

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
BOARD OF COMMISSIONERS' MEETING  
December 21, 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 November 30, 2016 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  
Beatrice Johnson, Commissioner  
Angel LaBoy, Commissioner  
Henry Navarro, Commissioner  
L. Daniel Rodriguez, Commissioner  
Delmis G. Fernandez, Commissioner  
Ronald Van Rensalier, Chairman

**STAFF MEMBERS PRESENT:**

Victor Cirilo  
Vincent Wynter  
Joanna Lara  
Joann Arroyo  
Jeffrey Gorley  
Natasha Pearson  
Yetlanezi Martinez

Meeting opened at 5:14 p.m.

**ROLL CALL:**

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

*A change in the agenda was made by the Board of Commissioners to address remarks by citizen first.*

## **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.

### **Jaroslav Jackiw-266 Lafayette Avenue, Passaic, NJ**

- Mr. Jackiw asked the Board of Commissioners to consider tabling Resolution 2016-80

### **Mr. Joe Conoscianti - 170 Broadway, Passaic, NJ**

- Asked if the parking lot next to 14-34 East Monroe is property of the Housing Authority. The Board of Commissioners responded: No.

### **Vanessa Durhan-299 Gregory Avenue**

- Vanessa Durhan expressed her concern regarding her mother and the rehab that will be done to her apartment after the New Year. Ms. Durhan asked the Board how her mother will be accommodated during the construction.
- The Executive Director replied and stated that the Housing Authority will look into possibilities in order to accommodate the resident.
- The Board suggested moving the resident to a handicap accessible hotel.
- Commissioner LaBoy suggested looking into Hammington Plaza of Chestnut Homes who are equipped to deal with cases like this.

### **Steve Siklosi-23 Orchid Street, Passaic, NJ**

- Mr. Siklosi asked the Board of Commissioner what the budget for 2017 will be. The Executive Director and Director of Finance explained that each department such as the Senior Sites the two other AMPS and the Section 8 department all have their individual budget since they operate under Asset Management. The overall budget totals at \$26.6 million dollars

- Mr. Siklosi 2016-80 asked if the new employment contract has any changes from the last contract.

The Executive Director stated that the length of the contract is being extended as recommended from three to five years and the compensation is being extended to one hundred and fifty-five thousand dollars (\$155,000.00).

- Mr. Siklosi asked what the legislation is all about in regards to Resolution 2016-81. The Executive Director explained that the resolution extends support to the legislation and the JIFF would be able to further invest.
- Mr. Siklosi asked the following questions in regard to contractor is for Boiler Services is, how the company was chosen for the emergency boiler replacement, how old the current boilers, and do the new boilers have a warranty?

There are currently four water heaters and the system is very outdate. One water heater went down and only three are currently heating up the entire complex. There is not enough time to bid so this is why the Housing Authority had to place an order for an emergency replacement. The Executive Director stated he would get the supporting documents to Mr. Siklosi including the warranty.

- Mr. Siklosi asked how many officers will be there be in a time frame, how was the figure derived for the police contract?

The Executive Director stated that contract was cut back two years ago due to the high price. The Housing Authority did an assessment and compared the services to arrive at an reasonable price.

- Resolution 2016-88 insurance agency how was the 6% derived if last night the city of Passaic was doing something similar were their insurance agency is doing 3.5%  
The Executive Director explained that due to the type of bundle and different services, the City of Passaic was able to receive a better percentage in comparison to the needs of the Housing Authority.

### **Rene Griggs- 23 Aspen Place 6C**

Ms. Griggs thanked management for their due diligence in trying to get the problem of the water heater situated.

Ms. Griggs brought it to the attention of the Board that she has received complaints from senior residents and they way they have been treated. She asked that the problem be looked into and addressed.

### **Ruby Straight- 14-34 East Monroe**

Ms. Straight expressed her concern about the construction that was done to her apartment. She asked if the cracks in her sink would be addressed. The Executive Director stated that one the construction is completed at the apartment building. Also, a final inspection of each apartment will be performed and both the architect and contractor will sign off saying all work was completed and any outstanding item was addressed.

A motion was made by Commissioner Navarro to close Remarks by Citizens and seconded by Commissioner LaBoy.

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**

*Election of officers conducted by Terrence J. Corrison*

**Nominations for Chairman for 2017**

*Commissioner Rodriguez nominated the current Chairman Ron Van Rensalier and was seconded by Commissioner Fernandez .*

No other nominations were made.

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

**Nominations for Vice Chairman 2017**

*Commissioner Van Rensalier nominated Commissioner Navarro for Vice Chairman and was seconded by Commissioner Fernandez*

No other nominations were made.

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.

**Nominations for Treasurer 2017**

*Commissioner Rodriguez nominated Commissioner LaBoy for Treasure and was secondedby Commissioner Johnson .*

No other nominations were made.

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.

**APPROVAL OF MINUTES**

**(1) APPROVAL OF MINUTES OF THE OCTOBER 19, 2016 SPECIAL BOARD OF COMMISSIONERS' MEETING**

A motion was made by Commissioner Rodriguez and seconded by Chairman Van Rensalier to approve the October19, 2016 Board of Commissioner Meeting minutes.

Commissioner Juszcyk asked the minutes be amended so that they show a correction to the roll call vote for Resolution 2016-72. Commissioner Juszcyk asked that the minutes be amended to show that both

Commissioner Rodriguez and he voted to “Abstain” for themselves and “Aye” for everyone else mentioned in the resolution.

The correction was noted by the Chairman and the changes were made to amend the October 19, 2016 Board of Commissioners’ Meeting Minutes.

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 WITH CORRECTIONS**

**RESOLUTIONS**

VICE CHAIRMAN NAVARRO 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 CONCIDERED TOGETHER.

*The following Resolutions were considered separately: Resolution 2016-77, 2016-78, 2016-80, 2016-83, 2016-86, 2016-88, and 2016-96*

2016-77            RESOLUTION AUTHORIZING A RENEWAL OF JOINT SERVICES AGREEMENTS BETWEEN THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AND THE PASSAIC AFFORDABLE HOUSING COALITION

A motion was made by Commissioner LaBoy and seconded by Commissioner Johnson to approve the resolution 2016-77

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

**MOTION: APPROVED**

2016-78            RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC APPROVING REGULAR PUBLIC MEETINGS FOR THE YEAR 2016

Commissioner Navarro asked that we amend the resolution so that it reads “Publuc Meetings for the year 2017”.

A motion was made by Commissioner Navarro and seconded by Commissioner Rodriguez to approve the resolution 2016-78

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.

**MOTION: APPROVED**

2016-80 RESOLUTION APPROVING EMPLOYMENT CONTRACT

Commissioner Juszcyk asked why the contract was being extended for 5 years.

The Board responded that the Executive Director has proved himself and due to the closing of RAD I and upcoming projects, it is recommended to keep him with the Housing Authority for that time.

Commissioner Juszcyk asked that since this is a big decision, the Board should have met as a whole to discuss the contract.

The Board responded that this was the time and opportunity to do so.

Commissioner Rodriguez asked the Executive Director what his schedule was.

A motion was made by Commissioner Navarro and seconded by Commissioner Rodriguez to approve the resolution 2016-80

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

**MOTION: APPROVED**

2016-83 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING A CONTRACT WITH THE CITY OF PASSAIC FOR POLICE SERVICES FOR A TERM COMMENCING JANUARY 1, 2017 AND TERMINATING DECEMBER 31, 2018 WITH A ONE YEAR OPTION FOR AN ANNUAL MOUNT NOT TO EXCEED TWO HUNDRED EIGHTY THOUSAND DOLLARS (\$280,000)

Commissioner Juszcyk asked that resolution be amended with a change in the date to “December 31, 2017”.

A motion was made by Commissioner Fernandez and seconded by Commissioner Johnson to approve the resolution 2016-83

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: Abstain.

**MOTION: APPROVED**

2016- 86 RESOLUTION APPROVING TWO AND ONE-HALF PERCENT (2.5 %) SALARY INCREASE FOR NON-UNION EMPLOYEES FOR FISCAL YEAR 2017

Commissioner Juszcyk asked how many employees were included in this resolution. Commissioner Juszcyk asked if the Executive Director would be included in the 2.5%

Mr. Wynter stated that a total of 40 employees are being included in this resolution minus the Executive Director.

A motion was made by Commissioner LaBoy and seconded by Commissioner Rodriguez to approve the resolution 2016-86

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.

**MOTION: APPROVED**

2016- 88            RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO FAIRVIEW INSURANCE AGENCY ASSOCIATES, INC. FOR PROFESSIONAL RISK MANAGEMENT SERVICES FOR A PERIOD OF TWO (2) YEARS FOR AN AMOUNT NOT TO EXCEED 6% OF THE HOUSING AUTHORITY’S ANNUAL INSURANCE ASSESSMENT

Commissioner Juszcyk asked that the Board table resolution 2016-88

The Chairman explained the difference between this resolution and the one that was approved at City Hall the night before. The Executive Director explained that the price given at City Hall was based on the amount of services as a “bigger pot”.

A motion was made by Commissioner Navarro and seconded by Commissioner Rodriguez to approve the resolution 2016-88

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

**MOTION: APPROVED**

2016-96            RESOLUTION AUTHORIZING AWARD OF A TWO (2) YEAR CONTRACT TO WILLIAM A. ELIAS FOR MANAGEMENT CONSULTING SERVICES WITH A FOCUS ON QUALITY CONTROL ON AN AS NEEDED BASIS AT AN HOURLY RATE OF EIGHTY DOLLARS (\$100/HR)

The Executive Director stated that the Resolution will be amended to show “One-Hundred Dollars”.

A motion was made by Commissioner Rodriguez and seconded by Commissioner Fernandez to approve the resolution 2016-96

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.

**MOTION: APPROVED**

*The following Resolutions were considered as consent agenda:*

2016-75            RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF OCTOBER 17, 2016 THROUGH DECEMBER 14, 2016

- 2016-76 RESOLUTION APPROVING THE HACP ANNUAL BUDGET FOR THE YEAR BEGINNING JANUARY 1, 2017 AND ENDING DECEMBER 31, 2017
- 2016-79 RESOLUTION APPOINTING A FUND COMMISSIONER TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND
- 2016-80 RESOLUTION APPROVING EMPLOYMENT CONTRACT
- 2016-81 RESOLUTION SUPPORTING INVESTMENT LEGISLATION - S-2663 A-4234
- 2016-82 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AN EMERGENCY REPLACEMENT OF A DOMESTIC HOT WATER BOILER AT SPEER VILLAGE FOR A TOTAL AMOUNT OF TWENTY THOUSAND NINE HUNDRED AND SIXTY DOLLARS (\$20,960.00)
- 2016-84 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 FINAL ONE (1) YEAR PERIOD.
- 2016-85 RESOLUTION AUTHORIZING AN EXTENSION OF CONTRACT TO BUG ELIMINATORS TERMITE & PEST CONTROL, INC., FOR K-9 INSPECTIONS AND BED BUG TREATMENT AT ALL AUTHORITY SITES IN AN AMOUNT NOT TO EXCEED THIRTY THOUSAND DOLLARS (\$30,000.00) FOR A FINAL ONE (1) YEAR PERIOD.
- 2016-87 RESOLUTION AUTHORIZING A MONTH TO MONTH CONTRACT EXTENSION TO -NEXT ELECTRIC CORPORATION FOR ELECTRICAL REPAIR SERVICES AT THE SAME RATES AS THE EXPIRING CONTRACT
- 2016-89 RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR CERTIFIED PLANNING SERVICES AT ALFRED SPEER VILLAGE TO PLAN 2 CONSULTANTS IN THE AMOUNT NOT TO EXCEED TWENTY THOUSAND DOLLARS (\$20,000.00)
- 2016-90 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO EXCLUSIVE CONTRACTING LLC FOR LANDSCAPE/GROUNDS MAINTENANCE SERVICE AT ALL AUTHORITY SITES FOR AN AMOUNT NOT TO EXCEED NINETY TWO THOUSAND EIGHT HUNDRED DOLLARS (\$92,800) FOR A PERIOD OF TWO (2) YEARS
- 2016-91 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO HABITECH ARCHITECTS, P.C. FOR ARCHITECTURAL AND ENGINEERING SERVICES ON DEMAND AS NEEDED AT ALL AUTHORITY SITES IN THE AMOUNT NOT TO EXCEED SEVENTY THOUSAND DOLLARS (\$70,000.00)
- 2016-92 RESOLUTION AUTHORIZING APPROVAL OF THE RESIDENT SERVICES ACTIVITIES BUDGET OF THE CHESTNUT GARDENS RESIDENT COUNCIL, INC., FOR THE FISCAL YEAR OF 2017 IN AN AMOUNT NOT TO EXCEED ONE THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$1,750.00)



- 2016-93 RESOLUTION AUTHORIZING APPROVAL OF THE RESIDENT SERVICES ACTIVITIES BUDGET OF THE VREELAND VILLAGE COMMUNITY ASSOCIATION, INC., FOR THE FISCAL YEAR OF 2017 IN AN AMOUNT NOT TO EXCEED TWO THOUSAND EIGHT HUNDRED SEVENTY FIVE DOLLARS (\$2,875.00)
- 2016-94 RESOLUTION APPROVING OFFICIAL TRAVEL TO AND FROM COLONIA, NJ BY THE EXECUTIVE DIRECTOR FOR THE PURPOSE OF ATTENDING A NJNAHRO/NJAHRA ANNUAL MEETING AND A SEMINAR TITLED "HOW TO DEAL WITH DIFFICULT PEOPLE"
- 2016-95 RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. §40A:5A-6 AND §40A:12A-29(a)(3) AND (d) FOR THE PROPOSED ISSUANCE OF HOUSING AUTHORITY BONDS IN AN AMOUNT NOT TO EXCEED \$2,175,000.00
- 2016-97 RESOLUTION RESCINDED
- 2016-98 RESOLUTION BY THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AN AWARD OF A CONTRACT TO WILLIAM J. GUARINI, INC., FOR GENERAL PLUMBING SERVICE, ON DEMAND AS NEEDED AT ALL SITES FOR A PERIOD OF TWO (2) YEARS AND A TOTAL NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000.00) PER YEAR

A motion was made by Commissioner Fernandez and seconded by Commissioner Rodriguez to approve the resolutions as consent agenda.

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.

**MOTION: APPROVED**

### **RESIDENT COUNCIL REPORTS**

None.

### **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**

6:45 p.m.

Respectfully submitted,

Victor Cirilo  
Executive Director/Secretary