

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
February 17, 2016**

PLACE: Community Center
234 Chestnut 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 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
L. Daniel Rodriguez, Commissioner
Henry Navarro, Commissioner
Delmis G. Fernandez, Commissioner
Ronald Van Rensalier, Chairman
Terrence J. Corrison, Esq.

STAFF MEMBERS PRESENT:

Victor Cirilo
Vincent Wynter
Andrew Barcia
Natasha Pearson
Glenny Candelaria
Joann Arroyo
Joanna Lara
Yetlanezi Martinez

Meeting opened at 6:03 p.m.

ROLL CALL:

On roll call: Commissioner Johnson: Absent; Commissioner Juszcyk: Present; Commissioner LaBoy: Absent; Commissioner Navarro: Absent; Commissioner Rodriguez: Arrived at 6:19 p.m.; Commissioner Fernandez: Present; Commissioner Van Rensalier: Present via telephone.

APPROVAL OF MINUTES

(1) APPROVAL OF MINUTES OF THE JANUARY 20, 2016 BOARD OF COMMISSIONERS' MEETING

A Motion was made by Commissioner Fernandez seconded by Commissioner Juszcyk.

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

REMARKS BY CITIZENS

The following was read: In accordance with the Open Public Meetings Act (N.J.S.A. 10:4-1 et seq.) The Housing Authority of the City of Passaic opens every public meeting for comments of the public. Each person choosing to speak at the meetings will be limited to five minutes, to speak on any subject, on or off the agenda. All speakers must state their name and address for the record.

However, in accordance with N.J.S.A. 10:4-12 “nothing in this Act shall be construed to limit the discretion of a public body to permit, prohibit or regulate the active participation at any meeting”

Therefore, please be advised that the Housing Authority of the City of Passaic will not entertain any comments from persons who communicate obscene material, make statements which are considered bias intimidation in which a person intends to intimidate any individual or group because of race, color, religion, gender, handicap, sexual orientation or ethnicity or makes comments intending to harass or speak in any offensive language. The person who makes these statements will relinquish their allotted five minutes for public discussion. Any person who persists in speaking out of turn, or interrupts the peace and order of the meeting will be escorted off the premises.

Makia Jackson- 236 Chestnut Street

Has two dogs and was told she could only have one dog according to the Housing Authority of the City of Passaic Pet Policy. Her second dog was a gift from her son and requested an exception.

Pet policy was amended in 2012 and states that residents should only have 1 dog. Property Manager, Amalia Barreto, confirmed that the policy has always stated one (1) dog per apartment as per the HACP Pet Policy.

Terrence Corriston stated that the Housing Authority accepts a dog as a companion and is considered a reasonable accommodation but does not allow for a second dog

Rene Griggs- 33 Aspen Place 8A

Ms. Griggs stated how thankful she is for all of the work Amalio Barreto has done for the Housing Authority. Ms. Griggs wished Mr. Barreto good luck at his new job.

Alba Pena –226 Sixth Street Avenue

Ms. Pena received a letter that stated she would be transfer to a different apartment. Ms. Pena noticed that the new apartment would be on the first floor on 6th Street. Ms. Pena has stated her concern for her safety the safety of her children who sometimes stay home alone.

The Executive Director stated that a letter was mailed to Ms. Alba giving her a date for her grievance hearing. The Executive Director assured that Ms. Alba would be able to provided evidence to prove that the safety concerns exist at her Grievance Hearing.

Wayne Alston - Garfield, New Jersey

Mr. Alston thanked Mr. Amalio Barreto for his hard work and contribution to the Housing Authority. He also stated that it was a pleasure to work with him and that he will be missed.

Commissioner Rodriguez arrived at 6: 19 p.m.

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

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

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 CONCIDERED TOGETHER.

Chairman Ron Van Rensalier and Commissioner Juszcyk requested that Resolution 2016-14 be considered separately.

- 2016-09 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF JANUARY 19, 2016 THROUGH FEBRUARY 11, 2016

- 2016-10 RESOLUTION APPROVING OFFICIAL TRAVEL TO AND FROM ARLINGTON, VA BY THE EXECUTIVE DIRECTOR FOR THE PURPOSE OF ATTENDING THE NAHRO'S 2016 LEGISLATIVE CONFERENCE ON APRIL 10-12, 2016.

- 2016-11 RESOLUTION AUTHORIZING CERTAIN PERSONNEL ACTIONS.

- 2016-12 RESOLUTION AUTHORIZING THE ANNUAL RENEWAL FOR SOFTWARE, SUPPORT AND UPDATE SERVICE WITH TENMAST SOFTWARE IN AN AMOUNT NOT TO EXCEED TWENTY-TWO THOUSAND AND FIFTY DOLLARS (\$22,050.00)

- 2016-13 RESOLUTION CONFIRMING CERTIFIED INFORMATION SUBMITTED TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR THE SECTION 8 MANANGEMENT ASSESSMENT PROGRAM (SEMAP) FOR FISCAL YEAR ENDING DECEMBER 31, 2015

2016-15 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO NEW JERSEY SOLUTIONS AND ELECTRICAL, LLC FOR SERVICE, REPAIR AND MAINTENANCE OF CLOSED CIRCUIT TELEVISION AND SURVEILLANCE SYSTEMS AND EQUIPMENT AT ALL AUTHORITY SITES FOR A PERIOD OF ONE (1) YEAR IN AN AMOUNT NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000.00) PER YEAR.

A motion was made by Commissioner Rodriguez and seconded by Commissioner Fernandez to approve Consent Agenda Items.

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

ACTION: APPROVED

2016-14 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO C. DOUGHERTY AND CO., INC., FOR BOILER SERVICE, MAINTENANCE AND REPAIR AT SPEER VILLAGE, VREELAND VILLAGE, MURPHY AND HECHT FOR A PERIOD OF TWO (2) YEARS IN AN AMOUNT NOT TO EXCEED SEVENTY NINE THOUSAND DOLLARS (\$79,000.00) FOR BOTH YEARS

A motion was made by Commissioner Rodriguez and seconded by Commissioner Fernandez to approve Resolution 2016-14.

Commissioner Juszcyk asked what the reason was for the six (6) month active provisional period for C. Dougherty.

Amalio Barreto stated that the Housing Authority has had an issue with performance in the past. The main issue with the company is the late invoices. PHA has made it clear that they will have to monitor the repairs. Amalio Barreto also stated that the issues arise depending on the personnel.

The Chairman discussed that a contractor should be disqualified from bid on a new contract if there is negative experience.

Terrence Corrison stated that a Contractor can be disqualified from bidding for a new contract based on negative prior experience only if the active contract is terminated.

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

ACTION: APPROVED

RESIDENT COUNCIL REPORTS

Ms. Anne Robinson

Ms. Robinson asked the Board who would replace Mr. Amalio Barreto.

The Executive Director introduced Mr. Elvis Reynoso who will work with Ms. Joann Arroyo in overseeing Chestnut Gardens and Vreeland.

Ms. Rene Griggs

Ms. Griggs stated that she the sewage construction has caused an issue with the parking at Speer Village but she has been in communication with the Security Director and Natasha Pearson and is trying to work something out.

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 REPORT

Submitted.

DIRECTOR OF RESIDENT SERVICE'S REPORT

Submitted.

SECURITY DIRECTOR'S REPORT

Submitted.

OLD BUSINESS

Commissioner Juszcyk congratulated Mr. Gorley for the Recognition Ceremony he hosted for all the officers from Passaic.

Commissioner Juszcyk stated comments about the new decisions and changes being made by the Passaic Valley Water Commission.

Commissioner Rodriguez thanked Amalio for his great work at the Housing Authority.

NEW BUSINESS

The Chairman requested a report from Joanna Lara for all the Voucher Program participants by family size.

AJOURNMENT

7:01 p.m.

Respectfully submitted,

Victor Cirilo
Executive Director/Secretary