

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' STRATEGIC PLANNING RETREAT
May 2, 2015**

PLACE: Holiday Inn.
 300 Plaza Dr.
 Secaucus, New Jersey 07094

As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the meeting was provided in the following manner: On April 15, 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: Beatrice Johnson, Commissioner
 Alan Juszcyk, Commissioner
 Angel LaBoy, Commissioner
 Henry Navarro, Commissioner
 L. Daniel Rodriguez, Commissioner
 Germaine Williams, Commissioner
 Ronald Van Rensalier, Chairman
 Terrence J. Corrison, Esq; Counsel

STAFF MEMBERS PRESENT: Victor Cirilo, Executive Director
 Vincent Wynter, Director of Finance and Operations
 William F. Snyder, Consultant

Session opened at: 8:30 a.m.

- Commissioners individually discussed PHA areas which they would like to place special focus on.
- A discussion about the Rental Assistance Demonstration took place.
- A discussion on seeking outside sources of funding for resident services was discussed.
- A discussion on Board meeting decorum took place.
- A power point presentation by William F. Snyder on the following three (3) points followed:
 - Where are we at-right now?
 - Where do we want to be?
 - How are we going to get there?
- A discussion on the history of the Housing Authority, including failures, and successes followed.
- The Board discussed building better effectiveness in existing resident councils, including the provision of training and tools to develop a more structured process while building accountability.
- The PHA discussed capital needs and the recently approved RAD applications.

Session adjourned at: 3:30 p.m.

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
May 20, 2015**

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 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
Terrence J. Corriston, Esq.

STAFF MEMBERS PRESENT:

Andrew Barcia
Amalio Barreto
Glenny Candelaria
Victor Cirilo
Jeffrey Gorley
Joanna Lara
Natasha Pearson
Edson Soto
Vincent Wynter

Meeting opened at 6:00 p.m.

ROLL CALL:

On roll call: Commissioner Johnson: Present; Commissioner Juszcyk: Present; Commissioner LaBoy (arrived at 6:08pm): Present; Commissioner Navarro: Present; Commissioner Rodriguez: Present; Commissioner Williams: Present; Commissioner Ronald Van Rensalier: Absent. Commissioner Navarro served as Acting Chairperson.

APPROVAL OF MINUTES

(1) APPROVAL OF MINUTES OF THE MARCH 25, 2015 BOARD OF COMMISSIONERS' MEETING.

Motion was made by Commissioner Rodriguez, seconded by Commissioner Williams to approve the minutes.

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

ACTION: APPROVED AS AMENDED.

There was a change in the agenda. The Board moved to remarks by citizens.

REMARKS BY CITIZENS:

Jaroslaw "JJ" Jackiw, 266 Lafayette Ave, NJ

- Q: Can the HACP Board of Commissioners reviewed Ms. Villanueva's complaints against the Executive Director in a closed executive Session?

The Board Replied: No the Board has not reviewed this case in a closed Executive Session.

- Q: Can the HACP Board of Commissioners confirm that they have reviewed the Tips Off program?

Q: Has the HACP Board of Commissioners authorized the Executive Director to implement the Tips Off program?

The Board replied: No, the Board has not authorized any execution of the program.

- Q: Has the HACP Board of Commissioners authorized the Executive Director to install body cameras for all HACP security personnel working within all facilities and properties?

The Board replied: No, the Board has not authorized any execution of the program.

- Q: Has the Executive Director and staff completed and presented the summer program 2015 for the Board of Commissioners approval?

The Executive Director replied: We have met with the Resident Service Committee. We have discussed the specifics and a copy of the Summer Program 2015 will be shared. This copy will be attached to the Director of Resident Services Report.

- Is there a shared services agreement with the City of Passaic Recreation department and the HACP for the summer program 2015?

No, there is no shared services agreement with the City of Passaic Recreation department for the summer programs of 2015.

- What is the total budgeted amount for all HACP summer programs of 2015?

The Executive Director will get back to Mr. JJ with the exact dollar amount for the program.

- Has the Executive Director developed or implemented a program in case of power failure?

The Executive Director replied: We are working on an emergency plan and looking at some products but we have not implemented anything yet.

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- Can the HACP Chairman/ Community Developer advise the community on the state of affordable housing within the city of Passaic within the past 5 years?

Chairman was not present to address the question.

Ms. Robin Miller, Passaic, NJ 07055

- Ms. Miller requested to know why her lease is being terminated and why she is being evicted from her apartment.
- Ms. Miller stated that the Finance Department told her she had an outstanding amount on her account. She brought copies of her money order and mentioned that she also gave copies to the Department.
- Ms. Miller received a notice of eviction given to her by Natasha. She requested to know why she is still being evicted even after she made payments for her rent.

The Executive Director stressed that this is a private tenant matter and it is not appropriate to discuss client finances in a public setting.

Board asked if she didn't hear anything from the Finance department or Executive Director, she is welcomed to come back and present her concerns to the Board at the next meeting.

Ms. Khalia Levister 24 State 3A St. Passaic, NJ 07055

- Ms. Levister expressed her concern for the safety of her children.
- Ms. Levister stated that her 8 year old daughter is chased by older kids from the high school every day.
- Ms. Levister doesn't feel that her kids are safe in their own home and requested that there be more protection from police officers.

The Executive Director expressed how upset he is with the recent activity.

The Executive Director stated that in the recent events, the Housing Authority Director of Security is working with local police to identify individuals who are involved in any gang activity.

The Executive Director stated that any residents involved with these gang activities will be monitored and removed. The Housing Authority will not tolerate gang activity and the resolution that will be passed tonight will stress the seriousness of this matter.

The Executive Director asked that any related information be shared with the Director of Security.

Commissioner Williams shared her concern for the safety of her children and the children in Passaic. Commissioner Williams thanked Jeffrey for the work he does.

Executive Director commented that the Housing Authority has footage and will address recent issues as best as they can but that they cannot dictate how the police run their operations.

Mr. Gregory Walker

- Mr. Walker stated how when he first moved into Housing, they did not require security because everyone helped.

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- Mr. Walker stated that he would volunteer to help boys who need guidance, and asked that people donate money to help the kids stay off the street.
- Mr. Walker requested that the Housing Authority install pool tables or game stations to keep the kids together.

Motion was made by Commissioner LaBoy seconded by Commissioner Rodriguez to close Remarks by Citizens.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner Laboy: Yes; Commissioner Navarro: Yes; Commissioner Rodrigues: Yes; Commissioner Williams: Yes;

ACTION: APPROVED.

RESIDENT COUNCIL REPORTS:

Rene Griggs, President, Alfred Speer Village Resident Council

- Ms. Griggs stated how she works well with many of the HACP staff and is aware that many residents have financial trouble and that this is why they have trouble paying rent on time. She also stated that she tries to work with residents when they are in need of her assistance.
- Ms. Griggs expressed her concern for children who live in public housing who are chased and attacked because of where they live. She requested that the Housing Authority become more proactive.
- Ms. Griggs stated that even if they had equipment and game stations, it would require supervision for both the children and the equipment.
- Ms. Griggs mentioned that Speer Village has worked in the past with the police department and to take resident children on trips to keep them off the streets.
- Ms. Griggs mentioned that the children need to be kept occupied and a safe haven to go to.
- Ms. Griggs thanked the Board of Commissioners for their help in her upcoming fundraiser.

Commissioner Johnson suggested that the Housing Authority implement a teen program again. Commissioner Johnson stated that there are many people willing to volunteer but that the Housing Authority look for a grant or other outside funding.

The Executive Director suggested that the Board consider a resolution to hire a grant writer.

Commissioner Rodriguez expressed that he is concerned as to why the Board Meetings are not filled with more residents. He stated that there should be more residents with similar concerns asking for help. Commissioner Rodriguez asked that as a community they get together and get involved.

EXECUTIVE SESSION

Motion was made by Commissioner Williams seconded by Commissioner Johnson to go into an Executive Session.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner Laboy: Yes; Commissioner Navarro: Yes; Commissioner Rodrigues: Yes; Commissioner Williams: Yes;

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ACTION: APPROVED.

THE FOLLOWING RESOLUTIONS WERE CONSIDERED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AS CONSENT AGENDA ITEMS. PRIOR, ACTING CHAIRPERSON NAVARRO STATED THAT ANY MEMBER OF THE BOARD MAY REQUEST THAT AN ITEM BE REMOVED FROM THE CONSENT AGENDA AND BE CONSIDERED SEPARATELY. ALL REMAINING ITEMS WILL BE CONSIDERED TOGETHER.

Commissioner Juszcyk requested that Resolution 2015-30 be pulled.

Commissioner Johnson requested that Resolution 2015-34 be considered separately.

2015-31 RESOLUTION AUTHORIZING TRAINING REGISTRATION TO THE NEW JERSEY HOME AND MORTGAGE FINANCE AGENCY TAX CREDIT COMPLIANCE WORKSHOP

2015-32 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD APRIL 10, 2015 THROUGH MAY 14, 2015

2015-33 RESOLUTION MEMORIALIZING THE HOUSING AUTHORITY OF THE CITY OF PASSAIC'S COMMITMENT TO ERADICATING ANY CRIMINAL ACTIVITY AT ALL ITS PUBLIC HOUSING SITES AND IN ITS HOUSING CHOICE VOUCHER PROGRAM

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

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

ACTION: APPROVED.

2015-30 RESOLUTION AUTHORIZING PERSONNEL ACTION

Commissioner Juszcyk stressed objections to the method that this matter was presented. That it should have been done uniformly and not pulled from the last Board meeting. He explained that he spoke to the Executive Director about it.

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

ACTION: APPROVED.

2015-34 RESOLUTION FOR THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AN AWARD OF A CONTRACT FOR SCAVENGER SERVICES AT NJ 13-2 VREELAND VILLAGE, NJ 13-10 CHESTNUT GARDENS, AND NJ 13-8 MILLER APARTMENTS TO ACTION CARTING/INTERSTATE WASTE SERVICES FOR 3 YEARS BEGINNING JUNE 1, 2015 FOR AN AMOUNT NOT TO EXCEED SEVENTY THREE THOUSAND SIXTY TWO DOLLARS AND TWENTY EIGHT CENTS (\$73,062.38) FOR A PERIOD OF

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Commissioner Johnson explained that she asked for a separate vote to record her opposition to the contract based on the company's performance at her property of residency.

A motion was made by Commissioner Williams, seconded by Commissioner Rodriguez

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

CORRESPONDENCE

None.

COMMITTEE REPORTS

None.

EXECUTIVE DIRECTOR'S REPORT

Written report submitted.

TREASURER'S REPORT \DIRECTOR OF FINANCE REPORT

Written report submitted.

DIRECTOR OF HOUSING CHOICE VOUCHER PROGRAM'S REPORT

Written report submitted.

DIRECTOR OF RESIDENT SERVICES' REPORT

Written report submitted.

SECURITY DIRECTOR'S REPORT

Written report submitted.

OLD BUSINESS

None.

NEW BUSINESS

Commissioner Williams stated that the Passaic school district will be opening a gifted and talented school and encouraged that the parents apply and enroll their children.

ADJOURNMENT

The Meeting ended at 7:25 P.M.

Respectfully yours,

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Victor Cirilo
Executive Director/Secretary