

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
September 16, 2015**

PLACE: Community Center
14-34 E Monroe 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
Andre 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: Present; Commissioner Rodriguez: Present; Commissioner Williams: Present; Commissioner Ronald Van Rensalier: Present.

APPROVAL OF MINUTES

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

A Motion was made Commissioner Rodriguez, seconded by Commissioner Williams. Commissioner Juszcyk noted spelling errors on his last name and requested that the minutes be corrected.

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

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

RESOLUTIONS

CHAIRMAN VAN RENSALIER 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.

Commissioner Juszcyk asked that Resolutions 2015-52 and 2015-55 be considered separately.

Commissioner Williams asked that Resolution 205-51 be considered separately.

2015-51 RESOLUTION AUTHORIZING CERTAIN PERSONNEL ACTIONS

Commissioner Johnson and Williams asked if the Personnel Committee discuss a job description, if not was there one created? Was this position advertised for?

Executive Director responded: It's a provisional temporary position that was created because of a need and is not permanent until the Housing Authority advertises and follows personnel policy. Full search will be performed as stated in the Resolution.

Commissioner Johnson stressed the importance of advertising for any position at the Housing Authority.

Commissioner Williams recommended that Ms. Pearson be compensated for the time she took on additional work different from her current position.

Commissioner Johnson asked who previously filled the position for work order clerk.

Executive Director responded: A young lady named Maria and our receptionist.

Commissioner Williams asked: Why wasn't the receptionist offered the position?

Executive Director responded: The receptionist is very good at what she does, but is over qualified. She is currently being crossed trained for a different position.

Commissioner LaBoy asked: What measurements have been implemented to prove that an employee in part one (1) of the resolution 2015-51 has effectively performed their job.

Executive Director responded: The employee has met deadlines accordingly. In addition the employee has not defaulted in complying with the Public Contracts Law.

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

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

ACTION: APPROVED

2015-52 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF JULY 16, 2015 THROUGH SEPTEMBER 10, 2015

Commissioner Juszcyk asked: Why the Executive Director is being reimbursed in Resolution 2015-52?

The Executive Director responded: I'm being reimbursed for paying in advance for Commissioner Navarro's travel. It is the practice of the Housing Authority to book reservations in advance for Commissioners since credit cards are not allowed to be carried by local government entities.

Commissioner LaBoy and Rodriguez stated that any employee taking personal time does not have to disclose any information for personal time being used.

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

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

ACTION: APPROVED.

2015-55 RESOLUTION APPROVING SPONSORSHIP OF ONE TEAM WITH THE DEICH-BRADY GIRLS SOFTBALL LEAGUE AT A COST OF FOUR HUNDRED DOLLARS (\$400.00) AND SPONSORSHIP OF ONE TEAM WITH THE DEICH-BRADY JUNIOR BASEBALL TEAM AT A COST OF FOUR HUNDRED DOLLARS (\$400.00)

Commissioner Juszcyk requested the dates for the season.

Commissioner Rodriguez responded: It's a spring sport and starts April.

Executive Director stated that the resolution is late because the Housing Authority requested documentation. Documentation showed that kids from public housing are involved in the Deich-Brady league.

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

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

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.

2015-53 PHA CERTIFICATION OF COMPLIANCE WITH PHA PLAN AND RELATED REGULATIONS

- 2015-54 RESOLUTION CERTIFYING THAT PURSUANT TO N.J.S.A. 40A:5A-17 EACH COMMISSIONER HAS PERSONALLY REVIEWED THE ANNUAL INDEPENDENT FINANCIAL AND COMPLIANCE AUDIT OF AUTHORITY PROGRAMS FOR THE PERIOD JANUARY 1, 2014 THROUGH DECEMBER 31, 2014
- 2015-56 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AN AWARD OF A CONTRACT TO AEI CONSULTANTS FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR THE PREPARATION OF A PHYSICAL CONDITION ASSESSMENT (PCA) FOR THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD) AT ASSET MANAGEMENT PROPERTIES ONE AND TWO (AMPs 1&2) IN THE AMOUNT OF TWENTY THREE THOUSAND, EIGHT HUNDRED AND TWENTY FIVE DOLLARS (\$23,825.00)
- 2015-57 RESOLUTION AUTHORIZING THE RE-ADOPTION OF THE STATE BUDGET OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC FOR THE FISCAL YEAR JANUARY 1, 2015 TO DECEMBER 31, 2015
- 2015-58 RESOLUTION AUTHORIZING AWARD OF CONTRACT TO ARCH CONCEPT CONSTRUCTION, FOR TWO (2) ROOF REPLACEMENTS AT ALFRED SPEER VILLAGE, BUILDINGS 23 AND 11 FOR A TOTAL AMOUNT OF THREE HUNDRED TWELVE THOUSAND DOLLARS (\$312,000)

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

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

Chairman Ron Van Rensalier excused himself.

REMARKS BY CITIZENS

Jaroslav Jackiw- 266 Lafayette Avenue

Will the Board approve the use of body cameras within all HACP properties by its security personnel in 2016?

- Executive Director responded: He does not feel there is a need to use body cameras at the properties.

Can the Executive Director advise the community to the status of renovation projects completed at the senior housing properties?

- Executive Director stated that they are at the closing stage and are hoping to start renovations soon after closing.

Did the HACP complete its due diligence of the Passaic Affordable Housing Coalition in order to avoid issues of UMSIC?

- The Housing Authority is not associated with UMSIC.

Are current HACP staff and their respective family members associated with the non-profit organizations requesting grants from the Housing Authority in 2015?

- The Executive Director asked for clarification of this question.

Can the Executive Director advise the community as to how many residents living at HACP properties applied for the Passaic Affordable Housing Coalition properties in 2014.

- The Executive Director responded: We received a list of 30 applicants.

Can the Executive Director advise the community as to how many resident-students are living at HACP properties utilize the Passaic County One-Stop Career Centers Summer job programs of 2015?

- The Executive Director responded: No.

Ms. Ruby Straight- 14-34 E Monroe Street, Passaic, NJ

Ms. Ruby expressed her concern for the anticipated construction at the senior sites. Ms. Ruby asked when construction would start, and if her building would be the first one to undergo renovations.

- Executive Director responded: We are at the closing section of RAD and construction will start soon after closing. All issues will be taken care of including elevator repairs. Additional improvements include new kitchens, bathrooms, and balconies.

Commissioner Johnson asked managers at different sites to consider having an interpreter for residents who do not speak English.

Ms. Elsa Ybarra 14-34 E Monroe Street, Passaic, NJ

Ms. Elsa expressed that she would like security to patrol her building or more security cameras in the hallways. She is worried about other residents and what would be done in case of emergency situations.

- Executive Director responded: Security equipment installation in each hallway would be very expensive.
- Executive Director stated that pull cords were removed due to major violations and misuse. With RAD everyone will be receiving emergency bracelets that will replace the service of pull cords.

Tom Curtis 14-34 E Monroe Street, Passaic, NJ

Mr. Tom Curtis expressed that sod was installed in the garden but is not maintained. Mr. Tom Curtis stated that sprinkler system does not work.

- Joann Arroyo responded: The sprinkler system has not been in use since she started the position as Manager for the senior sites. Joann apologized for the lack of tender, love, and care the sod has received. Joann explained that landscapers schedule is very rigid.
- Andrew Barcia responded: The sprinkler system has never worked in my 30+ years of working at the Housing Authority.

Mr. Kurt Robinson- 14-34 E Monroe Street, Passaic, NJ

- Mr. Robinson expressed that the building is a great building that he feels very safe living there.

Carmen Rivera- 14-34 E Monroe Street, Passaic, NJ

- Ms. Rivera stated that she is being accused of being a gossip. Ms. River stated that there is a petition going around to get her out of public housing.
- Commissioner LaBoy stated that they should find a way to sit down and discuss the situation outside of the Board Meeting.

Joann Arroyo thanked the Board of Commissioners for attending the 4th of July BBQ at the senior site.

RESIDENT COUNCIL REPORTS

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

- Ms. Griggs expressed that she is trying to work with residents and the trash distribution so that Speer is kept looking clean.
- Ms. Griggs expressed that she is happy that the Housing Authority is supporting the softball league. She was also happy about the basketball league that was hosted was very successful and would like to see more residents participate.

Executive Director thanked Commissioner Williams for the successful 2,500 book bag drive.

Commissioner Williams thanked Jeffrey Gorley on behalf of the Board and Residents for his hard work and dedication.

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

None.

NEW BUSINESS

None.

AJOURNMENT

7:50 p.m.

Respectfully submitted,

Victor Cirilo
Executive Director/Secretary