

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
January 20, 2016**

PLACE: Community Center
299 Gregory Avenue
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: Beatrice Johnson, Commissioner
Alan Juszcyk, Commissioner
Angel LaBoy, Commissioner
L. Daniel Rodriguez, 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 6:00 p.m.

ROLL CALL:

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

APPROVAL OF MINUTES

(1) APPROVAL OF MINUTES OF THE DECEMBER 16, 2015 BOARD OF COMMISSIONERS' MEETING

A Motion was made by Commissioner LaBoy seconded by Commissioner Johnson.

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Aye; Commissioner LaBoy: Aye; Commissioner Navarro: Absent; Commissioner Rodriguez: Absent; 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.

No citizen approached the Board.

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

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

The Board agreed to approve resolutions first and then move into an Executive Session.

RESOLUTIONS

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 CONSIDERED TOGETHER.

Commissioner LaBoy requested that Resolution 2015-01 be considered separately.

Commissioner Juszcyk requested that Resolution 2015-07 be considered separately.

2016-01 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF
DECEMBER 14, 2015 THROUGH JANUARY 15, 2016

Commissioner LaBoy asked what the “Holiday Safety” catering expense was for. Mr. Wynter answered that the Holiday Safety catering expense was for the two senior sites on Gregory Avenue and East Monroe Street.

A motion was made by Chairman Van Rensalier and seconded by Commissioner Johnson to approve resolution 2016-01.

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

ACTION: APPROVED

Commissioner Navarro arrived at 6:06 pm and Commissioner Rodriguez arrived at 6:07 pm.

2016-07 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AWARD OF A CONTRACT FOR SPECIAL RAD COUNSEL FOR ASSET MANAGEMENT PROPERTY TWO (AMP2) FOR THE RENTAL DEMONSTRATION PROGRAM (RAD) TO MCMANIMON SCOTLAND, & BAUMANN, LLC., FOR A TOTAL AMOUNT NO TO EXCEED ONE HUNDRED FIFTY FIVE THOUSAND (\$155,000.00) DOLLARS

Commissioner Juszcyk pointed out that the Housing Authority received six (6) proposals and not one (1).

Chairman Van Rensalier requested that Resolution 2016-07 be amended.

Commissioner Juszcyk also stated that he was pleased to see a competitive amount of proposals submitted.

A motion was made by Commissioner LaBoy and seconded by Commissioner Johnson to approve the amended resolution 2016-07.

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

THE FOLLOWING RESOLUTIONS WERE CONSIDERED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AS CONSENT AGENDA ITEMS

2016-02 RESOLUTION APPROVING AN AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AND BERKELEY COLLEGE TO PARTICIPATE IN AN OFF-CAMPUS FEDERAL WORK STUDY PROGRAM

2016-03 RESOLUTION AUTHORIZING APPROVAL OF THE RESIDENT SERVICES ACTIVITIES BUDGET OF THE CHESNUT GARDENS RESIDENT COUNCIL, INC. FOR THE FISCAL YEAR OF 2016 IN AN AMOUNT NOT TO EXCEED (1,750.00).

- 2016-04 RESOLUTION AUTHORIZING APPROVAL OF THE RESIDENT SERVICES ACTIVITIES BUDGET OF THE VREELAND VILLAGE COMMUNITY ASSOCIATION, INC., FOR THE FISCAL YEAR 2016 IN AN AMOUNT NOT TO EXCEED (2,875.00).
- 2016-05 RESOLUTION AUTHORIZING THE WRITE-OFF OF TENANT ACCOUNTS RECEIVABLE FOR THE FISCAL YEAR ENDED DECEMBER 31, 2015
- 2016-06 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AWARD OF A CONTRACT FOR THE RESIDENTIAL APPRAISAL FOR ASSET MANAGEMENT PROPERTY TWO (AMP2) FOR THE RENTAL DEMONSTRATION PROGRAM (RAD) TO VALUE RESEARCH GROUP, LLC., FOR A TOTAL AMOUNT NO TO EXCEED ELEVEN THOUSAND (\$11,000.00) DOLLARS
- 2016-08 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AWARD OF A CONTRACT FOR THE PREPARATION OF A FOUR PERCENT (4%) LOW INCOME HOUSING TAX CREDIT (LIHTC) APPLICATION FOR ASSET MANAGEMENT PROPERTY TWO (AMP2) FOR THE RENTAL DEMONSTRATION PROGRAM (RAD) TO SUSAN V. LENZ, LLC FOR A TOTAL AMOUNT NO TO EXCEED ONE HUNDRED THOUSAND (\$100,000.00) DOLLARS

A motion was made by Commissioner Fernandez and seconded by Commissioner LaBoy to approve the consent agenda items.

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

RESIDENT COUNCIL REPORTS

- Ms. Austin stated that there is a problem with trash removal and light fixtures at her site.
- Mr. Corrison stated that the property managers should be contacted and they should be in communication in order to find a solution to the problems.

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

Commissioner Navarro made a motion to go into an Executive Session and was seconded by Commissioner Fernandez at 6:14 pm.

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.

AJOURNMENT

6:30 p.m.

Respectfully submitted,

Victor Cirilo
Executive Director/Secretary