

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
December 20, 2017**

PLACE: Community Center
 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 this meeting was provided in the following manner: On December 28, 2016 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:

Ron Van Rensalier, Chairman
Beatrice Johnson, Commissioner
Alan Juszcyk, Commissioner
Angel LaBoy, Commissioner
Delmis G. Fernandez, Commissioner
Henry Navarro, Commissioner
L. Daniel Rodriguez, Commissioner

STAFF MEMBERS PRESENT:

Pamela Mitchell
Vincent Wynter
Glenny Candelaria
Joanna Lara
Keyond Gorley
Robert Sforza
Yetlanezi Martinez
Tania Padilla
Nataly Hernandez

Meeting opened at 5:06 p.m.

ROLL CALL:

On roll call: Commissioner Johnson: Present; Commissioner Juszcyk: Present; Commissioner LaBoy: Absent; Commissioner Navarro: 5:21 p.m.; Commissioner Rodriguez: Present; Commissioner Fernandez: Present; Chairman Van Rensalier: Present.

Commissioner Alan Juszcyk was sworn in as Commissioner of the Housing Authority of the City of Passaic. Chestnut Gardens Resident Council were sworn in as well.

Election of officers conducted by Terrence J. Corrison

Nominations for Chairman for 2018

Commissioner Johnson nominated the current Chairman Ron Van Rensalier. A motion was made by Commissioner Rodriguez was seconded by Commissioner Fernandez.

No other nominations were made.

- Commissioner Juszcyk stated that he is in favor of any elected officials have a term limit and believes that the position be rotated and stated that the Chairman has a lot of responsibilities as he serves on the Board of Education and works with the City as well.
- Chairman Van Rensalier thanked the Board of Commissioners for their concern of his wellbeing.

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Nay; Commissioner LaBoy: Absent; Commissioner Navarro: Arrived at 5:21 p.m.; Commissioner Rodriguez: Aye; Commissioner Fernandez: Aye; Commissioner Van Rensalier: Aye.

Nominations for Vice Chairman 2018

Commissioner Van Rensalier nominated Commissioner Navarro for Vice Chairman and was seconded by Commissioner Rodriguez

- Commissioner Juszcyk stated that Commissioner Navarro's term has expired and is no longer a valid Commissioner.
- Mr. Corrison corrected Commissioner Juszcyk and stated that his term is still valid until a new Commissioner is appointed.

Commissioner Juszcyk nominated Commissioner Johnson and she declined but thankful for the nomination.

No other nominations were made.

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Nay; Commissioner LaBoy: Absent; Commissioner Navarro: Arrived at 5:21 p.m.; Commissioner Rodriguez: Aye; Commissioner Fernandez: Aye; Commissioner Van Rensalier: Aye.

Nominations for Treasurer 2018

Commissioner Van Rensalier nominated Commissioner Johnson for Treasure and was seconded by Commissioner Navarro.

No other nominations were made.

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

Angerleener Austin 22 Sixth Street

- Stated concerns on Sixth Street one of them being the laundry matt. Ms. Austin asked how long it will take for the units to be completed because residents are rushed to move out.
- Ms. Austin stated that the transfer list needs to be looked at for seniors and people with medical needs.
- Ms. Austin expressed that she was upset about the scheduled inspections the day after Christmas.
- Ms. Mitchell states that the laundry room will be checked into but the roofing and flooring will be done first.
- In respect to the transfer list, an updated transfer list has been requested due to the multiple calls that have been received. Ms. Mitchell explained that transfers will be handled different because they are no longer public housing.
- The inspections were supposed to be done before the closing of RAD and they were tasked to be completed by December 31st.

Germaine Gibson- 231 Sherman St.

- Ms. Gibson thanked the Board of Commissioners for their donations and personally thanked Commissioner Navarro and Johnson for their generosity.
- Ms. Gibson stated that she is glad to see the Board of Commissioners supporting Ms. Mitchell and she hopes that they continue to do so.
- Ms. Gibson stated that she was disturbed when she heard at event she attended that the former Executive Director’s brother-in-law was being considered for the position.
- Ms. Gibson asked when will the Housing Authority appoint a permanent Security Director.

Michelle Smallwood- 200 Sixth Street 3D

- Ms. Smallwood stated that she has been given the run around about her status on the waiting list. Ms. Smallwood stated that she was told that seniority does not apply to status on the waiting list. She reported that medical letters showing the condition of her health were submitted in July.
- The Executive Director stated she would reach out to Ms. Smallwood regarding the transfer list.

Kirt Robinson- 44 Aspen 1D

Mr. Robinson was living at the Senior Sites and was forced to move to Speer Village because of the RAD Program he was over the income limits. Mr. Robinson was told that he was also over income for the Section 8 Program. Mr. Robinson requested some clarification regarding the income limits.

Maria Brown-200 Sixth Street Apt. 2C

- Ms. Brown stated that she has a problem with her neighbors downstairs. She stated that she can't walk in her own apartment or have visitors because the neighbor downstairs starts banging. Ms. Brown asked about her status on the transfer waiting list.
- The Executive Director stated that she is waiting for an updated waiting list and will reach out to the resident with her status.

Rene Griggs- 23 Aspen 6C

- Ms. Griggs reported that AMP 1 Management is doing good. Ms. Griggs piggybacked off Ms. Gibson and stated that Mr. Gorley is doing good job. Ms. Griggs asked that if the Board is not satisfied with Mr. Gorley's work
- Ms. Griggs stated that the man that Ms. Gibson mentioned approached Ms. Griggs and stated that he personally said he would be the new director.

Shayron Wade -11 Aspen 6H

- Mr. Wade thanked Mr. Eric Kobe for his sponsoring the Tutorial Program to go to Kalahari Indoor Water Park.

APPROVAL OF MINUTES

1.) APPROVAL OF MINUTES OF THE OCTOBER 18, 2017 BOARD OF COMMISSIONERS' MEETING

A motion was made by Commissioner Fernandez and seconded by Commissioner Navarro to approve the minutes as presented.

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

ACTION: MINUTES FOR OCTOBER 18, 2017 APPROVED

RESOLUTIONS

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 SEPARATELY. ALL REMAINING ITEMS WILL BE CONSIDERED TOGETHER.

Commissioner Juszcyk asked if there is a Resolution 2017-77. Resolution 2017-81 was changed to reflect the number 2017-77. The Board requested that Resolutions 2017-66 2017-68, and 2017-78 to be considered separately.

2017-66 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING PAYMENT OF THE SUM OF \$3344.00 TO PLAN 2 CONSULTANTS FOR PLANNING SERVICES

A motion was made by Commissioner Navarro and seconded by Commissioner Rodriguez to approve Resolutions 2017-66.

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

MOTION: RESOLUTIONS 2017-66 APPROVED

2017-68 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO BUG - ELIMINATORS TERMITE AND PEST CONTROL FOR EXTERMINATION AND PEST CONTROL SERVICES AT ALL AUTHORITY SITES IN AN AMOUNT NOT TO EXCEED TWENTY-FOUR THOUSAND DOLLARS (\$24,000.00) FOR TWO YEARS, NOT TO EXCEED \$12,000.00 PER YEAR.

A motion was made by Commissioner Navarro and seconded by Commissioner Rodriguez to approve Resolutions 2017-68.

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

MOTION: RESOLUTIONS 2017-68 APPROVED

2017-78 RESOLUTION AUTHORIZING SICK PAY FOR TERMINAL LEAVE BENEFIT TO BUILDING MAINTENANCE WORKER, ROOSEVELT JOHNSON

A motion was made by Commissioner Navarro and seconded by Commissioner Rodriguez to approve Resolutions 2017-78.

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

MOTION: RESOLUTIONS 2017-78 APPROVED

- 2017-62 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF OCTOBER 17, 2017 THROUGH DECEMBER 14, 2017
- 2017-63 RESOLUTION APPROVING TWO PERCENT (2%) SALARY INCREASE FOR NON-UNION EMPLOYEES FOR FISCAL YEAR 2018
- 2017-64 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC APPROVING REGULAR PUBLIC MEETINGS FOR THE YEAR 2018
- 2017-65 RESOLUTION APPOINTING A FUND COMMISSIONER TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND
- 2017-67 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO BUG - ELIMINATORS TERMITE & PEST CONTROL, INC., FOR K-9 INSPECTIONS & BED BUG TREATMENT ON DEMAND AS NEEDED AT ALL AUTHORITY SITES IN AN AMOUNT OF SIXTY THOUSAND DOLLARS (\$60, 000.00) FOR TWO YEARS AND NOT TO EXCEED \$30,000.00 PER YEAR.
- 2017-69 RESOLUTION CONFIRMING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM HAMILTON, NEW JERSEY BY PROPERTY MANAGER, JOANN ARROYO WHO ATTENDED A TAX CREDIT COMPLIANCE TRAINING AND CERTIFICATION ON NOVEMBER 13-15, 2017
- 2017-70 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL BY ACTING EXECUTIVE DIRECTOR PAMELA MITCHELL FOR THE PURPOSE OF COMPLETING COURSES MANDATED BY THE STATE OF NEW JERSEY.
- 2017-71 PERSONNEL RESOLUTION
- 2017-72 PERSONNEL RESOLUTION
- 2017-73 PERSONNEL RESOLUTION
- 2017-74 RESOLUTION BY THE BOARD OF COMMISSIONER OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC APPROVING CHANGES TO THE ORGANIZATIONAL STRUCTURE

- 2017-75 RESOLUTION AUTHORIZING APPROVAL OF THE RESIDENT SERVICES ACTIVITIES BUDGET OF THE CHESTNUT GARDENS RESIDENT COUNCIL, INC., FOR THE FISCAL YEAR OF 2018 IN AN AMOUNT NOT TO EXCEED ONE THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$1,750.00)
- 2017-76 RESOLUTION AUTHORIZING APPROVAL OF THE RESIDENT SERVICES ACTIVITIES BUDGET OF THE VREELAND VILLAGE COMMUNITY ASSOCIATION, INC., FOR THE FISCAL YEAR OF 2018 IN AN AMOUNT NOT TO EXCEED TWO THOUSAND EIGHT HUNDRED SEVENTY-FIVE
- 2017-77 RESOLUTION OF THE BOARD OF COMMISSIONERS AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF PASSAIC TO TAKE PART IN THE PASSAIC COUNTY CONSORTIUM FOR AFFIRMATIVE FAIR HOUSING
- 2017-79 RESOLUTION AUTHORIZING SICK PAY FOR TERMINAL LEAVE BENEFIT TO MAINTENANCE REPAIRER, RAMON PACHECO
- 2017-80 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AWARDED A CONTRACT FOR THE REPLACEMENT OF FOUR (4) WATER STORAGE TANKS AT ALFRED SPEER VILLAGE TO BURLEW MECHANICAL, LLC FOR A TOTAL AMOUNT OF ONE HUNDRED AND TWO THOUSAND DOLLARS (\$102,000.00)

A motion was made by Commissioner Navarro and seconded by Commissioner Rodriguez to approve Resolutions 2017-62, 2017-63, 2017-64, 2017-65, 2017-67, 2017-69, 2017-70, 2017-71, 2017-72, 2017-73, 2017-74, 2017-75, 2017-76, 2017-77, 2017-79, 2017-80 2017-52, 2017-54, 2017-55, 2017-57, 2017-59, 2017-60, and 2017-61.

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

MOTION: RESOLUTIONS 2017-62, 2017-63, 2017-64, 2017-65, 2017-67, 2017-69, 2017-70, 2017-71, 2017-72, 2017-73, 2017-74, 2017-75, 2017-76, 2017-77, 2017-79, and 2017-80 APPROVED

CORRESPONDENCE

EXECUTIVE DIRECTOR'S REPORT

Submitted.

COMMITTEE REPORT

Committee Reports submitted.

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

Commissioner Juszcyk asked about stale checks that were submitted in the report. Mr. Wynter explained that they are utility reimbursement checks that are given to HCVP clients and that are not cashed.

NEW BUSINESS

The Chairman thanked all the HACP staff for their hard work and wished everyone a happy holiday.

Commissioner Johnson stated that she asked Victor to create a brochure that lists the new staff and their responsibilities for the next Board Meeting. She stated that residents still have question and this will help them get familiarized.

ADJOURNMENT

7:15 p.m.

Respectfully submitted,

Pamela Mitchell
Executive Director/Secretary