

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
SPECIAL BOARD OF COMMISSIONERS' MEETING
AUGUST 18, 2016**

PLACE: CONFERENCE ROOM
52 ASPEN PLACE
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 the Special Meeting of the Board of Commissioners of the Housing Authority of the City of Passaic was provided in the following manner: On August 12, 2016 notice of the meeting was submitted to the Herald News and The Record and on August 15, 2016 to the Clerk of the City of Passaic. Notice was also posted at all HACF sites.

PRESENT: Delmis G. Fernandez, Commissioner
Alan Juszcyk, Commissioner
Beatrice Johnson, Commissioner
Henry Navarro, Commissioner
L. Daniel Rodriguez, Commissioner
Ronald Van Rensalier, Chairman

STAFF MEMBERS PRESENT:

Victor Cirilo
Joann Arroyo
Lismarie Guerrero

Meeting opened at 1: 41 p.m.

ROLL CALL:

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

The Executive Director explained that the Special Meeting is being held due to current construction occurring at the senior sites. The Housing Authority needs to award a contract to Emergency Medical Alerts systems for the total of 130 pendants that will be issued to all residents at the senior sites. The central station for purposed contract is located in Union, NJ.

The other resolutions refer to the Rental Assistance Demonstration program for Vreeland and Chestnut apartments. HUD has given a deadline of September 11, 2016 to have a finance plan together. The contracts will be extended to professionals so that the Housing Authority can begin rehab work.

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

Commissioner Juszcyk requested that Resolution 2016-49 and 2016-50 be considered separately.

RESOLUTION:

2016-49 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AWARD OF CONTRACT FOR RAD ARCHITECTURAL AND ENGINEERING SERVICES AT VREELAND/CHESTNUT APARTMENTS TO HABITECH ARCHITECTS, PC FOR AN AMOUNT NO TO EXCEED ONE HUNDRED FIFTY THOUSAND (\$150,000) DOLLARS

A motion was made by Commissioner Navarro, seconded by Commissioner Johnson to approve Resolution 2016-49.

- Commissioner Juszcyk asked if all firms evaluated by all three staff members
- The Executive Director answered: Yes, Victor Cirilo, Vincent Wynter, and Lismarie Guerrero evaluated all firms.
- Commissioner Juszcyk asked that the document be changed to “all reviewed”.
- Terrence Corriston requested that they remove “either” and say “and”
- The Executive Director stated that the one hundred fifty thousand (\$150,000.00) dollars is not the final number but putting a cap for the time being.
- Commissioner Juszcyk stated that it is healthy that agency received five (5) bids.

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

ACTION: APPROVED

2016-50 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM ATLANTIC CITY, NEW JERSEY BY TWO (2) COMMISSIONERS AND ONE (1) HACP STAFF MEMBER TO ATTEND THE NJAHRA ANNUAL CONFERENCE/ TRADE SHOW ON SEPTEMBER 25-27, 2016

A motion was made by Commissioner Johnson and seconded by Commissioner Fernandez to approve Resolution 2016-50.

- Commissioner Juszcyk stated that it would be more beneficial if the Commissioners attended the conference in November for the League of Municipalities. The Commissioner requested that the resolution be removed.
- Commissioner Juszcyk stated that he has not yet received a report on the recent Oregon conference.
- The Chairman asked who would be attending the conference.
- The Executive Director answered that Commissioner Rodriguez and the Chairman have shown interest in the conference and that he will be attending. The Executive Director stated that the HACP would only be paying for registration. NJAHRA will be paying for his stay.

- Commissioner Rodriguez expressed his interest in learning more about what is done at the Housing Authority but he understands if it is not feasible.
- The Executive Director stated that the upcoming event in September is a conference and the November is a training session.
- The Chairman encouraged the Commissioners to take as many learning classes as they can. He stated the upcoming conferences are close to home and not out of state.
- Commissioner Johnson suggested that two Commissioners go in September and two other Commissioners go to the one in November and share the knowledge with each other.
- The Chairman added that he will attend the League of Municipalities in November through the City of Passaic.

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

ACTION: APPROVED

2016-46 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AWARD OF CONTRACT FOR INSTALLATION AND MONITORING OF A WIRELESS MEDICAL ALERT SYSTEM TO LIFESTATION, INC FOR FIVE YEARS IN THE AMOUNT OF FIFTY SIX THOUSAND TWO HUNDRED TWENTY (\$56,220.00) DOLLARS

2016-47 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC RESCINDING RESOLUTION 2016-08: A RESOLUTION APPROVING AN AWARD OF A CONTRACT FOR THE PREPARATION OF A FOUR PERCENT (4%) LOW INCOME HOUSING TAX CREDIT (LIHTC) APPLICATION FOR ASSET MANAGEMENT PROJECT TWO (AMP 2) UNDER THE RENTAL DEMONSTRATION PROGRAM (RAD) TO SUSAN V. LENZ, LLC FOR A TOTAL AMOUNT NOT TO EXCEED ONE HUNDRED THOUSAND (\$100,000.00) DOLLARS

2016-48 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AWARD OF CONTRACT FOR RAD FINANCIAL SERVICES AT VREELAND/CHESTNUT APARTMENTS TO NW FINANCIAL GROUP, LLC FOR A TOTAL AMOUNT NOT TO EXCEED ONE HUNDRED THOUSAND (\$100,000.00) DOLLARS

A motion was made by Commissioner Fernandez, seconded by Commissioner Navarro to approve Resolutions 2016-46, 2016-47, and 2016-48.

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

Ana Rodriguez -33 Aspen Place

- Ms. Rodriguez made a complaint about her damaged car due to other residents hanging out.
- The Chairman requested that police patrol the area where the incident occurred and asked the Ms. Rodriguez to keep the Board updated with the status of the issue.
- Lismarie stated that residents like to hang out between 33 and 23 Aspen Place.

Carmen Quirindongo- 33 Aspen

- Ms. Quirindongo asked what will happen to Speer Village and RAD since there has been no talk of it.
- The Chairman gave the Executive Director the floor
- The Executive Director explained that the Housing Authority is looking at two options for Speer Village. The options are between RAD and SAC. RAD would be just upgrades to the property and SAC would require demolition. The Housing Authority is currently crunching numbers to see which application would make sense financially.
- Commissioner Juszcyk asked if the Housing Authority would have to account for all residents. If so would they be extended a HCV or have new placement?
- The Executive Director stated that reason why the Housing Authority is looking at these two models is because DC told the Housing Authority that for the client it is more convenient to go with demolition.
- The Chairman stated that the 1 year requirement for the HCV would be waived.
- The current model they are looking at is in MD and would require creating a non-profit in order to administer grants to help residents move and transition families in to private apartments.
- Ms. Quirindongo asked if demolition is not done, then would Speer just be remodeled.
- The Executive Director answered: Yes.
- Ms. Quirindongo thanked the Board for answering her questions.
- Commissioner Juszcyk asked how long Ms. Quirindongo has lived at Speer. She answered: 15 years.

- Commissioner Juszyk asked: Do you think residents are afraid to come out to speak at Board Meetings. Ms. Quirindongo answered: Yes, they are afraid to come out to speak to the Board.

AJOURNMENT

2:10 p.m.

Respectfully submitted,

Victor Cirilo
Executive Director/Secretary