

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
BOARD OF COMMISSIONERS' MEETING  
May 18, 2016**

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 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  
L. Daniel Rodriguez, 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: Arrived at 6:15; Commissioner Juszcyk: Present; Commissioner LaBoy: Present; Commissioner Navarro: Present; Commissioner Rodriguez: Present; 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 Navarro seconded by Commissioner Fernandez.

On roll call vote: Commissioner Johnson: Arrived at 6:15 p.m.; Commissioner Juszcyk: Aye; Commissioner LaBoy: Aye; Commissioner Navarro: Aye; 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.

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

Have all the Board of Commissioners reviewed all pending litigation cases of 2016 in closed session? If not, why not?

- The Executive Director responded: Personnel issues are brought to the attention of the Board but when claims come in they are taken care of by the insurance company.

Who in HACP Management is responsible of investigation all alleged complaints of a “Hostile Work Environment” at HACP facilities?

- The Executive Director Responded: The way the Housing Authority is set up there is an Executive Director, five (5) supervisors and an Affirmative Action Officer who handles complaints as part of a chain of command.

Who at HACP Management has the responsibility of overseeing work done by contractors?

- The Executive Director stated that the Managers are responsible for the oversight at their properties and then the Director of Maintenance performs the quality control. He goes in and reviews the work done by the contractor and provides an additional report.

Who at the HACP Management has the responsibility of issuing purchase orders etc.?

- The department of finance is responsible for the issuing of the purchase orders under the supervision of Mr. Wynter.

Has the HACP management complied tenant resident listings of all residents that voted for the current Resident Council within their respective facilities in 2016?

- The Executive Director responded: the Resident Council is an independent body and does not have that information.

Can the Executive Director advise the tenant residents and the public as to the status of all renovation projects that have started /completed at all senior housing properties of 130 units as of April 30, 2016?

- The Board has a list and breakdown of all ongoing activity and Minutes from the Construction Meetings. The Housing Authority has an active Facebook page that talks about some of the activity at the Senior Sites.

The current contract of the HACP Executive Director expires on June 30, 2016. Has the Board of Commissioners started the review process of negotiating of a new contract effective July 1, 2016? If not, why not?

- Terrence Corrison responded: The Board is currently undertaking the review process.

### **Sharon Dye- 11 Aspen 8E**

Ms. Dye stated her concern for the Youth Summer Program. She stated that it takes a village to raise children and that they need to provide more activities for the children.

The Executive Director assured her that there are no changes being done to Alfred Speer Village Youth Summer Program, but there is a proposal for the Boys and Girls Club to administer the Vreeland and Chestnut program.

Ms. Dye stated that her concern was not only for Speer Village but for all other sites as well. Ms. Dye stated that residents would not be able to afford to pay for the Youth Summer Program.

The Executive Director stated that it would cost the Housing Authority three hundred and thirty-nine dollars (\$339) per child to administer the program. At the Boys and Girls Club it would cost Vreeland Village Residents eighty dollars (\$80) and Chestnut Residents eighty dollars (\$80) plus twenty-five dollars for transportation. Not only are the children being exposed to a wider network but the HACP realized that they desperately need this initiative for its financial wellbeing.

### **Angerleener Austin- 222 Sixth Street**

- Ms. Austin stated that the Housing Authority should bus Chestnut Gardens down to Sixth Street. Ms. Austin stated that the Boys and Girls Club would not provide the same activities that are provided at Vreeland Village.
- Ms. Austin stated that the Housing Authority should cut down employee's salaries and find money to pay for the Youth Summer Program. Ms. Austin pointed out that if the children go to

the Boys and Girls Club they will be closed in and bored instead of being outside playing basketball.

**Robin Miller 19 Aspen Place 2C**

- Not only is she a resident but an employee for 20 years and has run the afterschool and summer program. Stated that personally thinks the Boys and Girls Club is a bad idea because they will not do what they do for the children such as sit down with them and do homework.
- Ms. Miller stated that she has a child that just graduated from college who NJNAHRO honored and has received the scholarships since she started college. She stated that the student mentioned her in the speech she gave at the conference.
- Ms. Miller stated that the Housing Authority should have watched the budget to assure the Summer Youth Program would continue.
- Ms. Miller stated that the letters given out asking parents to go on a tour of the Boys and Girls Club should've been mailed out.

*The Board of Commissioners called for and Executive Session at 6:30 p.m.*

*The Board of Commissioners resumed at 7:10 p.m.*

**Ashley Bland- 226 Sixth Street, Passaic, NJ**

- Ms. Bland stated that her child is an honor student and has behavior issues. Ms. Bland wants to know who she can blame when her child starts doing bad in school.
- Ms. Bland stated that she doesn't have twenty-four (24) hours a day to come home and check her child's homework.
- Ms. Bland stated that at the Boys and Girls Club her daughter will not receive the same attention she does now at the tutorial program.

**Taisha (no last name given) 52 Richard Street, Passaic, NJ**

- Passaic Resident stated that her daughter was enrolled in the Boys and Girls Club but was not completing her homework.
- Passaic resident stated that she would have to come home and help her daughter finish her homework after she paid someone to help her do it. She stated that she spoke to the supervisor and the Executive Director of the Boys and Girls Club regarding her daughter but nothing was resolved.
- Passaic resident removed her daughter from the program and later registered at the HACP tutorial program when she turned six (6).

**Anthony Allen-165 Van Buren Avenue , Passaic, NJ**

- Mr. Allen stated that Commissioner LaBoy grew up in this area and if they would have talked about taking baseball away, his family would have fought for it and now they want to take away

the program for the kids.

- Mr. Allen stated that the Chairman is always trying to separate the families instead of trying to get families together.

#### **Richard McWilliams- Passaic Resident**

- Mr. McWilliams stated he grew up in public housing and his daughter attends the afterschool program as a non-resident at Chestnut and has been doing well at the program.
- Mr. McWilliams stated that he was in the special Ed Department for 15 years and is a teacher for the past 5 years.
- Mr. McWilliams expressed his concern for his daughter if the program is taken away.

#### **Jayne Miller-19 Aspen Place 2C**

- Is a product of the after school program and has work for the afterschool program and was a recent employee of the Boys and Girls Club. Stated it's not a good idea for the kids to go up to the Boys and Girls Club.
- Ms. Miller stated that the Boys and Girls club only know the kids as numbers and not by their names.

#### **Tiffany Austin –Chestnut Resident**

- Stated that she has lived in housing for a couple of years and her daughter attended both the Afterschool program in Chestnut and at Speer.
- Ms. Austin stated that her daughter has nothing but straight A's. Stated that the childcare is taking away the ability for parents to go to work and go back to school.
- Ms. Austin asked the Board to take into consideration the families who are trying to better themselves.

#### **Mr. Henderson 45 Aspen Apt 7E Passaic, NJ**

- Mr. Henderson stated he worked at the Boys and Girls Club and tried to reach out to the staff regarding their policies. He reached out to the Executive Director in Paterson and stated that she was not helpful.
- Mr. Henderson stated that because he was asking questions, the Boys and Girls Club assassinated his character and told him if he continued to ask questions they would bring him up on charges for harassment.
- Mr. Henderson stated that The Boys and Girls Club called the Executive Director and told him that Mr. Hendrickson was impersonating an employee of the Housing Authority.

#### **Mr. Kasim Washington- Autum Street, Passaic Resident**

- Stated that he feels the Board of Commissioner has disconnect between the youth and those who are in position. He stated that the Boys and Girls Club was created to teach swimming and boxing but is not based on education.
- Mr. Washington stated that the City of Passaic does not offer anything for the children and the little that they do have is being taken away.
- Mr. Washington stated that the children will end up in prison as he did if the program is taken away.
- Mr. Washington stated that the families can volunteer and offer their time and food to keep the program running.

**Germaine Williams- 231 Sherman Street, Passaic, NJ**

- Ms. Williams stated that her spirit was crushed because she felt parents and residents weren't going to stand up and speak.
- Ms. Williams attended the walk through at the Boys and Girls Club and stated that Director of the made confirmed that they were not a homework center.
- Ms. Williams ask the Board to come up with a list of ideas to explore. Her second question was how the money 4 C's is and non-resident funds used? The Executive Director answered that they are reinvested back into the program.
- Ms. Williams asked if it was possible to have a satellite site like the ones in School no. 1 and no. 9.
- Ms. Williams expressed how happy she is that she had the opportunity to serve on the Board of Commissioners but that she can't sit by and allow the Summer Youth Program to close.

**Chestnut Resident**

- Chestnut resident stated that her child is an honor roll student and would not be able to afford to pay for the programs.
- Stated that it takes more than a village to raise a child, it takes a city.

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

- Stated that she has been in public housing for 55 years and that he has seen people come and go.

**Katie Soriano-Sixth Street Resident**

- Ms. Soriano spoke on behalf on the Hispanic families at Sixth Street who attend the program. Stated she would not call Univision but if it comes down to it she will in order to help the kids and the program.
- Ms. Soriano stated that society expects the children in public housing to be the delinquents.
- Ms. Soriano asked that the Board to kindly consider the children when making their decision.

**Katie Johnson- 200 Sixth Street Apt. 2B**

- Ms. Johnson stated that if the Housing Authority is sending the children to the Boys and Girls Club, what are they going to do with the tutorial program after the summer program is over?
- Ms. Johnson also stated the Boys and Girls Club would let the parents know when there is an available spot. She then asked what would happen if there wasn't enough spots.
- Ms. Johnson expressed her concern for the children who will have to walk home from the

- summer program and requested that there be someone designated to look out for the children.
- Ms. Johnson stated that the children will be causing chaos in the summer because they will have nothing to do.
  - Ms. Johnson expressed the importance of taking care of the children now because what

Mr. Corriston responded: in regards to the Tutorial Program, the Housing Authority will request quotes from other programs due to the dollar amount of the contract. At this time nothing has been decided.

**Eugene Tilman- Resident of Passaic 35 Palmer St, Passaic, NJ**

- Mr. Tilman stated that he feels there is no interest in the children or positive direction.
- Mr. Tilman stated that the Board needs to steer the children in the right direction instead of the wrong.
- Mr. Tilman stated that maybe the Board wants the children to grow up as criminals.

**Ms. Lashaina Williams 203 Sixth Street 3B**

- Ms. Williams stated that she feels like the Board has no interest in the children and have made up their mind about the program.
- Ms. Williams stated that the Housing Authority is going in the wrong direction.
- Ms. Williams stated that thanks to the Tutorial Program her daughter has been on the Merit Roll and asked the Board to do something for the children.

**Kashim Cooks 24 State Street 6E**

- Mr. Cooks stated he was in the Tutorial Program, and is a prime example of residents who grow up in public housing.
- Mr. Cooks expressed that it takes patience to work with the children and thinks it would be a big mistake if they took to program away.

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**

**RESOLUTIONS**

CHAIRMAN VAN RENSA LIER 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.

2016-28            RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF APRIL 15, 2016 THROUGH MAY 12, 2016

Motion was made by Commissioner LaBoy and seconded by Commissioner Navarro to approve Resolution 2016-28

Commissioner Juszcyk is appalled by the pictures submitted regarding the workmanship of SAAR Construction and stated that the residents deserve better.

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

**ACTION: APPROVED**

2016-29            RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING A CONTRACT WITH THE BOYS AND GIRLS CLUB OF PATERSON AND PASSAIC FOR THE ADMINISTRATION OF A SUMMER YOUTH PROGRAM FOR RESIDENTS RESIDING AT CHESTNUT AND VREELAND AND VILLAGE FOR A TERM COMMENCING JULY 1, 2016 AND TERMINATING AUGUST 31, 2016

Motion was made by Commissioner Navarro and seconded by Commissioner LaBoy to approve Resolution 2016-29.

Commissioner Johnson asked to Board and the Finance Department to look for an alternative and to look for other sources of funding.

Commissioner LaBoy expressed the importance of following policies and procedures. Commissioner LaBoy thanked the audience for their comments and feedback.

Commissioner Navarro clarified that this resolution is not for the Tutorial Program it is only for the Summer Youth Program. Commissioner Navarro thanked everyone for presenting their concerns.

Commissioner Juszcyk stated that some of the issues that were brought up by the residents were addressed by the Executive Director but there are more issues that are being presented.

Commissioner Rodriguez expressed that he understands the concerns many residents and parents have

Commissioner Fernandez stated that he has a love for the city of Passaic and that as a parent he worries about all the children. Commissioner stated that he will make a decision based on the parents and the future of the children.

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

**ACTION: FAILED**

2016-30            RESOLUTION APPROVING AN AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AND THE PASSAIC COUNTY WORKFORCE DEVELOPMENT CENTER TO PARTICIPATE IN A SUMMER YOUTH EMPLOYMENT AND TRAINING PROGRAM FOR 2016

Motion was made by Commissioner Juszcyk and seconded by Commissioner Johnson to approve Resolution 2016-30

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Aye; Commissioner LaBoy: Aye; Commissioner Navarro: Aye; Commissioner Rodriguez: No; Commissioner Fernandez: Aye; Commissioner Ronald Van Rensalier; Aye.

**ACTION: APPROVED**

2016-31 RESOLUTION RENEWING A RESIDENTIAL CONSTRUCTION AND ENERGY EFFICIENCY COLECTIVE BARGAINING AGREEMENT BETWEEN THE HOUSING AUTHORIYT OF THE CITY OF PASSAIC AND LIUNA RESIDENTIAL CONSTRUCTION & GENERAL SERVICE WORKERS LOCAL 55

Motion was made by Commissioner Juszcyk and seconded by Commissioner Navarro to approve Resolution 2016-31.

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

**ACTION: APPROVED**

**RESIDENT COUNCIL REPORTS**

**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 REPOT**

Submitted.

**DIRECTOR OF RESIDENT SERVICE'S REPORT**

Submitted.

**SECURITY DIRECTOR'S REPORT**

Submitted.

**OLD BUSINESS**

**NEW BUSINESS**

**AJOURNMENT**

8:32 p.m.

Respectfully submitted,

Victor Cirilo  
Executive Director/Secretary