

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
April 20, 2016**

PLACE: Community Center
14-34 East Monroe Street
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 23, 2015 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:

Alan Juszcyk, Commissioner
Angel LaBoy, Commissioner
Beatrice Johnson, Commissioner
Delmis G. Fernandez, Commissioner
Henry Navarro, Commissioner
Ronald Van Rensalier, Chairman
Terrence J. Corriston, Esq.

STAFF MEMBERS PRESENT:

Victor Cirilo
Vincent Wynter
Andrew Barcia
Natasha Pearson
Glenny Candelaria
Joanna Lara
Jeffrey Gorley
Yetlanezi Martinez

Meeting opened at 6:00 p.m.

ROLL CALL:

On roll call: Commissioner Johnson: Present; Commissioner Juszcyk: Present; Commissioner LaBoy: Arrived at Present; Commissioner Navarro: Arrived at 6:20; Commissioner Rodriguez: Absent; Commissioner Fernandez: Present; Chairman Van Rensalier: Present.

APPROVAL OF MINUTES

(1) APPROVAL OF MINUTES OF THE APRIL 20, 2016 BOARD OF COMMISSIONERS' MEETING

A Motion was made by Commissioner Fernandez seconded by Commissioner Rodriguez.

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

ACTION: APPROVED

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.

Germaine Williams- 231 Sherman Street, Passaic, NJ

- Ms. Williams thanked the Board for addressing all the questions and concerns that some of the Residents had regarding the tutorial program. Ms. Williams also thanked the Board of Commissioners for offering a tour of the program at the Boys and Girls Club.
- Ms. Williams asked if the Board would kindly consider the Satellite Sites that the Boys and Girls Club offered a few years back at either Chestnut or Vreeland.

Mr. Jaroslaw Jackiw – 266 Lafayette Avenue, Passaic, NJ

Mr. Jackiw asked the Chairperson of the HACP Board of Commissioners to please confirm the following: Currently the HACP Board of Commissioners of 2016 consists of Chairman employed by the City of Passaic, Three Commissioners Employed by the BOE, One Commissioner appointed by the Governor of NJ, and two Commissioners appointed by the City Council and or City Administration. How many tenant residents serve on the Board of Commissioners?

- The Executive Director responded: One.

Now that the NJ State Police approved the purchase of body cameras for its officers, to be founded by Passaic County Sheriff’s Office, will the Executive Director/ Board of Commissioners approve the use of

body cameras within all HACP properties by its security personnel including the PPD in 2016?

Who selects the members to the Resident Council?

- The Executive Director Responded: The residents elect the Resident Council members

Can the Executive Director advise the Tenant Residents/ Public as to the status of all renovation projects that have been completed at all senior housing properties of 1030 units as of March 31, 2016.

- The Executive Director stated that two (2) mock apartments have been completed and that the General Contractor should complete 80 units by the end of the calendar year.

The contract for the current Executive Director expires on June 30, 2016. Will the Board of Commissioners consider going in a new direction when selection a New Executive Director? If not, why not?

- Terrence Corrison responded: Even if the Contract does expire for the Executive Director, the Director does not leave.

Katie Johnson- 200 Sixth Street Apt. 2B

Ms. Johnson requested an appointment with the Executive Director.
The Executive Director stated he would give Ms. Johnson a call.

Motion to close Remarks by Citizens was made by Commissioner Van Rensalier and seconded by Commissioner Delmis.

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

ACTION: APPROVED

RESOLUTIONS

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

Commissioner Johnson asked if it was possible to vote separately for each potential employee listed on Resolution 2016-26. Terrence Corrison stated that according to how the Resolution was set up, it can only be voted on as a whole. Commissioner Juszcyk requested that Resolution 2016-24 be considered separately.

2016-25 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF MARCH 22 THROUGH APRIL 14, 2016

2016-27 RESOLUTION AUTHORIZING AN EXTENSION OF CONTRACT TO STANDARD ELEVATOR CORPORATION IN THE TERMS OF THE ORIGINAL CONTRACT FOR ELEVATOR REHABILITATION SERVICE & MAINTENANCE AT NJ 13-1 SPEER VILLAGE, NJ 13-4A HECHT APARTMENTS AND NJ 13-4B 903 MURPHY APARTMENTS ON A MONTH TO MONTH BASIS

Motion was made by Commissioner Fernandez and seconded by Commissioner Johnson to approve

consent agenda.

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

ACTION: APPROVED

Commissioner Navarro arrived at 6:20p.m.

2016-24 2016 ADOPTED BUDGET RESOLUTION HOUSING AUTHORITY OF THE CITY OF PASSAIC BUDGET FISCAL YEAR FROM JANUARY 1, 2016 TO DECEMBER 31, 2016

- Commissioner Juszcyk stated that Resolution 2016-24 did not list any former Commissioners with compensation over \$10,000. Mr. Wynter responded that the N-4 was updated.
- Commissioner Juszcyk stated that question 10 on the Attachment 2 states that the Director of Finance and Operations performance is evaluated annually by the Executive Director while the Executive Director's is performed by the Board of Commissioners personnel committee.
- Commissioner Juszcyk stated that he has never come across an evaluation for the Executive Director since appointed to the Board.
- Commissioner Juszcyk suggested that the evaluations be performed by the entire Board of Commissioners on a yearly basis.
- Motion was made by Commissioner LaBoy and seconded by Commissioner Johnson to approve Resolution.

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

ACTION: APPROVED

2016-26 RESOLUTION AUTHORIZING CERTAIN PERSONNEL ACTIONS

- Commissioner Johnson suggested that in the future the Housing Authority present a separate Personnel Action Resolutions for each person being considered for a position.
- Commissioner Juszcyk asked if there was a violation of the Nepotism Policy with the person being considered for the position of Work Order Clerk.
- The Executive Director stated that there is no violation of the Policy and that the situation was reviewed by legal counsel. The labor attorney stated that there is no violation of the policy since there is no direct relationship between the Commissioner and the person being considered for the position.

A motion was made by Commissioner Navarro and seconded by Commissioner Fernandez to approve Resolution 2016-26.

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

ACTION: APPROVED

RESIDENT COUNCIL REPORTS

Ruby Straight- 14-34 East Monroe Apt 6B

Ms. Straight asked the Board for an update on the construction being done at the Senior Buildings. Ms. Straight stated a few concerns that the senior residents have. Will there be new toilets? The bathrooms do not have any bars, will they be installed? Will there be new stoves and refrigerators?

The Executive Director elaborated on the upgrades being done to the senior buildings. As part of the RAD Program, the upgrades will include new kitchens, bathrooms, and installation of hand bars along with other repairs.

The Executive Director stated that the elevator at the Hecht and Murphy will be down when the construction gets to that point.

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

AJOURNMENT

6:40 p.m.

Respectfully submitted,

Victor Cirilo
Executive Director/Secretary