

ITEM D

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
MARCH 25, 2015**

PLACE: City Council Chambers
330 Passaic 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 12, 2014 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: Beatrice Johnson, Commissioner
Alan Juszcyk, Commissioner
Angel LaBoy, Commissioner
Henry Navarro, Commissioner
L. Daniel Rodriguez, Commissioner
Germaine Williams, Commissioner
Ronald Van Rensalier, Commissioner (Excused himself during the meeting)
Terrence J. Corriston, Esq.

STAFF MEMBERS PRESENT: Joann Arroyo
Andrew Barcia
Amalio Barreto
Glenny Candelaria
Victor Cirilo
Jeffrey Gorley
Joanna Lara
Natasha Pearson
Barbara Rivera
Vincent Wynter

Meeting opened at 5:10 p.m.

**THE NANCY EVERETT WOMEN'S HISTORY MONTH RECOGNITION
CEREMONY**

Amada Curling, Thania Melo, Wanda Hilliard-Shabazz, Latasha Lalla,
Brenda Robins and Ruby Straight were honored.

APPROVAL OF MINUTES OF THE FEBRUARY 18, 2015 BOARD OF COMMISSIONERS' MEETING.

A motion was made by Commissioner Johnson, seconded by Commissioner LaBoy to approve the aforementioned minutes.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Rodriguez: Yes; Commissioner Williams: Yes.

ACTION: APPROVED.

RESIDENT COUNCIL REPORTS:

Rene Griggs, President, Alfred Speer Village Resident Council:

- Thanked Chairperson Van Rensalier for being instrumental for helping some of the residents to attend the Gala.
- Thanked Mr. Terrence Corriston for past and present support of residents. The Committee met regarding the 62nd Anniversary – Mr. Corriston's name was suggested to be honored that night. She remarked that Mr. Corriston is doing an excellent job because she has many new residents.
- 62nd Anniversary will be held on Thursday, August 6, 2015 at the Venetian.
- Ms. Griggs had a few questions:
 - Where do the funds collected by the use of the Alfred Speer Village rec. room go? We would like for that room to stay up to par at all times.
 - Where does the money go that the non-residents pay for the Summer/Tutorial Programs?
 - Non-Profit – Where does the money comes from? Who funds it? And how is it converted to non-federal funds that could be used in a manner such as to purchase homes?

Victor Cirilo (Mr. Cirilo):

Q (1) & (2): Stays within the Alfred Speer Village budget for infrastructure – whatever we can use this money for; reinvested into the Alfred Speer Village development.

Q (3): Central Office is a separate budget. The Central Office by way of a graphic explanation that is called 52 Aspen Place – is an independent budget from the AMPs under the Asset Management form that was implemented in 2009. The way that Central Office is funded is through fees that are charged. The fees that are charged are called management fees.... Once the asset management fees come from the AMPs into the Central Office they are considered de-federalized under federal regulations and can be invested in...affordable housing ... such as the one that our resident council president mentioned.

Ms. Griggs: I was under the assumption that 52 Aspen Place ...should be paying fees to AMP 1

for the operation and the use of the property.... How did it go from converting the management office and the AMP have to pay Central Office? At the beginning we were told when that building on Passaic Street was sold that it would be a benefit to AMP 1 because they would have to pay an operational cost to AMP 1. Now, if I am understanding correctly, you're saying that AMP1 pay an operational cost to you which they are already on their own property.

Mr. Cirilo: Mr. Chairman are we going to have a back and forth? Can you explain to me the format? Asset Management is a very complicated process. I can give everybody a lesson on Asset Management.

Commissioner LaBoy asked that Mr. Cirilo noted Ms. Griggs questions and get together with her.

Mr. Cirilo: I can quickly answer that in 10 seconds. The speaker is correct. The Central Office pays rent to AMP1. When referenced Asset Management fees that's a different fee...any service that that Central Office provides AMP 1, 2 and 3,,,,,

Commissioner LaBoy reiterated that Mr. Cirilo gets together with Ms. Griggs to further discuss this issue.

Katie Johnson, President, Vreeland Village Community Association:

- Where is our other BMW?
- Garbage pickup was not done when it was snowing. They are supposed to come three times a week. Do not renew the contract.
- Black History Program was a success. Parents and her son donated the food.
- Complained that commissioners, staff and the Executive Director are always attending conferences. She stated that it was not fair that residents are not being educated. Referenced the federal regulations and pointed out that money should be set aside for residents to go on conferences.
- Puzzled about Resolution received 2015-24. She remarked that the Authority had enough money to fund non-profits and buy houses on Broadway. She served on a non-profit and people were paid. How does the Housing Authority have money to loan to the non-profit if they are always "broke?" She asked for some answers.

Garbage Pickup - Mr. Cirilo explained that a new plan may be implemented at Chestnut/Vreeland and it may be privatized. He added that whoever the lowest qualified bidder will get contract and follow the Housing Authority's schedule.

Commissioner LaBoy would like to see an accountability process in place.

Mr. Barreto informed the Board that he communicated with the company.

Commissioner Johnson stated that nothing has happened it seems to be a pattern.

The Board referred the travel funding issue to the Youth and Resident Services Committee. A meeting will be scheduled to discuss this matter.

Ann Robinson, President, Chestnut Gardens Resident Council:

- Complained about the Recreation Room and grounds – “it is filthy and the grounds are dirty.”

There was a discussion regarding changes being made by the Maintenance Director on April 6, 2015 to improve the ongoing issues, which would include adding additional personnel if necessary and reduce vacation days to one week during winter months to make sure there is adequate coverage.

REMARKS BY CITIZENS:

Evelyn T. Robinson, 222 Sixth Street:

- Concurred with what Rene said about Terrence Corrison.
- Doesn't think that there is adequate coverage.
- Vreeland Village is next to the park and the grounds are not being properly maintained.
- Laundromat is kept clean, but Coinmac (owners of the machines) are not properly maintaining the machines. Remove bars so residents can use the machines
- People are climbing the fence from the railroad track and coming into the property. City's fence adjoining HACP's property is low. Worried by the children because she has observed undesirable folks using benches and walking the grounds.
- She promised to continue to take pictures. She took pictures of the garbage.

Property Manager Amalio Barreto addressed the issue regarding the laundromat.

Commissioner LaBoy requested that security review camera footage and report at the next Board meeting.

Commissioner Rodriguez asked who's watching the cameras.” He urged residents to call the police.

Mr. Cirilo: We have a tip line. There is a staff person that's there 40 hours a week and a part-time person. We have tools and services.

Jaroslav “JJ” Jackiw, 266 Lafayette Avenue:

Q: Any comments from the Board/Executive Director on an article by Richard Cowen, Staff Writer/The Records “Former Passaic Housing Authority Employee files Whistleblower Lawsuit.”

Terrence Corrison: With respect to the article in the Record we have not seen any suit; we have not been served with any suit. The information we have is based upon the Record. If it is a matter of litigation it will be addressed in Executive Session if and when... so there is no way to make a comment.

Victor Cirilo: I question the source of these lawsuits and we have not been served so I don't know where the story came from so I can't comment on that matter.

Q: What is the state of all contracts with Saar in 2015?

Amalio Barreto (AB): We currently have a general repairs contract for painting to turnover units and also general repairs. He added that both contracts must reach its cap by June of 2015.

Q: Were there any issues with Saar and their quality of services provided in 2014 to the HACP?

Mr. Cirilo: We always run into issues with the contractors.... Mr. Vincent is very proactive in flagging payments or flagging work.... You can see that the administration itself would hold payment should there be workmanship that is not up to par. If that's the case we usually have the contractor /vendor go back and address whatever deficiencies may exist as a condition to releasing those payments.

Q: The HACP 2014 Staff Travel Budgeted Amount FYE 2014 was \$32,210.00. Will the Board put forth a motion to authorize the HACP to spend the same or greater amounts tend pay for the membership/registration fees for all children residing within all HACP properties in 2015?

- Boys/Girls Club of Passaic
- PAL
- Sports Clubs within the city

Mr. Cirilo: We have to take a look at the regulations if these are appropriate expenditures of funds....We would have to look into the issue....

Commissioner LaBoy: I know that it was a challenge this year's budget in general. We have to really cut deep to do whatever we got was a tremendous challenge....

Q: Will the Board authorize the HACP to fund a summer work program for all children that reside within the HACP properties and who are full time students of the school district. Note work to be performed on the exteriors of HACP properties.

Mr. Cirilo: Any students that are full time students of the school district are welcome to apply. He asked that he did not understand the last part of the question.

Mr. Jackiw: [Inaudible]

Commissioner LaBoy: If you have an idea submit it.

Commissioner Williams explained that the Housing Authority does have a summer program free for the children who live on site and we that employs children 16 and over to work at the centers. She added that there are children from "PIC" who also work at the centers and college interns may be working in the future.

Jennifer Falkenstern, 101 Highland Avenue, Bergenfield, NJ 07621:

Thoroughly confused with the Passaic Affordable Housing Coalition. I've been told for four months it had nothing to do with the Housing Authority of the City of Passaic and it is registered under Victor Cirilo, 280 Main Ave.

There was something about bidding to lease for a homeownership program that ran until March 13, 2015. A third person told me that on Saturday there was a lottery, and Mr. Cirilo could confirm or deny this, that was drawn. He drew the names of the 15 people. The Security Director was there, Glenn was there, and there were some other people. It is amazing how Mr. Cirilo asked or accused me of sending Richard Cowen to the Housing Authority of the City of Passaic, which I did not do.

I do not know how Mr. Cirilo got this so quickly and he is going to say he knows nothing about it. 277 Broadway, Passaic it is amazing how fast this has gone – UMSIC owned 277 Broadway. He is going to say he has nothing to do with it. The lien on the mortgage is signed by Arlenes Navarro. Is she the wife of Commissioner Navarro? Because to me that seems ethically confusing. By the way, Arlenes Navarro is the one who incorporated Passaic RAD, LLC and is the manager of the Passaic Affordable Housing Coalition. I do not understand ethically how you guys affirm and deny things when Henry Navarro is sitting here and his wife is the one signing for that mortgage and how the Housing Authority is bidding to do these lotteries but they have nothing to do with it and how they got 277 Broadway so quickly.

I hear for over a year about exterminators and speed bumps, but what I think is more important to the residents is why \$363,000 was given out and they'll deny \$9,000 for their resident services. That's not okay to me and I have no vested interest in this, once again.

Another thing about proving that the Housing Authority is involved – Vincent Wynter wrote ... "Recently Victor and I had a conversation about the Housing Authority extending a loan to the Passaic Affordable Housing Coalition that is a non-profit that was established by the agency. The loan is to purchase four units that were foreclosed by the bank." Let me tell you something these units were bought by that Upper Monroe Street and the City gave them \$1.1 million dollars in 2009.

I do not know where you guys are having these meetings at - to agree and approve and affirm.... It is really sad that I am being either lied to or if there is something going on....

I do not work for Mr. Kolbe with this. I care about the residents.

One more thing – Darien Allen resigned in August. In December 22nd he's signing checks for the Passaic Affordable Housing Coalition with a stamp

Mr. Cirilo: Let the record show that Ms. Falkenstern is a professional consultant not an advocate. Number two, Ms. Falkenstern and Mr. Kolbe have extended a donation of \$40,000 to the Housing Authority which we have yet to approve. My recommendation is that the Housing Authority takes those \$40,000 and we use that to pay down the million dollar debt that he left

when he resigned as Director of the Housing Authority. I just want to make sure that I set the stage as what we are dealing with.

She is not wrong in a lot of the issues that she expressed. The Passaic Affordable Housing Coalition is in fact an entity that was formed by the Housing Authority that is recorded in the articles of incorporation. Since then Commissioners on this Board have sat on that entity. She is not wrong, she is correct about that.

With respect to the lottery that she mentioned – there are federal regulations that are followed with respect to the lottery. Federal regulations were followed that perhaps you don't understand that well and that our attorneys reviewed, people in the legal profession. It was publicly advertised, there were witnesses to that lottery and the names were drawn by attendees. The lottery was publicly announced in the newspaper.

As it relates to the Passaic RAD – we have thoroughly discussed last year to work with a non-profit entity – The Passaic Affordable Housing Coalition in the development of the Rental Demonstration Program...perhaps at the next Board meeting I will make a presentation once again on RAD and the role of non-profits within the Passaic Housing Authority's sphere. I think that would help address the confusion that these professional consultants have with what's going on out there.

Commissioner LaBoy: I am taking you up on that offer.

Mr. Cirilo: On the \$40,000 to pay the million dollars.

Commissioner LaBoy: I am taking you on the offer at the next meeting we preparing something. I will become more accountable myself to start understanding it even better... so that we can avoid the confusion that exists now. No pointing fingers just solid answers so that this could be put to rest....

Mr. Cirilo: As I continue to tell the press, I continue to tell you, this is an open and transparent organization. I can't help if you can't understand. As it relates with what's going on to people that are trying to understand this process – it is very complicated. You are professionals, you are trained. What I can do is allow an open door. You can go to the Housing Authority and review all documentation. You can do background checks on my person, if you want to.

Commissioner LaBoy: ...that's important you are just stating that is a good support system. The door is open to get the answers. We need to do many things, multiple measures to be able to support the communication....

Mr. Cirilo directed Mr. Wynter to take care of the date stamp issue.

Commissioner LaBoy...the stamp was being used beyond. This was not a handwritten signature. It was not the correct thing to do. It was spoken about at a prior meeting, since then the practice was ceased.

Commissioner Williams: Regardless of who comes to I am one – no we should not take as a Board any form of disrespect but we should also not disrespect anyone that stands in front of that podium...this is an open forum. Anyone has a right to come and ask questions

We have to sit; we have to take it without throwing daggers. I ask questions because I don't understand...regardless of people's level of education, she has a right to ask it again. It didn't sit well, the tone, the sarcasm.

Mr. Cirilo: Both ways.

Commissioner Williams: We can't take anything personal...when the personal gets involved then it becomes a problem.

Mr. Cirilo: I am not going to spend your time, the Housing Authority's time on professionals who have a personal agenda.

Commissioner LaBoy: Unfortunately, Executive Director, there is just no code as to who can come up to the podium. The only code is they have five minutes to speak.... Once they speak...can be structured to a certain point. It can relate to the Housing Authority business... it doesn't say that the person has to be a housing resident. It doesn't have to be a Passaic resident. It doesn't have to be a United States citizen...we just have to listen to the content and respond to the content. Some things were brought up again...there is confusion. Next month we may have to try to clear it up again....

Commissioner Navarro: I took no offense of my name being mentioned. My wife's name was mentioned and I take no offense. I see why there is confusion, but if there is any signature of my wife on any documents is only the Passaic Affordable Housing at the moment when she was serving as the Chair. She was the signature responsible to be on that document.

Commissioner Juszcyk: I'd like to touch a little on what Commissioner LaBoy said too. Remarks by Citizens – it doesn't differentiate where the citizen live or if whether they get money or do not get money from someone else. They are entitled to ask a question because they are citizen and that's what the United States is all about. I think we shouldn't cast dispersion whether someone gets a salary or doesn't get a salary from one place or another or from one person or another. I think if a citizen has a question, the citizen should be allowed to ask a question.

Commissioner LaBoy: ...given a response that has nothing to do with anything else, just provided a response and it would make it stronger.

Rene Griggs, 33 Aspen Place, Apt. 8 A: Number one - Not too long ago the Director said he taught a course in professional development. I suggest he stop teaching it. Take it. Number two – You just taught me that Speer Village AMP 1 pays to Asset Management a fee; therefore, by right of that payment for the bookkeeping the stamp should already been changed. Number three – What is an update on RAD? Recently, NJAPSHR had the privilege of sitting down with Maxine Waters who wrote a letter to the President regarding RAD. I became so proficient in

HUD's letter and researching RAD that I was asked by her to go to Washington, DC and to California. I could not make the trip because of a personal issue.

I was very upset – people are under the assumption that the resident leaders do not communicate and we do. We spend hours on the telephone. Chestnut Gardens President wanted to present a woman of the year award...she was told she could not present the award... At times many of us are disappointed on behavior of people, but you cannot dismiss the contributions to where they lived. If you have a personal issue it's just that a personal issue. I thought it was very distasteful, but honored that another person, a resident council president that is a little stronger had to present the award.

When Wanda moved to Chestnut there was no resident council because they had a breach of trust by another resident council president. She restored that trust. She revitalized that council and it is still thriving today....

If this is the behavior of a paid professional...what do you think happens in closed meetings? The respect level is poor.

Mr. Cirilo: On the first point, I do not teach professional development; update on RAD – I also have a report that talks about RAD.

Commissioner LaBoy stated he was not aware about the award issue. Mr. Cirilo said he did not know what that was about. Ms. Griggs elaborated on the comment she made earlier. Mr. Cirilo stated that he knew what she was referencing to, but could not get into details that perhaps the attorney could.

Katie Johnson – 200 Sixth Street, Apt. 2B:

Ms. Johnson requested that someone explain the consultant's report and the letter from the auditor to her. If not at tonight's meeting, then she would request a date for a meeting.

Mr. Cirilo: The Housing Authority has been able to build reserves over time in the Central Office, which can be used to extend affordable housing opportunities.

Commissioner Williams: ...if these funds can be used for this loan, what else can these funds be used for?

Mr. Cirilo: That's dangerous-watch those funds. If I am not here... these are replacement reserves. It is bad policy to start raiding reserves. The answer is that I will defer to the auditor.

Commissioner Williams: How much money is actually there?

Mr. Wynter: ...prior to asset management in the year 2006 all the Housing Authority money was comingled; therefore, nobody knew what department, what percentage was functioning in an efficient manner or generating a surplus. Under new regime each section operates on its own; therefore, some divisions made surpluses some made deficits.

As I've alluded to many many times there are non-performing AMPs – AMPs 2 and 3 are non-performing AMPs. They do not generate surpluses and as a result they cannot spend money. Central Office earns income from three sets of monies: (1) A management fee that is mandated by HUD...; (2) a bookkeeping fee; (3) an asset management fee. The asset management fee cannot be charged if the AMP does not have surplus money; therefore, like the Capital Fund Program that Central Office manages it acts like a loss... no revenue for the Central Office. The Central Office consists of the administrative staff....” In the current budget...Central Office fees were reduced so the AMPs can show a surplus because they are non-performing.

When I say that resident services, the after-school program should be scaled down... Since the year 2005 when I joined this agency, I have been asking that we cut down because the mandate of the Housing Authority is to “provide safe, decent and sanitary housing.” As a result of this, I don't want it to be misconstrued that we are doing anything wrong. The AMPs can transfer funds between themselves and then, whichever needs money can get it back from the other that has the money. If the Central Office is in deficit, the Central Office has to close down because the Central Office cannot get money from the AMPs. The monies that were built in Central Office were to save for a rainy day, when and if things happen- to replace fixed assets: equipment and that kind of stuff....

With regards to the loan, we got an opinion from the auditor because I am conservative and I am making sure that whatever happens I am not at fault. I am going to say that publicly – I am not.

Mr. Wynter further explained that before monies are deposited quotes are obtained from the banks to see which bank is providing the best interest rate. He stated that most of the monies are deposited in PNC bank and in the Bank of Hackensack. He said that the Authority is presently getting is .25 percent. With that being said, the loan being extended to the Passaic Affordable Housing Coalition would generate much more interest – three percent interest. Isn't that better than having .25? My fiscal responsibility is to ensure as a custodian of the funds of the agency is that they are used properly. As long as I sit in my chair as the Director of Finance I am going to ensure with whatever I do - I dotted my i's and crossed my t's. Because this guy is going nowhere except back to Jamaica.”

Commissioner Williams: I had a simple question. How much money is in this Central Office reserve?

Mr. Wynter: \$1.5 million dollars of unrestricted reserves. It can be used for utilization of administration. If we run short of money we can use that money.

Commissioner Williams: Is that the only thing that it can be used for?

Mr. Wynter: And other operating expenses.

Mr. Cirilo: I want the Board and the public to know that we've been able to build that reserve since I started working at the Housing Authority. ...We've been very responsible with this reserve. That's the point that I am making ... I commend that gentleman for knowing what he is

doing and for being the conservative person he is, because I am a conservative person the same way. I just want to commend us as an organization for being financially prudent and being able to build a healthy reserve and now we're looking to make more interest.

Mr. Wynter: ... under "REAC" we are graded based on a lot of criteria for financial health. If we don't have money we don't get any points for finance.

Commissioner LaBoy: If we don't have reserves.

Mr. Wynter: We have to build reserves...we cannot spend, spend, spend, spend and not know where it is going to come from.

Mr. Cirilo: Isn't it true that the level of your reserve get you to a high performer status?

Mr. Wynter: That's correct.

Mr. Cirilo: And our reserve is not big enough right now to gets to a high performer status, so we still have another mountain to climb.

Mr. Wynter: The AMPs that are not performing will be the ones that drag down the one that performs. We have to have everything synchronized to get to high performer level.

Commissioner Williams: ...you said the AMPs can give....

Mr. Wynter: They can transfer monies between themselves, but COCC cannot get any money from the AMPs.

Commissioner LaBoy summarized the discussion that took place regarding reserves, the loan and interest rates.

Lillian Burgos, 23 Aspen Place, Apt. 8F:

Ms. Burgos complained about water leaks. She complained about the work that was done in her apartment by the contractor. She was unable to use the bathroom for three days. She claimed that Mr. Cirilo told her she was going to be transferred, but nothing has been done to date. She said she has photographs of the work that was done – damaged walls, glue, paint and dust everywhere. The bedrooms were left untouched.

Mr. Corrison: When was the work done?

Ms. Burgos: Monday, Tuesday and Wednesday of last week.

Mr. Cirilo stated that he had been communicating with Ms. Burgos. "The Authority is waiting for an apartment her size to move her."

Commissioner LaBoy asked when she would be moved. Mr. Cirilo replied that he could not give

a definite timeframe.

Commissioner Rodriguez suggested that there seemed to be two separate issues and there was a “disconnect” somewhere.

A motion was made by Commissioner Rodriguez, seconded by Commissioner Juszcyk to close the public portion of the meeting.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Rodriguez: Yes; Commissioner Williams: Yes.

RESOLUTIONS:

THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AS CONSENT AGENDA ITEMS. ANY MEMBER OF THE BOARD MAY REQUEST THAT ANY ITEM BE REMOVED FROM THE CONSENT AGENDA AND BE CONSIDERED SEPARATELY. ALL REMAINING ITEMS WILL BE CONSIDERED TOGETHER.

Commissioner Juszcyk requested that three (3) resolutions be considered separately – 2015-18, -19, and -21.

Commissioner Williams requested that one (1) resolution be considered separately – 2015-24.

2015-20 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 2015.

2015-22 RE-AUTHORIZING FEBRUARY'S RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM PERTH AMBOY, NEW JERSEY BY LISMARIE GUERRERO FOR THE PURPOSE OF ATTENDING A SEMINAR ENTITLED “HCV SPECIALIST AND CERTIFICATION EXAM” SPONSORED BY NAN MCKAY ON APRIL 13-18, 2015.

2015-23 RESOLUTION AUTHORIZING THE CREATION OF A LEASE TO OWN OPTION THROUGH THE HOUSING CHOICE VOUCHER HOMEOWNERSHIP PROGRAM.

A motion was made by Commissioner Rodriguez, seconded by Commissioner Johnson to approve the aforementioned resolutions by consent agenda.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Rodriguez: Yes; Commissioner Williams: Yes.

ACTION: APPROVED.

2015-18 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD
FEBRUARY 18, 2015 THROUGH MARCH 20, 2015.

A motion was made by Commissioner Navarro, seconded by Commissioner Johnson to approve the aforementioned resolution

Commissioner Juszcyk inquired about a check in the amount of \$211.60 for toilet seats. He contacted Wallington Plumbing and Van Houten Plumbing and was advised by both vendors that their toilet seats ranged from \$15 -\$60 dollars. He asked why a vendor would charge \$211.60 for a toilet seat.

Mr. Cirilo asked Mr. Wynter whether the amount was for multiple toilet seats. Mr. Wynter replied that it was for multiple toilet seats, but would have to look at invoice. Commissioner LaBoy asked that the Board be informed how many toilet seats were purchased.

Mr. Cirilo asked Mr. Wynter if a better printout could be obtained from TenMast. Mr. Wynter replied that he would have to attach the invoice to the report.

Mr. Cirilo suggested that Commissioner Juszcyk call the Authority instead of calling the vendor and he would be provided with the information. Commissioner Juszcyk stated "it is my right as a commissioner to ask any questions that I deem fit at this public meeting and it is not for you to tell me when to ask the questions.

Mr. Cirilo: I work for you Commissioner, that's correct. Mr. Cirilo stated that any Board member is welcome to contact the Authority prior to the meeting for clarification. There was extensive discussion regarding the toilet seat(s).

Mr. Wynter will check if it is possible to obtain a clearer report from TenMast that would indicate information that is entered in the computer, but not shown in the report.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: No; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Rodriguez: Yes; Commissioner Williams: Yes.

ACTION: APPROVED.

Mr. Cirilo: ... I would ask that the reporter direct any press questions to the Executive Director and not the staff. Direct them to me.

2015-19 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO

AND FROM ATLANTIC CITY, NEW JERSEY BY THREE COMMISSIONERS, THE EXECUTIVE DIRECTOR, AND THREE HACP STAFF MEMBERS TO ATTEND "2015 NJNAHRO ANNUAL CONFERENCE & TRADE SHOW" ON APRIL 22-24, 2015.

A motion was made by Commissioner Williams, seconded by Commissioner Navarro to approve the aforementioned resolution.

Commissioner Juszcyk made reference to the conference agenda and the meals provided by the sponsoring agency and asked that attendees be prudent with the meal allowance provided by the Housing Authority.

Commissioner LaBoy stated that he usually eats the meals provided, but other people may have different dietary needs. He added that he understood and that everyone will do the best they can.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Rodriguez: Yes; Commissioner Williams: Yes.

ACTION: APPROVED.

2015-21 RESOLUTION AUTHORIZING TRAINING REGISTRATION TO THE NEW JERSEY REDEVELOPMENT TRAINING INSTITUTE.

A motion was made by Commissioner Rodriguez, seconded by Commissioner Navarro to approve the aforementioned resolution.

Commissioner Juszcyk questioned the first training listed in the resolution because it was done after the fact. He added that the Board could have been polled or brought before the Finance Committee. He added "I have fault with this part of the resolution. Is it possible to separate it? And vote separately on these two?"

A motion was made by Commissioner Juszcyk, seconded by Commissioner Johnson approve Item 21 (a) Project Finance – Basic March 24 & 25, 2015.

Commissioner LaBoy asked for an explanation regarding the late submittal of registration for the first training.

Mr. Cirilo explained that he came across the training late and if the Board had a question he was willing not to be reimbursed. He added that he spoke to the Chairperson of the Finance Committee and he had known for a while.

Mr. Corrison: I just want to be clear that your suggestion is good, but I don't think is doable in terms of the actual approval, a committee cannot approve for the board so we'd be back and forth to the same place, but informing the committee and getting their feedback there is nothing wrong with that.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: No; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Rodriguez: Yes; Commissioner Williams: Yes.

ACTION: APPROVED.

A motion was made by Commissioner Juszcyk, seconded by Commissioner Navarro to approve Item 21(b) Project Finance – Intermediate May 19 & 20, 2015.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Rodriguez: Yes; Commissioner Williams: Yes.

ACTION: APPROVED.

2015-24 RESOLUTION EXTENDING THE COMMENCEMENT DATE AND
 REPAYMENT PERIOD OF A MARKET RATE LOAN.

A motion was made by Commissioner Williams, seconded by Commissioner Navarro to approve the aforementioned resolution.

Commissioner Williams asked for the resolution to be tabled because it was not in the original packet and the item was just added today. She has questions that she wants to ask and she needs clarification. Ms. Rivera stated that it was in the server previously. Commissioner Williams stated that she just saw it today at 1:00 p.m. and it showed that it was added to the server at 1:00 p.m.

Commissioner LaBoy asked how the Authority was doing with the timeline with the process.

Mr. Cirilo: This payment is due April 1st and this would ask for additional consideration so that we can certify, through the Section 8 Program, so if this is not approved the entity would have to make its first payment April 1st according to the Note.

Commissioner LaBoy: The entity?

Mr. Cirilo... the Passaic Affordable Housing Coalition would have to make the first installment payment for April 1st.

Commissioner Williams: They would have to do it themselves

Mr. Cirilo: Correct. We are trying to get Section 8 families in there that is why we need an

extension.

Commissioner LaBoy: I think we need to discuss it.

Commissioner Williams asked whether the families were ready to move in.

Mr. Cirilo: No they are not. They are going to be offered the ...option to move into the unit...according to federal regulations you cannot steer people into certain units. You have to offer them the option, so there is additional time needed because the first four clients, for example, from the waiting list are going to be offered the opportunity, but they don't have to go in there

Commissioner Williams: Of those original four, say if one or two say no, then they are moved to the waiting list.

Mr. Cirilo: They go to the bottom of the list, similarly to the public housing list, then when a unit becomes available

Commissioner LaBoy asked for additional information regarding the selection process. Mr. Cirilo: families are certified similarly to the Section 8 Program; they have to give a 30 day notice where they live...; you offer the unit but they don't have to take it; we have to certify income, background information and all of that prior to a client being able to move into the unit.

Commissioner LaBoy: Do you think that would better serve those clients?

Mr. Cirilo: ...it would hurt the Passaic Affordable Housing Coalition because they would have to abide by that note.... Would it better serve the clients? The Passaic Affordable Housing can say ...we don't want to use the Passaic Housing Authority anymore; we are going to go to the private market. The delay doesn't serve our clients...

Commissioner LaBoy...the people who are with the Housing Authority who are going to get a service does a delay better help those clients?

Mr. Cirilo: The delay doesn't help them because the option to move is existent. If those repayments are going to start April 1st then Passaic Affordable Housing Coalition can say "forget about it" to the Section 8 Program ... "we need to rent these units because that note is due" It is up to that Board....

Commissioner LaBoy: How is it, the interest rate?

Mr. Cirilo: Our intent is to sell to client within five years. Interest starts when the first payment

is due. [Mr. Cirilo distributed a copy of the Mortgage Note to the Board].

Commissioner Williams: If this is extended, when are the clients going to move in?

Mr. Cirilo: ...we are hoping before June 1st.

Commissioner Williams: I think from what I am hearing and the additional information given...

She made reference to a letter from the Auditor Richard Larsen from 2013 and asked why the Board was not provided with the information then. Mr. Cirilo reminded her that the information was provided at that time.

Mr. Cirilo reiterated the ramifications of tabling the resolution

Commissioner LaBoy asked Commissioner Williams if she was going to pull back that motion to table.

Mr. Cirilo: If Passaic Affordable did not exist and no units existed on 277 Broadway, we would still have our homeownership assistance program... We would have to find units for those clients...

MOTION TO TABLE RESOLUTION 2015-24:

A motion was made by Commissioner Williams, seconded by Commissioner Johnson to table the resolution.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner LaBoy: No; Commissioner Navarro: Abstained; Commissioner Rodriguez: No; Commissioner Williams: Yes.

ACTION: FAILED.

MOTION TO APPROVE RESOLUTION 2015-24:

On roll call vote: Commissioner Johnson: Abstained, Commissioner Juszcyk: Yes; Commissioner LaBoy: Yes; Commissioner Rodriguez: Yes; Commissioner Williams: No. [No vote by Commissioner Navarro was recorded].

ACTION: FAILED.

Mr. Corrison suggested an extension of 30 days, no penalty to the Passaic Affordable Housing

Coalition and not to declare the loan in default for the month of April.

MOTION THAT NO DEFAULT BE DECLARED DURING THE MONTH OF APRIL AND NO PENALTY WOULD BE IMPOSED.

Commissioner Johnson asked that the public be informed of what was taking place and asked if it was a new resolution. Mr. Corrison said yes and added: we won't act on the note if it is not paid during April.

A motion was made by Commissioner Williams, seconded by Commissioner Johnson to approve the new resolution.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Abstained; Commissioner Rodriguez: Yes; Commissioner Williams: Yes.

ACTION: APPROVED.

CORRESPONDENCE:

Commissioner Juszcyk: There is Consultant's Report. I believe there was some correspondence that has been received by the Executive Director. I feel, personally, that our valued employees' - their personal safety should be paramount. We've had over the last year one alleged threat against the Director of Security and I am wondering if you had correspondence from our Labor Attorney for resolution on that. And there is another alleged threat to another staffer in Chestnut that I am wondering if there is any correspondence on that alleged threat to a staffer. We have to address alleged threats to staffers within a reasonable amount of time.

Mr. Cirilo...Commissioner with all due respect you're addressing personnel matters that we would need the attorney to be present for that... That is a very very serious issue that you are addressing.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Cirilo congratulated additional staff members that were present and not mentioned during the Nancy Everett Women's History Month Recognition Ceremony.

CORRESPONDENCE (continued):

Commissioner Juszcyk: I mentioned that the physical well-being of our valued employees should be paramount. During the last year there was a threat against the Director of Security and I wondered if there was correspondence addressing this and if this had been resolved. And there was also an alleged threat against another staffer at Chestnut and I am wondering if the correspondence reflected any resolution of this alleged threat.

Mr. Corrison: When you mention correspondence what are you referring to?

Commissioner Juszcyk: I am referring to any letters that came into the administration office pertaining to these alleged threats against staffers...it should've been resolved by now....

Mr. Corrison: The part of correspondence is meant to show what the staff want to share on a particular item or what has been addressed to the Board ... I am sure that ...there is documentation on those issues...

Commissioner Juszcyk: Under "Old Business" can we ask?

Mr. Corrison: We cannot discuss personnel matters in open session.

Commissioner Juszcyk: Even if I don't mention any names.

Mr. Corrison: Even if you don't mention any names.

Commissioner Juszcyk: Okay. Can we go in closed session?

Commissioner Juszcyk: If an alleged threat was made against you Mr. LaBoy you would want it resolved quickly wouldn't you?

Commissioner Williams suggested that a motion be made to go into closed session.

Mr. Corrison explained that the Board would not be able to go into closed session to discuss the issue because the employee(s) would have to be notified via "Rice" notice and obtain their permission.

Mr. Cirilo asked if the employee(s) could be "Rice" noticed on the spot.

Mr. Corrison advised that it cannot be tonight the employee(s) can say later that they were not given adequate notice.

Mr. Cirilo asked counsel to address what's going on? Mr. Corrison said he did not know what was going on. Are you talking about an e-mail that you received or correspondence?

Commissioner Juszcyk: Mr. Cirilo knows exactly what is about. He offered to speak in general terms. Did you not?

Mr. Cirilo: I don't want to speak on the record on any personnel matters. I don't want to perjure myself, prejudice myself.

Commissioner Williams: Would it be against the rules if we received an e-mail about information.

Mr. Corrison: What you have to avoid is then to communicate with each other outside of the public meeting.

ADJOURNMENT:

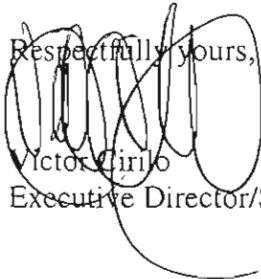
A motion was made by Commissioner Johnson, seconded by Commissioner Williams to adjourn the meeting.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Rodriguez: Yes; Commissioner Williams: Yes.

ACTION: APPROVED.

The meeting was adjourned at 8:40 p.m.

Respectfully yours,

A large, stylized handwritten signature in black ink, appearing to read "Victor Cirilo". The signature is written over the text "Respectfully yours," and partially obscures the name "Victor Cirilo" below it.

Victor Cirilo
Executive Director/Secretary