

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
October 19, 2016**

PLACE: Community Center
299 Gregory Avenue
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
Henry Navarro, Commissioner
L. Daniel Rodriguez, Commissioner
Delmis G. Fernandez, Commissioner
Ronald Van Rensalier, Chairman

STAFF MEMBERS PRESENT:

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

Meeting opened at 6:01 p.m.

ROLL CALL:

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

APPROVAL OF MINUTES

- (1) **APPROVAL OF MINUTES OF THE AUGUST 18, 2016 SPECIAL BOARD OF COMMISSIONERS' MEETING**

A motion was made by Commissioner Rodriguez and seconded by Commissioner LaBoy

Commissioner Juszcyk stated a correction on the consent agenda, Commissioner Juszcyk vote "Aye" not "Nay" for Resolutions 2016-46, 2016-47, and 2016-48.

The correction was noted by the Chairman and the changes were made to amend the Minutes of the August 18, 2016 Special Board of Commissioners' Meeting Minutes.

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

ACTION: MINUTES APPROVED

(2) APPROVAL OF THE MINUTES FOR SEPTEMBER 14, 2016 BOARD OF COMMISSIONERS' MEETING

A motion was made by Commissioner Fernandez and seconded by Commissioner LaBoy.

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

ACTION: MINUTES APPROVED

The Executive Director introduced Lisa Petrosky from NW Financial. Ms. Petrosky presented the Board of Commissioners with the Financing Plan for AMP 2 Vreeland & Chestnut Gardens. Ms. Pertosky explained the twenty (20) year plan for a rehab that will included flooring, roofs, exterior walls, kitchen cabinets, countertops, and appliances.

REMARKS BY CITIZENS

None.

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

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

ACTION: APPROVED

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.

Commissioner Juszcyk requested that Resolution 2016-72 be considered separately.

The Chairman explained that Resolution 2016-72 has been revised to reflect the correct dates.

2016-72 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM ATLANTIC CITY, NJ BY TWO (2) COMMISSIONERS, AMP 1 MANAGER, AND EXECUTIVE DIRECTOR TO ATTEND THE NJNAHRO PROFESSIONAL TRAINING & CONFERENCE SESSION FOR COMMISSIONERS AND STAFF ON NOVEMBER 14-17

A motion was made by Commissioner Rodriguez and seconded by Commissioner Fernandez

On roll call vote: Commissioner Johnson: Absent; Commissioner Juszcyk: Abstain for himself and Aye for everyone else; Commissioner LaBoy: Aye; Commissioner Navarro: Arrived late; Commissioner Rodriguez: Abstain for himself and Aye for everyone else; Commissioner Fernandez: Aye; Commissioner Ronald Van Rensalier; Aye.

ACTION: APPROVED

2016-67 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF SEPTEMBER 12, 2016 THROUGH OCTOBER 13, 2016

2016-68 RESOLUTION APPROVING THE 2017 ANNUAL PHA PLAN

2016-69 RESOLUTION AUTHORIZING A PERSONNEL ACTION

2016-70 RESOLUTION APPROVING OFFICIAL TRAVEL TO AND FROM TRENTON, NJ BY LISMARIE GUERRERO AND PAMELA MITCHELL FOR THE PURPOSE OF ATTENDING A SEMINAR TITLED "TAX CREDIT COMPLIANCE CERTIFICATION" AS REQUIRED BY RAD

2016-71 RESOLUTION REQUESTING APPROVAL FOR MANDATORY TRAINING AND TRAVEL TO AND FROM ATLANTIC CITY, NJ BY TWO (2) HOUSING CHOICE VOUCHER PROGRAM CASE WORKERS, AND ATTENDANCE BY HCV PROGRAM DIRECTOR

2016-73 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AND RATIFYING THE EXECUTION OF DOCUMENTS RELATING TO THE FINANCE, REHABILITATION AND MANAGEMENT OF THE VREELAND VILLAGE AND CHESTNUT GARDENS APARTMENT COMPLEXES IN ACCORDANCE WITH THE RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM

2016-74 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE A SALARY ADJUSTMENT FOR ALFRED SPEER VILLAGE ASSISTANT PROPERTY MANAGER HAHSAN BATTLE DUE TO COMPLETION OF PROBATIONARY PERIOD

A motion was made by Commissioner Rodriguez and seconded by Commissioner Fernandez to approve Resolutions 2016-67, 2016-68, 2016-69, 2016-70, 2016-71, 2016-73, and 2016-74.

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

ACTION: APPROVED

EXECUTIVE SESSION

A motion was made by Commissioner Rodriguez and seconded by Commissioner Navarro to go into Executive Session at 6:35 p.m.

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

MOTION: APPROVED

A motion was made by Chairman Van Rensalier to come out of Executive Session and was seconded by Commissioner LaBoy.

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

Commissioner Juszcyk asked why there are checks from 2015 on the report. Mr. Wynter explained that they are section 8 checks and they are reimbursement checks that have been replaced.

Commissioner Juszcyk asked what time does the person have to cash the check. Mr. Wynter stated that they have 180 days to cash if not they would need to be reissued.

Commissioner Rodriguez suggested that finance consider an option such as prepaid debit cards instead of issuing checks. The Chairman also suggested looking into other solutions.

The Executive Director asked the Finance Committee to get together to discuss further on the topic.

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

The Executive Director announced that Ms. Robinson will be hosting an event to raise awareness for breast cancer. An invitation was extended to the Board of Commissioners and staff to attend the event.

AJOURNMENT

7:02 p.m.

Respectfully submitted,

Victor Cirilo
Executive Director/Secretary