

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
BOARD OF COMMISSIONERS' MEETING  
March 23, 2016**

PLACE: Community Center  
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 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  
Angel LaBoy, Commissioner  
Beatrice Johnson, Commissioner  
Delmis G. Fernandez, Commissioner  
Henry Navarro, Commissioner  
L. Daniel Rodriguez, Commissioner  
Ronald Van Rensalier, Chairman  
Terrence J. Corriston, Esq.

**STAFF MEMBERS PRESENT:**

Victor Cirilo  
Vincent Wynter  
Andrew Barcia  
Elvis Reynoso  
Hahsaan Battle  
Glenny Candelaria  
Joanna Lara  
Jeffrey Gorley  
Yetlanezi Martinez

Meeting opened at 6:15 p.m.

**ROLL CALL:**

On roll call: Commissioner Johnson: Arrived at 6:36 p.m.; Commissioner Juszcyk: Present; Commissioner LaBoy: Arrived at 6:36 p.m.; Commissioner Navarro: Present; Commissioner Rodriguez: Present; Commissioner Fernandez: Present; Chairman Van Rensalier: Present.

Chairman Van Rensalier acknowledged Nancy Everett, former PHA Commissioner, for her esteem work and dedication to the city of Passaic.

The Chairman made an introduction to Woman's History month and introduced the 2016 Award Honorees:

*Paulette Gathers*

*Nancy Nieves*

*Eula Washington*

Mayor Alex Blanco congratulated the three honorees and stated the importance of Woman's History month and reflected on all the contributions women have made throughout the world.

Chairman Van Rensalier acknowledged Ms. Nancy Everett, Ms. Germaine Gibson, Evelyn Robinson, and former director of HACP, Mr. Eric Kolbe.

*Ms. Everett gave a speech on the importance of Woman's History Month and the change of women rights over the years.*

- Ms. Robin Gathers presented her sister, Ms. Paulette Gathers, with an award and thanked her for being a great person and sister.
- Commissioner Rodriguez presented Ms. Nancy Nieves with an award and thanked her for all the work she has done for residents of Passaic and for being a great person over the years. Ms. Nieves thanked the Board for honoring her and thanked Ms. Rene Griggs for opening the doors to her.
- Ms. Kenia and Mr. Kasim Washington presented their mother, Ms. Eula Washington, with an award. Both stated how proud and thankful they are to have Ms. Washington as their mother. They also thanked the Board of Commissioners and Executive Director for the recognition. Ms. Washington stated how thankful she is to be honored by the Board and to have grown up in Speer Village.

Executive Director Cirilo thanked Ms. Everett for being at the ceremony and thanked Ms. Glenny Candelaria for the work and effort she put into organizing the Woman's History Month Ceremony.

*A 15 minute break took place. Meeting resumed at 7:26 pm*

## **APPROVAL OF MINUTES**

### **(1) APPROVAL OF MINUTES OF THE FEBRUARY 17, 2016 BOARD OF COMMISSIONERS' MEETING**

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

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

**ACTION: APPROVED**

## **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.

### **Germaine Williams- 231 Sherman Street Passaic, NJ**

Ms. Williams stated that she received many phone calls from residents pertaining to the Housing Authority going into a share service agreement with the Boys and Girls Club of Passaic. Ms. Williams stated that she has consulted with many parents and resident leaders. She stated that she is very interested in the presentation from the Boys and Girls Club. Ms. Williams kindly asked that the Board of Commissioners to consider the parents, staff and the children in their decision making.

- Chairman stated that he spoke with the Executive Director earlier about the situation and he stated that he feels the same about the involvement of the community. The Chairman then formed an Ad-Hoc Committee with Commissioner Johnson as the head. He welcomed the input of Ms. Williams. The Chairman stated the he has previously worked with the Boys and Girls Club and suggested looking into the program to assure it will work well with the Housing Authority.
- The Executive Directed asked the Chairman to clarify how the Ad-Hoc Committee would operate with the existing Youth and Resident Service Committee. The Executive Director clarified that there was no communication with the Chairman as he stated and would like legal guidance as to how they will go about comingling the responsibilities so that he can administer accordingly.
- The Chairman responded that the Ad-Hoc Committee will operate specifically to the purpose of trying initiate the program and to assure it is something the Housing Authority really wants to do and if it will benefit the residents.
- The Chairman summarized that the Ad-Hoc Committee is being formed with Commissioner Johnson as the Chair. He also asked the Board that if there are any Commissioners that would like to volunteer they could join. The Chairman stated that it is his responsibility as well as the responsibility of the Board to assure that they do their due diligence in assuring that this is the best decision.

- Commissioner Juszcyk suggested that the ex-Commissioner Williams be put on the Ad-Hoc Committee.
- The Chairman stated that he would take a list of all the people interested in participating.
- The Executive Director asked that the presentation by the Boys and Girls Club be respectfully removed from the Agenda, since we would need to slow down process to assure the Housing Authority does their due diligence as directed by the Chairman. The Executive Director stated that the conversation that he had with the Chairman was the day before. Later both parents and staff would be asked to provide input after the Housing Authority had all the information needed necessary to make a decision.
- The Executive Director requested that the Chairman table the presentation scheduled in order to convene the Ad-Hoc Committee which he has created. He needs more clarification on this directive.
- Terrence Corrison stated that from his understanding, the Ad-Hoc Committee is being created to gather information.
- The Executive Director once again requested that the presentation be respectfully removed from the Agenda and that the Housing Authority meet with the Ad-Hoc Committee to come up with a plan of action.
- The Chairman removed the item from the Agenda and stated that it is really necessary for the Board to take a closer look at this option.

**Ms. Evelyn Robinson 226 2D 6<sup>th</sup> Street Passaic, NJ**

Ms. Robinson stated that when she was hired to work for Public Housing in July 1990 as a Community Organizing Specialist, the first thing she was asked to do was to review programs ran by the Boys and Girls Club. Ms. Robinson spoke to residents, parents, and children. She reviewed the sites at the Boys and Girls Club. She stated that after meeting with the residents they asked her to please assure the children had an opportunity to be served well and have the opportunity to go into the work force. Ms. Robinson mentioned all the children that grew up in Speer Village and Chestnut Gardens who were able to go on to college. She stated that the children had staff that was trained to work with these children and help them with their school work. Ms. Robinson stated that the commitment given to the children is very important and that academics should always come before recreation.

**Gregory Walker- 33 2b Speer Village**

Mr. Walker stated that in 1964 Speer Village was a beautiful place and mentioned that children were very productive. He also stated that the children feel safe coming back from the programs. The neighbors, friends and family watch the kids come up from the program. He kindly asked the Board to help the residents help the kids asked not to take away the Program.

**Angerlener Austin-Chestnut Gardens**

Ms. Austin asked the Board who came up with the idea to use the Boys and Girls Club as an afterschool program. Ms. Austin asked the Board if they were making decisions for the children or not for the children. Ms. Austin asked the Board to involve the parents when making decisions for the children.

**Parent 337 Myrtle Avenue Passaic, NJ no name (cannot hear recording)**

Grew up in Chestnut Gardens and stated she grasped a sense of community and was upset that her child was told the after school program was being taken away. The parent stated that the program allowed her to go back to school and go for her Masters. The parent emphasized that families might not be able to afford the Boys and Girls Club and that it might be overcrowded. The parent asked that the board keeps in mind community, communication, and village.

Commissioner Johnson stated that her grandson is six years old and is currently at the Boys and Girls Club. Commissioner Johnson stated that all kids should be treated the same as the kids that don't live in public housing.

**Ms. Keeshana Mack (no address)**

Ms. Keeshana is a teacher in the Passaic district and stated that from an educational point of view, she has noticed a difference in the grades between children who attend the Boys and Girls Club and children who attend the program at the Housing Authority. Ms. Keeshana stated that most parents struggle with finances and feeding their children. She also mentioned that staff should have the best interest in the children.

**Rene Griggs- 33 Aspen Place 8A**

Thanked the Chairman for giving the Parents and Residents the opportunity to have a voice. Ms. Griggs stated that clubs like the YMCA and Boys and Girls Club would charge parents a late fee if they couldn't pick up the children on time. Ms. Griggs stated that Evelyn have a list of all the children who went to college through the program. Ms. Griggs mentioned how her daughter had the opportunity to go on a college tour and get accepted into Seton Hall University. Ms. Griggs mentioned a fight she witnessed at the parking lot in Speer Village.

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

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

**ACTION: APPROVED**

**RESOLUTIONS**

CHAIRMAN VAN RENSALIER STATED THAT THEY WOULD GO THROUGH AND VOTE ON ALL RESOLUTIONS INDIVIDUALLY.

**2016-16      RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF  
FEBRUARY 17, 2016 THROUGH MARCH 18, 2016**

Motion was made by Commissioner LaBoy and seconded by Commissioner Rodriguez to approve Resolution 2016-16.

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

**ACTION: APPROVED**

**2016-17 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM ATLANTIC CITY, NEW JERSEY TWO (2) COMMISSIONERS AND FOUR (4) HACP STAFF MEMBERS TO ATTEND “2016 MARC/NJNAHRO ANNUAL CONFERENCE & TRAINING SESSIONS” ON APRIL 24-27, 2016**

Commissioner Juszcyk asked if all Commissioners have completed their training and if the Housing Authority is considering shared rooms.

- The Executive Director stated that yes all Commissioners attending have completed their training and that there are no shared rooms.

Commissioner Juszcyk stated that breakfast and lunch would be provided at the training and if it was taken into consideration when creating the meal allowances.

- The Executive Director stated that the amount was carved out according to the meals that will be provided at the training.

Commissioner Juszcyk asked about the Travel Policy Reports.

- The Executive Director stated that Ms. Martinez is keeping record of all the Travel Reports submitted.

Chairman asked that every Commissioner attending the conference abstain from voting for themselves.

Motion was made by Commissioner Rodriguez and seconded by Commissioner Navarro to approve Resolution 2016-17.

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Aye; Commissioner LaBoy: Aye; Commissioner Navarro: Aye; Commissioner Rodriguez: Aye for everyone Abstain for himself; Commissioner Fernandez: Aye; Commissioner Ronald Van Rensalier; Aye for everyone and Abstain for himself.

**ACTION: APPROVED**

**2016-18 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM EDISON, NEW JERSEY BY JEFFREY GORLEY TO ATTEND A SEMINAR TITLED “CRIMINAL INTERVIEW & INTERROGATION TECHNIQUES” ON APRIL 19-21, 2016**

Chairman asked Ms. Gorley what the interrogation techniques are and if they are in the job description.

- The Executive Director responded that the Housing Authority sits down with families to investigate incidents that are caught on camera. The Housing Authority has developed a sophisticated camera system and there comes a time when the Director of Security has to sit down

with actors involved in the incidents. These techniques will assist him to perform these interrogations in a lawful and respectful manner in order to provide a safer environment.

Commissioner Johnson asked if interrogation is in Mr. Gorley's job description.

- The Executive Director answered yes.

A motion was made by Commissioner Navarro and seconded by Commissioner Rodriguez to approve Resolution 2016-18.

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

**ACTION: APPROVED**

**2016-19      RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM SAYREVILLE, NEW JERSEY BY BARBARA RIVERA AND JOANN ARROYO TO ATTEND "NJAHRA SECTION 3 REQUIREMENTS WORKSHOP" ON APRIL 1, 2016**

A motion was made by Rodriguez and seconded by Commissioner Fernandez to approve Resolution 2016-19.

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

**ACTION: APPROVED**

**2016-20      RESOLUTION ENTERING A WRITTEN AGREEMENT BETWEEN THE HACP AND THE VREELAND VILAGE COMMUNITY ASSOCIATION CONCERNING THE USE OF TENANT PARTICIPATION FUNDS AS REQUIRED BY HUD PIH NOTICE-2013-21**

Commissioner Juszcyk asked that since the HUD Notice is from 2013 is there a similar agreement done every year? If not, why not? Have there been any past violations of any previous agreements? Will there be any Resolutions for the rest of the facilities?

- Terrence Corriston stated that we are not in compliance since the Housing Authority does not have prior agreements. Mr. Corriston stated that he was asked to draft two agreements for the Resident Council and will eventually have one for all sites.
- Commissioner Juszcyk asked why the agreement was not done in the past.
- The Executive Director stated that there was a system in place but this written agreement would memorialize it.

A motion was made by Navarro and seconded by Commissioner Johnson to approve Resolution 2016-20.

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

**ACTION: APPROVED**

**2016-21 RESOLUTION ENTERING A WRITTEN AGREEMENT BETWEEN THE HACP AND THE CHESTNUT GARDENS RESIDENT COUNCIL COMMUNITY ASSOCIATION CONCERNING THE USE OF TENANT PARTICIPATION FUND AS REQUIRED BY HUD PIH NOTICE-2013-21**

Commissioner Juszcyk had the same questions for Resolution 2016-21 as Resolution 2016-20. He stated that all his questions have been answered.

A motion was made by Commissioner Fernandez and seconded by Commissioner Navarro to approve Resolution 2016-21.

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

**ACTION: APPROVED**

**2016-22 RESOLUTION AUTHORIZING A PERSONNEL ACTION**

- Commissioner Johnson stated that two residents put in an application for Work Order Clerk but were not called for an interview and considered because the Work Order Clerk should be bi-lingual. Commissioner Johnson stated that everyone should be interviewed. Information that she received does not say that employee must be bi-lingual but that they should have information available to limited English speaking people. Commissioner Johnson stated that if the Housing Authority is going to be in compliance, they should be in compliance all across the board. Commissioner Johnson asked that everyone be fairly interviewed and then the decision be made.
- The Executive Director stated that in the advertisement it is stated “Bi-lingual will be strongly considered”. Title XI of the federal law states that accommodations should be made to non-English speaking families. That a Title XI explanation was sent to the Commissioner Johnson electronically. The Executive Director stated that in a situation where the health and safety issue comes up, an employee should be able to communicate with the resident. The Executive Director stated that this is why being bi-lingual is strongly considered. The Executive Director stated he would consider the two residents for the other position for Tenant Interviewer. As an organization the Housing Authority would be safeguarded to have someone with those skill sets in the position of Work Order Clerk.
- Commissioner Johnson stated that the two residents reached out to her and clarified that she did not recommend them but would like them to be considered for an interview. She also stated that the two applicants took two (2) years of Spanish in High School. The Commissioner also stated that an applicant should not be considered based only on their last name.



- Commissioner LaBoy asked what percentage of the Housing Authority residents that are Spanish speaking.
- The Executive Director stated that over 70% of the Residents at the Housing Authority are Spanish speaking.
- Commissioner LaBoy asked if the two applicants who reached out to Commissioner Johnson included that they have two (2) years of Spanish or are bi-lingual in their resume.
- The Executive Director agreed that any applicant, who is bi-lingual, should include in their resume in order for it to be in their favor and then be considered.
- Commissioner Johnson stated that it is discrimination against other races.
- Terrence Corriston stated that being bi-lingual is not a racist discrimination. Mr. Corriston stated that there are two things, one that the Executive Director's interpretation and his strong recommendation as the person in charge of the agency that someone bi-lingual is needed in that position. He stated that the point has been stated by the Executive Director and aside from the Title XI it is only rational that if 70% of the population speaks Spanish, there should be someone in that position who speaks Spanish.
- Commissioner Johnson asked if the Executive Director tracked all the called to see who speaks Spanish or not. Commissioner Johnson asked if there was any documentation to back up that more than 70% of the residents speak Spanish. She stated that she would want the Housing Authority to consider the applicants.

A motion was made by Commissioner Rodriguez and seconded by Commissioner Fernandez to approve Resolution 2016-22.

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

**ACTION: FAILED**

**2016-23**      RESOLUTION AUTHORIZING THE DELAYED INTRODUCTION AND SUBMISSION OF THE BUDGET OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC FOR THE FISCAL YEAR JANUARY 1, 2016- DECEMBER 31, 2016

A motion was made by Commissioner Fernandez and seconded by Commissioner Johnson to approve Resolution 2016-23.

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

**ACTION: APPROVED**

**2016-24            2016 ADOPTED BUDGET RESOLUTION HOUSING AUTHORITY OF THE  
CITY OF PASSAIC BUDGET FISCAL YEAR FROM JANUARY 1, 2016 TO  
DECEMBER 31, 2016**

- Commissioner Juszcyk pointed out that the last page has the fiscal year January 1, 2014 through to December 31, 2014. There were more Commissioners on the Board during that time that were not listed for travel.
- Mr. Vincent Wynter stated that he would review the over sight.
- Commissioner Juszcyk stated that in N-4 (2 of 2), not all Commissioners are not listed for recordable compensation.
- Mr. Wynter answered that not all Commissioners are state or local government employees.
- Commissioner Asked to table the resolution till the next Board Meeting.
- Mr. Wynter will revise the document for the next Board Meeting.

A motion was made by Commissioner Rodriguez and seconded by Commissioner Johnson to table Resolution 2016-24.

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

**ACTION: RESOLUTION TABLED**

**RESIDENT COUNCIL REPORTS**

**Angerlener Austin, President**

Ms. Austin mentioned that the Chestnut office was closed for four days, and that residents did not receive any letters informing them that it would be closed. Residents had appointments to go into the office to sign leases but no one was available.

A letter on the door was later put up saying that the office would be closed till the 29<sup>th</sup>.

The Chairman asked Ms. Austin to make a report.

The Executive Director stated that there comes a time when the manager may be a different location. The Executive Director mentioned that there were some issues during the transition but it was rectified.

**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**

**NEW BUSINESS**

**AJOURNMENT**

8:40 p.m.

Respectfully submitted,

Victor Cirilo  
Executive Director/Secretary