

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

PLACE: Community Center  
220-222 Sixth 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  
Henry Navarro, Commissioner  
L. Daniel Rodriguez, Commissioner  
Ronald Van Rensalier, Chairman  
Terrence J. Corrison, Esq.

**STAFF MEMBERS PRESENT:**

Victor Cirilo  
Vincent Wynter  
Andrew Barcia  
Glenny Candelaria  
Joanna Lara  
Joann Arroyo  
Jeffrey Gorley  
Yetlanezi Martinez

Meeting opened at 6:00 p.m.

**ROLL CALL:**

On roll call: Commissioner Johnson: Arrived at 6:15; Commissioner Juszcyk: Present; Commissioner LaBoy: Present; Commissioner Navarro: Present; Commissioner Rodriguez: Present; Commissioner Fernandez: Present; Chairman Van Rensalier: Present.

Financial Audit was present by Richard Larsen for the fiscal year 2015. No issues were reported.

**APPROVAL OF MINUTES**

**(1) APPROVAL OF MINUTES OF THE JUNE 15, 2016 BOARD OF COMMISSIONERS' MEETING**

A Motion was made by Commissioner Navarro and seconded by Commissioner Rodriguez.

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Aye; Commissioner LaBoy: Aye; Commissioner Navarro: Aye; Commissioner Rodriguez: Aye; Commissioner Fernandez: Absent; 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 Gibson -231 Sherman Street, Passaic, NJ**

Ms. Gibson had questions regarding Resolution 2016-45

- Who are the units being sold to?

Executive Director answered that there was a lottery process that took place, and offers were made to the first four picked applicants.

- Will how much they sold them for?

The units were sold for one hundred twenty-five thousand (\$125,000) dollars.

- Money was borrowed for these units; will that loan be paid back after they are sold?

The Executive Director answered: Yes, proceeds will be used to pay back loan in full.

- When the units are sold will the owners still receive section 8?

The Executive Director explained that the applicants were selected via a lottery process and through the First Time Homeownership Program and will continue to receive section 8 through this program.

### **Jaroslaw Jackiw-266 Lafayette Avenue**

- Has the Board of Commissioners approved the new contract for the Executive Director as of July 1, 2016? If so, what is the new annual salary for the Executive Director?

The Executive Director stated that this question is a personnel issue and asked the Terrence Corrison to address it.

- Can the Executive Director give the public an update on all renovation projects that have been started/completed at all senior properties as of July 19, 2016? Were there any safety issues at any of the renovation projects within HACP facilities?

The Executive Director stated that they are currently working on the waste lines at 14-34 East Monroe but all interior work is completed. There is exterior construction currently at Gregory and they are installing new windows, balconies, and intercom system.

- Can the Executive Director give the public an update on all Youth Summer Programs within all HACP facilities as of July 19, 2016?

Over 70 children registered at Speer Village. The first trip took place last week.

At the Boys and Girls Club, a report was submitted to the Board of Commissioners with a sign-up sheet of all the children that attended. A survey was conducted and overall children are happy with the activities and all the friends they've made.

- Did the elected school members, HACP Commissioners, three HACP Commissioners employed by the Board of Education, and Executive Director apply for the NJ Department of Education (BLISS) summer-mixed programs on behalf of all the children residing at HACP facilities?

The Executive Director asked Mr. Jackiw to explain what the BLISS program is.

Mr. Jackiw stated that in June 27, 2016, this program awarded \$62,000 dollars.

Commissioner LaBoy looked up the BLISS Program on his phone and was not able to find anything on the program. Commissioner LaBoy stated he would reach out to see if he can find any more information on this program

The Executive Director stated that the Housing Authority did not apply for this program and they were not aware it existed.

### **Angerlener Austin- 222 Sixth Street Apt. 1C**

Ms. Austin stated that only 7 kids attended the Boys and Girls Club that should have been allowed to attend the trip with the other children.

Ms. Austin addressed the Board regarding the furniture that was at Sixth Street

The Executive Director stated that the insurance company is giving a reimbursement for the furniture after the flooding and all items are currently pending.

Mr. Wynter stated that the insurance company has to inspect the property to see if flood gates were installed. Once the inspection passes the insurance company will release the rest of the money based on the list that was given after the incident occurred.

Commissioner Johnson requested that the Housing Authority provide an office space for Resident Council to meet with other residents in a safe and private space.

**Paulette Gathers -202 Sixth Street 3C**

Ms. Gathers addressed the Board about ongoing issues and concerns at Vreeland Village. Ms. stated that there is constantly loud music and resident drinking alcohol outside of the buildings.

Ms. Gathers expressed her concern regarding the children that play in the hallway.

She requested that Joann introduce herself to the residents.

The Director of Security stated there have been many complaints this summer regarding noise complaints.

**Dajia Austin- 269 Chestnut Street, Passaic, NJ**

Ms. Austin has expressed her concern about her on going disputes with her neighbor. After meeting with the Executive Director the problem continues to occur.

The Executive Director reported that this case has become a legal matter.

Commissioner Johnson suggested she be transferred because of her two children because the issue is affecting her children.

**Eula Washington- 226 Sixth Street 1B**

Ms. Washington stated that the parties outside of 221 are a problem.

The Chairman suggested that management and security coordinate to address ongoing issues.

The Executive Director respectfully requested that the Housing Authority fin

**Anthony Allen-413 Howe Avenue**

Mr. Allen asked the Board of Commissioners for permission to set up a festival on August 6, 2016 at Speer Village.

The Chairman asked Mr. Allen to sit down with the Executive Director and the Board to discuss arrangements to see what can be done to help out.

*Chairman Van Rensalier made a motion to close Remarks by Citizens session and second by Commissioner Johnson.*

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

## **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 CONCIDERED TOGETHER.

The Executive Director respectfully requested that Resolution 2016-46 be removed from the Agenda.

Commissioner Johnson requested that Resolution 2016-40, 2016-43, and 2016-44 be considered separately.

Commissioner Juszcyk made a motion to table Resolution 2016-41 and was seconded by Commissioner LaBoy.

Commissioner Juszcyk stated that he has been in contact with the Executive Director regarding changes being made to the Bylaws.

The Executive Director recommended not tabling Resolution 2016-41. He stated that the Housing Authority was in contact with the attorney. The Executive Director asked Terrence Corrison to shed some light on the matter.

Mr. Corrison stated that the issue regarding travel was brought to his attention. Mr. Corrison suggested issues pertaining to travel policies be presented as a Resolution.

Commissioner Johnson commented on the updates that were done to the Bylaws. Commissioner Johnson stated that the only changes performed to the Bylaws was the removal of the outdated language and updated to be made current with technology now available.

Commissioner Johnson agreed that with Mr. Corrison and stated that anything pertaining to travel should be approved via resolution.

Commissioner Juszcyk stated that if Resolution 2016-41 is approved, the updated Bylaws would require Board Meetings each month including in August.

The Chairman requested a roll call vote to table Resolution 2016-41

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

**ACTION: FAILED-RESOLUTION 2016-41 REMAINS ON THE AGENDA.**

2016-40      RESOLUTION APPROVING A COLLECTIVE BARGAINING AGREEMENT  
BETWEEN THE HOUSING AUTHORITY OF THE CITY OF PASSAIC  
(HEREINAFTER THE "HACP") AND LOCAL UNION 866 AFFILIATED WITH  
INTERNATIONAL BROTHERHOOD OF TEAMSTERS

Motion was made by Commissioner Navarro and seconded by Commissioner Rodriguez to approve Resolution 2016-40.

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

**ACTION: APPROVED**

2016-42      RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO J. MORANO CONTRACTING, LLC FOR FLOORING UPGRADES AT THE 52 ASPEN PLACE ADMINISTRATIVE OFFICES IN AN AMOUNT NOT TO EXCEED FORTY-TWO THOUSAND FIVE HUNDRED DOLLARS (\$42,500.00) FOR THE BASE BID AND TWENTY THOUSAND DOLLARS (\$20,000.00) FOR THE ALTERNATE BID

Motion was made by Commissioner Navarro and seconded by Commissioner LaBoy to approve Resolution 2016-42.

- The Executive Director explained that Section 8 Department is running out of space and is in need of office space updates.
- Commissioner Juszcyk asked how ill the project be done and when will the construction take place.
- Mr. Wynter answered: the project will be coordinated between both vendors and the Housing Authority is proposing a long weekend and possibly close early on a Friday in order to minimize downtime.

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

**ACTION: APPROVED**

2016-43      RESOLUTION APPROVING TWO AND ONE-HALF PERCENT (2.5%) SALARY INCREASES FOR NON-UNION EMPLOYEES FOR FISCAL YEAR 2016

Motion was made by Commissioner Navarro and seconded by Commissioner Johnson to approve Resolution 2016-43.

- Commissioner Juszcyk asked how many employees would be included in the resolution.
- The Executive Director answered: 25 employees.
- Commissioner Juszcyk asked if the Executive Director is included
- Mr. Wynter answered: yes.

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

**ACTION: APPROVED**

2016-44            RESOLUTION AUTHORIZING PURCHASE ORDER TO W.B. MASON IN AN  
AMOUNT NOT TO EXCEED SEVENTY FIVE THOUSAND DOLLARS (\$75,000.00)

Motion was made by Commissioner Navarro and seconded by Commissioner Johnson to approve Resolution 2016-44.

- Commissioner Juszcyk asked if the resolution was put out to bid.
- The Executive Director stated that this was bided out at the state level and is part of a state contract.
- Commissioner Juszcyk asked how did they find this contract if it was not put out to bid.
- Mr. Wynter answered: the contract was found based on the description of the items.
- Commissioner Johnson stated she would abstain from voting on the resolution.

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

**ACTION: APPROVED**

2016-41            RESOLUTION AMENDING THE CURRENT ORGANIZATIONAL BY-LAWS FOR  
THE HOUSING AUTHORITY OF THE CITY OF PASSAIC

A motion was made by Commissioner Johnson and seconded by Commissioner Navarro

- Commissioner Juszcyk asked that the Housing Authority abide by the changes made to the Bylaws stating that there will be a Board of Commissioners Meeting each month including August.
- Commissioner Johnson stated that the meeting schedule for 2016 was approved at the 2015 December Board of Commissioners' Meeting and cannot be changes because it was published with the Clerk's Office and the newspapers.

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

**ACTION: APPROVED**

2016-39            RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD JUNE 13,  
2016 THROUGH JULY 15, 2016

2016-45            RESOLUTION AUTHORIZING THE PASSAIC AFFORDABLE HOUSING  
COALITION TO SELL UNITS 3, 4 AND 5 AT 277 BROADWAY, PASSAIC, N.J

A motion was made by Commissioner Navarro and seconded by Commissioner Johnson to approve the remaining resolutions 2016-39 and 2016-45.

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Aye; Commissioner LaBoy: Aye; Commissioner Navarro: Aye for 2016-39 Abstain for 2016-45; Commissioner Rodriguez: Aye; Commissioner Fernandez: Absent; Commissioner Ronald Van Rensalier; Aye.

**ACTION: 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**

Terrence Corrison thanked the Board of Commissioner for submitting the evaluations for the Executive Director and if they would like to discuss the new contract in a closed session, they can do so at the next Board Meeting.

**NEW BUSINESS**

Commissioner Juszcyk asked if the position for Affirmative Action Officer is currently taken.

The Executive Director answered: no.

**AJOURNMENT**

7:35 p.m.



Respectfully submitted,

Victor Cirilo  
Executive Director/Secretary