Motion.

21 COMMISSIONER NATION: Second.

22 CHAIRPERSON McDUFFIE: Roll call.

23 (At this point in the proceeding roll  
24 call is taken and the motion is passed by a vote of  
25 five in favor, with Commissioners Bonds and Ramirez

1 absent.)

2 RESOLUTIONS

3 CHAIRPERSON McDUFFIE: We're going to  
4 have a Consent Agenda we need to make sure we split  
5 the two.

6 EXE. DIR. GORHAM: The bills are  
7 separate.

8 CHAIRPERSON McDUFFIE: The bills are  
9 separate.

10 Okay. Can I get a motion for a Consent  
11 Agenda?

12 VICE-CHAIRPERSON RENDINA: I make a  
13 motion for a Consent Agenda.

14 COMMISSIONER MAVEN: Second.

15 CHAIRPERSON McDUFFIE: Roll call.

16 COMMISSIONER GUARASCI: We're going to  
17 have a separate roll call on the bill list?

18 EXE. DIR. GORHAM: Yes.

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

23 CHAIRPERSON McDUFFIE: Could we have a  
24 motion to receive the Consent Agenda?

25 VICE-CHAIRPERSON RENDINA: Motion to

1 receive.

2 COMMISSIONER NATION: Second.

3 CHAIRPERSON McDUFFIE: Roll call.

4 (At this point in the proceeding roll  
5 call is taken and the motion is passed by a vote of  
6 five in favor, with Commissioners Bonds and Ramirez  
7 absent.)

8 CHAIRPERSON McDUFFIE: Motion to  
9 receive bill list No. 1.

10 VICE-CHAIRPERSON RENDINA: Make a  
11 motion.

12 COMMISSIONER NATION: Second.

13 CHAIRPERSON McDUFFIE: Roll call.

14 (At this point in the proceeding roll  
15 call is taken and the motion is passed by a vote of  
16 four in favor, with Commissioners Bonds and Ramirez  
17 absent, and Commissioner Maven abstaining.)

18 CHAIRPERSON McDUFFIE: Motion for bill  
19 list No. 2?

20 COMMISSIONER MAVEN: Move.

21 VICE-CHAIRPERSON RENDINA: Second.

22 CHAIRPERSON McDUFFIE: Roll call.

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



1 absent, and Commissioner Guarasci abstaining.)

2 CHAIRPERSON McDUFFIE: Motion to close?

3 COMMISSIONER RENDINA: Make a motion we  
4 close.

5 COMMISSIONER NATION: Second.

6 CHAIRPERSON McDUFFIE: Roll call.

7 (At this point in the proceeding roll  
8 call is taken and the motion to adjourn is passed by  
9 a vote of five in favor, with Commissioners Bonds and  
10 Ramirez absent.)

11 CHAIRPERSON McDUFFIE: Thanks,  
12 everybody. Appreciate you.

13 COMMISSIONER GUARASCI: Thank you. I  
14 think we finally got it.

15 (Whereupon, the Regular Meeting is  
16 adjourned at 6:40 p.m.)

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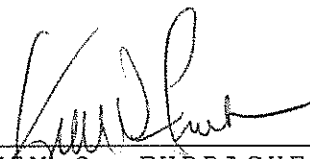
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I, KIM O. FURBACHER, License No. XIO1042, a Certified Court Reporter, Registered Merit Reporter, Certified Realtime Court Reporter, and Notary Public of the State of New Jersey, hereby certify that the foregoing is a verbatim record of the testimony 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