

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
December 16, 2015**

PLACE: Community Center
33 Aspen Place
Passaic, New Jersey 07055

READING OF THE OPEN PUBLIC MEETINGS ACT:

As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of this meeting was provided in the following manner: On December 12, 2014 notice of this meeting specifying the date, time and location was transmitted to the Herald News and The Record and to the Clerk of the City of Passaic. Notice was also posted at all HACP sites.

PRESENT: Beatrice Johnson, Commissioner
Alan Juszcyk, Commissioner
Angel LaBoy, Commissioner
L. Daniel Rodriguez, Commissioner
Delmis G. Fernandez, Commissioner
Ronald Van Rensalier, Chairman
Terrence J. Corrison, Esq.

STAFF MEMBERS PRESENT:

Victor Cirilo
Vincent Wynter
Andrew Barcia
Amalio Barreto
Natasha Pearson
Glenny Candelaria
Jeffrey Gorley
Joann Arroyo
Joanna Lara
Yetla Martinez

Meeting opened at 5:00 p.m.

Commissioner Delmis G. Fernandez was sworn in as the new Commissioner for the Housing Authority of the City of Passaic.

ROLL CALL:

On roll call: Commissioner Johnson: Present; Commissioner Juszcyk: Present; Commissioner LaBoy: Present; Commissioner Navarro: Present; Commissioner Rodriguez: Present; Commissioner Fernandez: Present; Commissioner Van Rensalier: Present.

REMARKS BY CITIZENS

The following was read: In accordance with the Open Public Meetings Act (N.J.S.A. 10:4-1 et seq.) The Housing Authority of the City of Passaic opens every public meeting for comments of the public. Each person choosing to speak at the meetings will be limited to five minutes, to speak on any subject, on or off the agenda. All speakers must state their name and address for the record.

However, in accordance with N.J.S.A. 10:4-12 “nothing in this Act shall be construed to limit the discretion of a public body to permit, prohibit or regulate the active participation at any meeting”

Therefore, please be advised that the Housing Authority of the City of Passaic will not entertain any comments from persons who communicate obscene material, make statements which are considered bias intimidation in which a person intends to intimidate any individual or group because of race, color, religion, gender, handicap, sexual orientation or ethnicity or makes comments intending to harass or speak in any offensive language. The person who makes these statements will relinquish their allotted five minutes for public discussion. Any person who persists in speaking out of turn, or interrupts the peace and order of the meeting will be escorted off the premises.

Rene Griggs 33 Aspen Place 8A

Ms. Griggs thanked Commissioner Williams on behalf of Speer Village for all her hard work and devotion to the Housing Authority. Ms. Griggs stated that Commissioner Williams will be missed.

Gregory Walker 33 2B

Mr. Walker brought it to the attention of the Board that kids need assistance with their homework. Mr. Walker stated that he needs a place to help the kids study and requested that the Housing Authority assist him in doing so.

A Motion was made by Chairman Van Rensalier to close Remarks by Citizens and seconded by Commissioner Navarro.

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszyk: Aye; Commissioner LaBoy: Aye; Commissioner Navarro: Aye; Commissioner Rodriguez: Aye; Commissioner Fernandez: Aye; Commissioner Van Rensalier; Aye.

Special Presentation:

Chairman Van Rensalier extended a plaque of appreciation to Germaine William. The Chairman thanked Ms. Williams on behalf of the Housing Authority for her hard work and dedication as a Commissioner over the years.

Election of officers conducted by Terrence J. Corrison

Nominations for Chairman for 2016

Commissioner Johnson nominated the current Chairman Ron Van Rensalier for a second term.

A motion was made to close nominations by Commissioner Navarro and seconded by Commissioner Rodriguez.

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Abstain; Commissioner LaBoy: Aye; Commissioner Navarro: Aye; Commissioner Rodriguez: Aye; Commissioner Fernandez: Aye.

Roll call vote for a second term as Chairperson for Ron Van Rensalier

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Abstain; Commissioner LaBoy: Aye; Commissioner Navarro: Aye; Commissioner Rodriguez: Aye; Commissioner Fernandez: Aye; Commissioner Ronald Van Rensalier: Aye.

Nominations for Vice Chairman 2016

Commissioner Fernandez nominated Commissioner Navarro for Vice Chairman

A motion was made to close nominations by Commissioner Rodriguez and seconded by Commissioner Johnson.

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Aye; Commissioner LaBoy: Aye; Commissioner Navarro: Aye; Commissioner Rodriguez: Aye; Commissioner Fernandez: Aye; Commissioner Van Rensalier: Aye.

Roll call vote for Commissioner Navarro as Vice Chairman

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Aye; Commissioner LaBoy: Aye; Commissioner Navarro: Aye; Commissioner Rodriguez: Aye; Commissioner Fernandez: Aye; Commissioner Ronald Van Rensalier: Aye.

Nominations for Treasurer 2016

Commissioner Navarro nominated Commissioner Rodriguez for Treasurer.

A motion was made to close nominations by Commissioner Van Rensalier and seconded by Commissioner Johnson.

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Aye; Commissioner LaBoy: Aye; Commissioner Navarro: Aye; Commissioner Rodriguez: Aye; Commissioner Fernandez: Aye; Commissioner Van Rensalier: Aye.

Roll call vote for Commissioner Rodriguez as Treasurer

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Aye; Commissioner LaBoy: Aye; Commissioner Navarro: Aye; Commissioner Rodriguez: Aye; Commissioner Fernandez: Aye; Commissioner Ronald Van Rensalier: Aye.

RESOLUTIONS

CHAIRMAN VAN RENSA LIER STATED THAT ANY MEMBER OF THE BOARD MAY REQUEST THAT ANY ITEM BE REMOVED FROM THE CONCENT AGENDA AND BE CONSIDERED SEPERATELY. ALL REMAINING ITEMS WILL BE CONSIDERED TOGETHER.

Commissioner Juszcyk requested that Resolution 2015-66 be considered separately.

THE FOLLOWING RESOLUTIONS WERE CONSIDERED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AS CONSENT AGENDA ITEMS

- 2015-65 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF OCTOBER 16, 2015 THROUGH DECEMBER 9, 2015
- 2015-67 RESOLUTION AUTHORIZING AN EXTENSION OF A CONTRACT TO BUG ELIMINATORS TERMITE & PEST CONTROL, INC., FOR EXTERMINATION AND PEST CONTROL AT ALL AUTHORITY SITES IN AN AMOUNT NOT TO EXCEED TWELVE THOUSAND DOLLARS (\$12,000.00) FOR A PERIOD OF ONE (1) YEAR.
- 2015-68 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO BUG ELIMINATORS TERMITE & PEST CONTROL, INC., FOR K-9 INSPECTIONS & BED BUG TREATMENT ON DEMAND AS NEEDED AT ALL AUTHORITY SITES IN AN AMOUNT NOT TO EXCEED THIRTY THOUSAND DOLLARS (\$30,000.00) FOR A PERIOD OF ONE (1) YEAR.
- 2015-69 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM NORFOLK, VIRGINIA BY ELVIS REYNOSO AND FRANCES LAZO AND ARLENE DAVIS FOR THE PURPOSE OF ATTENDING A SEMINAR ENTITLED "HCV SPECIALIST AND CERTIFICATION EXAM" SPONSORED BY NAN MCKAY ON FEBRUARY 1-5, 2016
- 2015-70 RESOLUTION APPROVING THE HACP ANNUAL BUDGET FOR THE YEAR BEGINNING JANUARY 1, 2016 AND ENDING DECEMBER 31, 2016
- 2015-71 RESOLUTION ADOPTING A REVISED PROCUREMENT AND CONTRACT MANAGEMENT POLICY AS MANDATED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
- 2015-72 RESOLUTION AUTHORIZING JOINT SERVICES AGREEMENTS BETWEEN THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AND THE PASSAIC AFFORDABLE HOUSING COALITION
- 2015-73 RESOLUTION APPOINTING A FUND COMMISSIONER TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND
- 2015-74 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC APPROVING REGULAR PUBLIC MEETINGS FOR THE YEAR 2016
- 2015-75 RESOLUTION APPROVING TRAINING CLASSES FOR COMMISSIONER DELMIS FERNANDEZ AS REQUIRED BY THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS

A motion was made by Commissioner Rodriguez and seconded by Commissioner Johnson to approve Consent Agenda Items.

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Aye; Commissioner LaBoy: Aye; Commissioner Navarro: Aye; Commissioner Rodriguez: Aye; Commissioner Fernandez: Aye; Commissioner Ronald Van Rensalier; Aye.

ACTION: APPROVED

Commissioner Juszcyk requested that he be marked absent when voting on Resolution 2015-66.

Executive Director stated that this Resolution allows the Housing Authority to purchase stoves throughout the year. The Housing Authority does an inventory of equipment needed. The purchasing is done in bulk and has been done this way since employed at the Housing Authority.

Terrence Corriston stated that the Resolution should state "General Electric was the lowest most responsive bid" instead of "most responsible bid". PC Richards & Sons were missing documents which made GE the lowest most responsible"

Chairman Van Rensalier requested that Resolution 2015-66 be amended.

2015-66 RESOLUTION AUTHORIZING AN AWARD OF A BLANKET PURCHASE ORDER TO GENERAL ELECTRIC FOR SIXTY-FIVE (65) 18 CU. FT. REFRIGERATORS, FORTY (40) GAS STOVES WITH ELECTRIC IGNITION-THIRTY INCHES (30") WIDE, THIRTY (30) GAS STOVES WITH ELECTRIC IGNITION – TWENTY-FOUR INCHES (24") WIDE, SIX (6) ELECTRIC STOVES – TWENTY (20") INCHES WIDE, FOUR (4) ELECTRIC STOVES – THIRTY INCHES (30") WIDE, AND FIFTEEN (15) 15 CU. FT. REFRIGERATORS IN AN AMOUNT NOT TO EXCEED SIXTY THREE THOUSAND NINE HUNDRED NINETY EIGHT DOLLARS. (\$63,998.00)

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Absent; Commissioner LaBoy: Aye; Commissioner Navarro: Aye; Commissioner Rodriguez: Aye; Commissioner Fernandez: Aye; Commissioner Ronald Van Rensalier; Aye.

ACTION: APPROVED

APPROVAL OF MINUTES

(1) APPROVAL OF MINUTES OF THE SEPTEMBER 16, 2015 BOARD OF COMMISSIONERS' MEETING

A Motion was made by Commissioner Rodriguez seconded by Commissioner Navarro

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Aye; Commissioner LaBoy: Absent; Commissioner Navarro: Aye; Commissioner Rodriguez: Aye; Commissioner Fernandez: Aye; Commissioner Ronald Van Rensalier; Aye.

RESIDENT COUNCIL REPORTS

- Ms. Austin reported first meeting on December 3, 2015. Ms. Austin also reported issues with parking and residents leaving trash in hallways and running around. She also stated that there should be more installation of cameras.

Chairperson Van Rensalier asked that Ms. Austin discuss with the property manager in order to find a solution to some of the issues on HACP properties.

Ms. Griggs had a special presentation by The Spirit Squad to the Board of Commissioners.

- Ms. Griggs thanked Chairman Van Rensalier for the purchase shirts for the Spirit Squad and wished everyone a Happy Holiday
- Ms. Griggs stated that the Spirit Squad will be marching in the Memorial Day Parade and the African American Day Parade so the Housing Authority will be well represented at these events.

Executive Director yield some time to a resident who wished to address the Board.

W. Raymos- Speer Village

- Resident stated that her car was hit on HACP property on Thanksgiving Day. She stated that she spoke to Mr. Wynter about the incident that occurred; unfortunately the cameras did not capture anything. The resident has a concern about security and safety.

For obvious reasons, the locations of cameras were not discussed. Mr. Gorley stated that the cameras do work. The camera located where the resident parked her car is one of the many cameras that rotates and is the reason it did not capture the incident.

Terrence Corrison stated that even if the camera captured something, the Housing Authority would not be liable for the incident. The cameras are there for security reasons but they are helpful when attempting to place a police report.

Commissioner Johnson stated that there is a problem with parking on all HACP sites. Police do need to be more pro-active in towing cars if they do not have proper HACP parking stickers.

Parking and Towing was discussed. Executive Director stated that there are visitor parking but each household has one parking sticker.

Chairperson Van Rensalier nominated Commissioner, Johnson, Commissioner Fernandez, and Commissioner Rodriguez to the Ad-hoc Committee. The Ad-hoc Committee will help to update PAHC policies and procedures.

Commissioner Juszcyk extended his holiday greetings to the residents and staff.

CORRESPONDENCE

None.

EXECUTIVE DIRECTOR'S REPORT

Submitted.

COMMITTEE REPORT

None.

TREASURER'S REPORT/ DIRECTOR OF FINANCE REPORT

Submitted.

DIRECTOR OF HOUSING CHOICE VOUCHER PROGRAM'S REPORT

Submitted.

DIRECTOR OF RESIDENT SERVICE'S REPORT

Submitted.

SECURITY DIRECTOR'S REPORT

Submitted.

OLD BUSINESS

NEW BUSINESS

None.

AJOURNMENT

6:25 p.m.

Respectfully submitted,

Victor Cirilo
Executive Director/Secretary