

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
SPECIAL BOARD OF COMMISSIONERS' MEETING
JUNE 2, 2016**

PLACE: COMMUNITY ROOM
 33 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 May 31, 2016 notice of the meeting was submitted 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: Delmis G. Fernandez, Commissioner
 Alan Juszcyk, Commissioner
 Beatrice Johnson, Commissioner
 Angel LaBoy, Commissioner
 Henry Navarro, Commissioner
 L. Daniel Rodriguez, Commissioner
 Ronald Van Rensalier, Chairman

STAFF MEMBERS PRESENT:

Victor Cirilo
Glenny Candelaria
Jeffrey Gorley
Yetlanezi Martinez
Vincent Wynter

Meeting opened at 6:03 p.m.

ROLL CALL:

On roll call: Commissioner Johnson: Arrived at 6:30; Commissioner Juszcyk: Present; Commissioner LaBoy: Present; Commissioner Navarro: Present; Commissioner Rodriguez: Present; Commissioner Fernandez: Present; Chairman Van Rensalier: Present.

The Chairman announced that the Executive Director will give a presentation pertaining to the three (3) Resolutions being presented to the Board.

- The Executive Director stated that in 2010 all housing authorities were directed by HUD to be transformed into an asset management model. The reason that HUD established this was because they want to be able to identify the housing authorities that were not solvent. With that in mind, the Housing Authority of the City of Passaic created three (3) AMPS. Speer Village went under AMP 1, Chestnut and Vreeland went under AMP 2, and all the senior buildings went under AMP 3. In addition to these AMPS the Housing Authority also has the Central Office.

- The Executive Director explained that Housing Authority started running into some financial issues with AMP 2 in 2013. The Executive Director stated that some of the current Board Members and past Board Members in the audience might recall how the Housing Authority began looking at some potential options in order to continue to keep the property solvent.
- The Executive Director stated that in 2013 police contract with the Police Department of the City of Passaic was cut back, including the hiring of a new Resident Service Director at a lower salary.
- The Executive Director indicated that in 2015 the Housing Authority was able to have a balanced budget but the budget shows only a surplus of five thousand dollars (\$5,000) according to last year's numbers.
- The Executive Director stated that the Summer Youth Program cost the Housing Authority sixty-two thousand two hundred and sixty-nine dollars with twenty-two cents (\$62,269.22). This is why the Housing Authority began exploring a third party to administer the Summer Youth Program.
- The Executive Director stated that the third party would cut expenses by fifty percent (50%). He explained that this is why a resolution was presented proposing a contract between the Housing Authority and the Boys and Girls Club for the administration of the Summer Youth Program.
- The Executive Director explained that the reason that they are only administration the Summer Youth Program is due to the recommendations from legal counsel, they advised the Housing Authority to go out and bid due to the size of the contract.
- The Executive Director informed the Board that with the first proposal the cost per child is one hundred sixty-nine dollars (\$169.00) and would subtract, sixty-nine dollars (\$69.00) the average subsidy received from 4 C's would require families to pay \$100 for the program.
- The Executive Director explained that second proposal presented would remove the Summer Youth Program for 2016.
- Commissioner Juszcyk asked the Executive Director if it would be possible for a parent to send their child to the Summer Program for one (1) or two (2) weeks instead of the five (5).

The Executive Director responded: it would be possible but the estimates are based on the one hundred percent enrollment (100%) for the five (5) weeks. If a child decides to go to the Summer Program for just one (1) or two (2) weeks, the Housing Authority would incur more expenses.

- Commissioner Johnson asked the Executive Director if parents can send their child half a day or after one o'clock would they have to pay the full price.

The Executive Director responded: it would not be an option.

- Commissioner Rodriguez stated he was curious to know how other Housing Authorities are doing throughout the state.

The Executive Director explained that due to the financial times, the program is not a requirement for housing authorities so unfortunately many of them have completely stopped providing an afterschool or summer program.

The Executive Director expressed how fortunate the Housing Authority of the City of Passaic is to still be able to administer a program.

- The Executive Director stated that the Housing Authority is allowed to house eighty-five (85) children at both sites.
- Commissioner LaBoy asked what was the total for last year's program.

The Executive Director responded: That last year's total was sixty-two thousand two hundred and sixty-nine dollars with twenty-two cents (\$62,269.22).

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 based on the last meeting, for the same agenda item indicating that Vreeland and Chestnut Gardens would be administered by the Boys and Girls Club, it was noted that forty thousand dollars (\$40,000) in funds have been established and is the same amount established for the resolution being presented today.
- Ms. Williams stated that she took it upon herself to take those forty thousand dollars (\$40,000) and do a breakdown of staff salaries, trips, busses, and the amount of money received from non-residents last year in the total amount of thirty five hundred dollars (\$3,500).
- Ms. Williams explained that there are two (2) sites there for there are two (2) supervisors. Assistant supervisors are needed as back of for the supervisors, two (2) are needed at each site. Interns were accounted in a total of six (6), three (3) at each site. Ms. Williams explained that the busses last year's highest cost was eleven hundred dollars (\$1,100) and came to a total of six

thousand dollars (\$6,000). Ms. Williams stated that staff salary may change due to the state mandating it to increase during the summer there is a 15:1 ratio when it comes to children.

- Ms. Williams stated that her total for the breakdown was in the amount of twenty-eight thousand eight hundred and twenty-two dollars and fifty cents (\$28,822.50) as an exaggerated amount. Ms. Williams expressed that she does not see the need to set aside forty thousand dollars (\$40,000) for the Boys and Girls Club and does not see the justification for the amount. She also stated that she did not take into consideration the t-shirts because she has someone lined up who is willing to donate the t-shirts for all three (3) sites.
- Ms. Williams stated that she also did not take into account the non-residents that come into the program. She expressed that she does not see the justification to set aside forty thousand dollars (\$40,000) for the Boys and Girls Club, instead of keeping them in house at twenty eight thousand dollars (\$28,000). Ms. Williams stated that by the next Board Meeting at the end of the month, she would have the names and supplies from the people who are willing to donate. She also stated that last year someone was willing to donate ten thousand dollars (\$10,000) to the program, and the offer is still on the table.
- Ms. Williams asked the Board to explain why her numbers won't work and why the Housing Authority is ready to set aside forty thousand dollars (\$40,000) for the Boys and Girls Club.

The Executive Director responded: as it was mentioned, last year's expenses amount shows sixty-two thousand two hundred and sixty-nine dollars with twenty-two cents (\$62,269.22). Staff cost makes up fifty percent (50%) of the total expense for the program based on last year's expenses not including janitorial, licensing, electricity, gas, and insurance.

Mr. Jackiw- 266 Lafayette Avenue, Passaic, NJ

- Mr. Jackiw asked if the Board would consider suspending all travel and staff training and use the money to pay for the Summer Youth Program.
- The Executive Director responded: due to the Asset Management Model, money from the Central Office cannot be transferred to a different site.

Audience Speaker (no name given)

- Audience speaker stated that she feels like the Housing Authority is against the residents and asked the Board if they have looked in to additional funding from grants and from the City in addition to putting aside the forty thousand dollars (\$40,000).
- The Executive Director responded: Grants were looked into and many of the grants for programs such as the one at the Housing Authority seem to be very popular and are very competitive. Even with the grants and donations this model would not work in the long run.

Anthony Allen- Passaic, NJ 07055

- Mr. Allen stated that residents do not want to send their children to the Boys and Girls Club because there are all Mexicans down there.

Katie Johnson- 200 Sixth Street, Apt 2B

- Ms. Johnson expressed that the Board of Commissioners of the Housing Authority were appointed by the City to look out for the good of the residents.
- Ms. Johnson asked the Board that whatever they decide to vote on that it's in the direction for the best interest of the parents and children.

Resident from 11 Aspen Place 8E

- Resident stated that residents would not be able to afford to pay for the program and is not in the parent's budget.

Angerlener Austin -222 Sixth Street Apt. 1C

- Ms. Austin stated that she does not want to send the children to the Boys and Girls Club. She asked the Board to look into the budget again and take the children into consideration.
- Ms. Austin asked when the registration will take place because school is almost over.

Rene Griggs- 33 Aspen Place Apt 8A

- Ms. Griggs stated that she disagreed with the Executive Director because she there are other housing authorities still providing and after school program but are managed differently because the Housing Authorities do not operate them, they are operated by their resident groups.
- Ms. Griggs asked if the Board can consider combining the program and bus Vreeland and Chestnut to the bigger site at Speer.

The Executive Director explained these options were explored but it would still cost the Housing Authority two hundred and ninety-nine dollars (\$299) per child and would payed to Speer Village. There would also be an issue with ratios for children and they would need to hire more staff.

Gregory Walker

- Mr. Walker stated that all the workers at the Boys and Girls Club are Hispanic and not all parents speak Spanish so they would not be able to communicate with each other.

A motion was made by Commissioner Navarro and Second by Commissioner LaBoy to close Remarks by Citizens.

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

RESOLUTION:

2016-32 A RESOLUTION AUTHORIZING A CHESTNUT GARDENS AND VREELAND VILLAGE SUMMER YOUTH PROGRAM FEE OF ONE HUNDRED DOLLARS (\$100) A WEEK FOR FIVE (5) WEEKS

A motion was made by Commissioner Navarro, seconded by Commissioner LaBoy to approve Resolution 2016-32.

Commissioner LaBoy clarified that Resolution 2016-32 is asking the Board to consider a payment of one hundred dollars (\$100) for the administration of the Summer Youth Program for five (5) weeks.

Commissioner Johnson stated that the Board of Commissioners does think about the children even if the residents may not think so. Commissioner Johnson stated that her grandchild does attend the Boys and Girls Club and loves it but it does not mean that everyone's experience is the same but will not vote based on her decision.

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

ACTION: FAILED

2016-33 A RESOLUTION CANCELING THE CHESTNUT GARDENS AND VREELAND VILLAGE SUMMER YOUTH PROGRAM FOR THE YEAR 2016

A motion was made by Commissioner Navarro, seconded by Commissioner Fernandez to approve Resolution 2016-33.

Commissioner Rodriguez stated that he will not vote to cancel a program but will try to come up with as many ideas as possible before ever having to cancel the program.

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

ACTION: FAILED

2016-34 A RESOLUTION AUTHORIZING A CONTRACT WITH THE BOYS AND GIRLS CLUB OF PASSAIC FOR THE ADMINISTRATION OF A SUMMER YOUTH PROGRAM FOR RESIDENTS RESIDING AT CHESTNUT AND VREELAND VILLAGE

A motion was made by Commissioner Rodriguez, seconded by Commissioner Fernandez to approve Resolution 2016-34.

Commissioner Rodriguez assured the public that this resolution being voted on is just for the Summer Youth Program.

Commissioner LaBoy asked that if the resolution passes he would like to see a tool to measure and assure the effectiveness of the program for the next Board Meeting.

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

ACTION: APPROVED

AJOURNMENT

7:15 p.m.

Respectfully submitted,

Victor Cirilo
Executive Director/Secretary