

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
BOARD OF COMMISSIONERS' MEETING  
July 15, 2015**

**PLACE:** Community Center  
220/226 6<sup>th</sup> 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  
L. Daniel Rodriguez, Commissioner  
Germaine Williams, Commissioner  
Ronald Van Rensalier, Chairman  
Terrence J. Corriston, Esq.

**STAFF MEMBERS PRESENT:**

Victor Cirilo  
Vincent Wynter  
Andrew Barcia  
Amalio Barreto  
Glenny Candelaria  
Jeffrey Gorley  
Joann Arroyo  
Joanna Lara

Meeting opened at 6:00 p.m.

**ROLL CALL:**

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

A change in the agenda was made by Chairman Ronald Van Rensalier to vote on resolutions first.

**CHAIRMAN VAN RENSA LIER STATED THAT ANY MEMBER OF THE BOARD MAY REQUEST THAT ANY ITEM BE REMOVED FROM THE CONCENT AGENDA AND BE CONSIDERED SEPERATELY. ALL REMAINING ITEMS WILL BE SONCIDERED TOGETHER.**

The Executive Director requested that Resolution 2015-51 be pulled from the agenda.

Commissioner Juszyk requested that Resolution 2015-50 be considered separately.

*Commissioner Navarro joined the meeting via telephone.*

2015-50 RESOLUTION AUTHORIZING OFFICIAL TRAVEL TO AND FROM NAPLES, FLORIDA BY COMMISSIONER HENRY NAVARRO FOR THE PURPOSE OF ATTENDING THE AON INSURANCE RISK POOLING SYMPOSIUM ON AUGUST 2, 2015 THROUGH AUGUST 5, 2015.

Commissioner Juszyk stated:

- Who determined this symposium was necessary?
- What will be brought back from this symposium that will be beneficial to the Housing Authority?
- What is the objective of attending this insurance symposium if the Housing Authority already has a full financial department?

Commissioner Juszyk expressed that he did not find this symposium to be beneficial to the Housing Authority and asked that the rest of the Commissioners join him in voting against this resolution.

The Executive Director stated:

- The symposium was brought to the attention of the Housing Authority and found that it would be beneficial because the Housing Authority shouldn't continue to rely on professionals without having a basic understanding.
- The Executive Director explained the different topics that would be discussed at the symposium.
- The Executive Director stated that since Commissioner Navarro is a member of the Personnel Committee it would be beneficial to have him attend this symposium.

Commissioner Johnson stated that she sees the benefit of Commissioner Navarro attending the symposium especially since the Housing Authority is going into the private sector.

The Board of Commissioners asked Commissioner Navarro why he finds it beneficial to attend this symposium.

Commissioner Navarro responded that it would be in the best interest of the Board to have someone who understands these insurance topics at a different level.

A motion was made by Commissioner Rodriguez, seconded by Commissioner LaBoy to approve Resolution 2015-50.

On roll call: Commissioner Johnson: Abstain; Commissioner Juszyk: Nay; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Rodriguez: Yes; Commissioner Williams: Abstain; Commissioner Ronald Van Rensalier: Yes.

**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.**

2015-45 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD APRIL 10, 2015 THROUGH MAY 14, 2015

- 2015-46 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO SPARTAN CONSTRUCTION INC., FOR FLOOD PROOFING UPGRADES AT VREELAND VILLAGE BUILDING 210 AND AT 52 ASPEN PL. FOR A TOTAL AMOUNT OF THREE HUNDRED EIGHTY SIX THOUSAND DOLLARS (\$386,000)
- 2015-47 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO OCEAN CONTRACTORS INC., FOR BUILDING FAÇADE POINTING AND COATING AT VREELAND VILLAGE NJ 13-02-902 FOR A TOTAL AMOUNT OF TWO HUNDRED FIFTY EIGHT THOUSAND EIGHT HUNDRED DOLLARS (\$258,800)
- 2015-48 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING REJECTION OF TWO (2) BIDS RECEIVED FOR CAPITAL IMPROVEMENTS - LAUNDRY ROOM UPGRADES AT NJ13-02-902 VREELAND VILLAGE.
- 2015-49 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO XCLUSIVE PC AND I.T. FOR INFORMATION TECHNOLOGY SERVICES AND SUPPORT FOR A PERIOD OF TWO (2) YEARS AT AN ANNUAL FEE OF TWENTY SEVEN THOUSAND DOLLARS (\$27,000) FOR BOTH YEARS.

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

On roll call: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Rodriguez: Yes; Commissioner Williams: Yes; Commissioner Ronald Van Rensalier: Yes.

**ACTION: APPROVED**

### **REMARKS BY CITIZENS**

**Jaroslav "JJ" Jackiw, 266 Lafayette Ave. Passaic, NJ**

- Has the Executive Director filed a complaint against the City of Passaic to address numerous violations on 6<sup>th</sup> Street property?

The Executive Director answered no.

- What is the state of 220/226 6<sup>th</sup> Street policing?

The Executive Director stated that the question is too broad.

- Has the Executive Director/ staff established an emergency plan in case of power failure?

The Executive Director answered yes there is an emergency plan in place.

- Has the Executive Director addressed all maintenance issues 220/226 6<sup>th</sup> Street?

The Executive Director answered no, there are maintenance issues on a daily basis and that it is an impossible issue.

**Mr. Robin 170 Broadway Passaic, NJ 07055**

- Mr. Robin expressed his concern for 6<sup>th</sup> Street property,
- Mr. Robin stated that the railroad tracks and walkway by the 6<sup>th</sup> Street property have trash and need to be cleaned. He also stated that the fencing by 6<sup>th</sup> Street property needs to be fixed.

**Ms. Katie Johnson 266 6<sup>th</sup> Street Passaic, NJ**

- Ms. Johnson stated that Commissioner Navarro should not attend the conference since she sees no benefit to the Housing Authority.
- Ms. Johnson also stated that the money used for Commissioners to go on conferences should be used on the residents.

**Ms. Rene Griggs-33 Aspen Place 8A Passaic, NJ**

- Ms. Griggs addressed the Board and expressed that the employees at 52 Aspen place are not professional when answering the phone.

**Mr. Gregory Walker -33 Aspen Place 2D Passaic, NJ**

- Mr. Walker asked why he was responsible for paying back taxes on food after a conference he attended.

Mr. Wynter answered that the agency is tax exempt and that it is procedure to be reimburse.

Chairman Ronald Van Reinsalier stated that going forward they will look into the policies so that no taxes have to be reimbursed.

**Ms. Kim- Passaic, NJ**

- Ms. Kim asked about the Summer Program policy. She was concerned that her daughter would not be able to participate in the summer trips because she was not able to pay for the trips on time. Ms. Kim wants to know if she can still pay so that her daughter can join the trips on Fridays.

Commissioner Williams responded:

- All parents were given notice of the registration date, registration fee, and cost of trips back in May 2015. Flyers were sent to each household including all offices and stated that the registration was due for June 12, 2015. They later added an additional three registration dates with a \$10 late fee. Reminders were sent the revised information to each building.
- Staff members added an additional registration day so that families would be able to pay for the trips.
- Commissioner expressed the importance of deadlines and that they must be met.

A resident requested that the trips become free so that all kids may be able to attend.

**Ms. Shawna Passaic, NJ**

- Shawna is a non-resident and did not receive notice of changes that went on for the summer trip.

- Ms. Shawna was not able to make the deadline and was told her child could not attend.

Commissioner Williams stated that it is an open process for non-residents due to not having direct access to notices.

The Commissioners and Resident Service arranged for an additional bus for the first Friday trip of the Summer Program.

#### **Ms. Evelyn Robinson 222 6<sup>th</sup> Street 2D**

- Ms. Robinson expressed the lack of empathy for the residents. She stated that the Housing Authority used to pay for trips years before.
- Ms. Robinson explained how the program was run before. She suggested ways to help the program run better.
- Ms. Robinson expressed the change in cost for the trips compared to past years.

The Chairman suggested we amend the policy so that parents can pay for trips over several months instead of all at once.

Commissioner Williams suggested that in the future, the Housing Authority should pay for children to attend the Summer Program trips.

The Chairman extended the deadline for reaming of the trips to Monday. In the future it will be strict firm deadlines.

A motion was made by Commissioner Rodriguez, seconded by Commissioner Johnson.

On roll call vote: Commissioner Johnson: Abstain; Commissioner Juszcyk: Yes; Commissioner Navarro: Yes; Commissioner Rodrigues: Yes; Commissioner Van Rensalier: Yes.

#### **APPROVAL OF MINUTES**

##### **(1) APPROVAL OF MINUTES OF THE JULY 15, 2015 BOARD OF COMMISSIONERS' MEETING.**

A motion was made by Commissioner Rodriguez, seconded by Commissioner Johnson.

On roll call vote: Commissioner Johnson: Abstain; Commissioner Juszcyk: Yes; Commissioner Navarro: Yes; Commissioner Rodrigues: Yes; Commissioner Van Rensalier: Yes.

**ACTION: APPROVED.**

#### **ROLL CALL:**

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

#### **RESIDENT COUNCIL REPORTS:**

**Evelyn Robinson, Vreeland Village Resident Council**

- Ms. Robinson thanked the Board and described the various workshops she attended at the NJAPSHR conference.

**Ms. Katie Johnson, President, Vreeland Village Resident Council**

- Ms. Johnson expressed that she was very upset with the arrangements for the conference including the hotel, transportation, and timing.

**Ms. Ann Robinson, President, Chestnut Gardens Resident Council**

- Ms. Robinson stated that she really enjoyed the conference.

**Ms. Rene Griggs, President, Alfred Speer Village Resident Council**

- Ms. Griggs asked if Resolution 2015-46 was being budgeted from the Central Office budget or AMP 1 funds.
- Ms. Griggs asked about the Summer Program and who was responsible for picking the registration dates.
- Ms. Griggs asked who was responsible for posting and deadline sheets and handing them out

**EXECUTIVE SESSION**

No executive session was needed.

**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 SERVICE'S REPORT**

Written report submitted.

**SECURITY DIRECTOR'S REPORT**

Written report submitted.

**OLD BUSINESS**

None.

**NEW BUSINESS**

None.

**ADJOURNMENT**

The meeting ended at 8:15

Respectfully submitted,

Victor Cirilo

Executive Director/Secretary

