

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
June 21, 2017**

PLACE: Community Center
234 Chestnut 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 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
Henry Navarro, Commissioner
Delmis G. Fernandez, Commissioner

STAFF MEMBERS PRESENT:

Victor Cirilo
Vincent Wynter
Glenny Candelaria
Leidy Brito-Diroche
Joanna Lara
Joann Arroyo
Robert Sforza
Yetlanezi Martinez

Meeting opened at 6:03 p.m.

ROLL CALL:

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

APPROVAL OF MINUTES

1.) APPROVAL OF MINUTES OF THE MAY 17, 2017 BOARD OF COMMISSIONERS' MEETING

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

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

ACTION: MINUTES FOR MAY 17, 2017 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 Gibson- 231 Sherman Street, Passaic, NJ 07055

- Ms. Gibson thanked the Board of Commissioners and the Executive Director for their donations and reported that the Tricky Tray for the summer program was a success.

Jaroslaw Jackiw- 266 Lafayette Ave, Passaic, NJ 07055

- Can the Executive Director advise the public as to the status of all senior citizens housing as of May 31, 2017? On June 13, 2017, the City Council passed Resolutions 17-06-172, 17-06-171 & 17-06-170. Could the HACP attorney explain to the tenant residents N.J.S.A. 40A:12A-1, ET SEQ.

The Executive Director stated that the construction at the Senior Sites is still ongoing. In regards to the Resolutions passed at the City Council, the three sites were approved as areas in need of rehabilitation. The NJHMFA needed reassurance that if something catastrophic were to occur, the City would allow the three properties to be rebuilt at the same density and this designation assists in that regard.

- Can the Personnel Committee advise the public as to the disposition of all legal cases regarding employment practice of the HACP as of May 31, 2017? What is the potential dollar exposure to the HACP?

The Executive Director responded that there are active legal cases and personnel matters involved and the Housing Authority cannot speak on it at the moment.

- In an article at NorthJersey.com, it was allegedly cited in a lawsuit that practices of nepotism and cronyism occurred in 2016. Has the Personnel Committee investigated the matter? What were the results of the investigation?

The Executive Director explained that the Personnel Committee is constantly being updated on legal matters and have reviewed all cases.

- Can the Executive Director advise the public of all tenant issues within the HACP that have been abated as of June 21, 2017?

The Executive Director stated that the Housing Authority will be assessing maintenance work orders with staff. The Director also mentioned that a Performance Based Management program is being discussed and will be implemented in order to help address any performance issues at the agency.

- Has Finance and Youth-Resident services committees allocated sufficient funding for all summer youth activities & programs within all HACP facilities as of June 21, 2017?

The Executive Director explained that the program is operating at the same budget as last year. He announced that the program is filled to capacity. The Executive Director thanked staff for their work and dedication.

- What is the state of all active programs for senior residents as of June 21, 2017?

The Executive Director stated that once the RAD construction is completed, enrichment programs will be implanted for senior residents within the budget that is allocated.

- Can the Executive Director advise the tenant residents as to the status of the current Security Director as of June 21, 2017

The Executive Director announced that the Security Director will be taking a similar position at another Housing Authority. The Executive Director invited everyone to the "Going Away Luncheon" for Mr. Gorley.

Ann Robinson- 228 Chestnut

Ms. Robinson made a complaint about the towing that occurred a week ago. Ms. Robinson asked the Housing Authority remove all regulations regarding parking.

The Executive Director explained that removing all parking regulations problems would cause problems and cannot be done.

Lorreta Lewis- Hudson Street, Passaic, NJ 07055

Ms. Lewis stated that she has been on the waiting list since 2012. She explained that due to her lower income she cannot pay her rent. Ms. Lewis stated she would like to know what her number is on the waiting list.

A motion was made to close Remarks by Citizens by Chairman Van Rensalier and seconded by Commissioner Juszcyk.

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

ACTION: APPROVED

RESOLUTIONS

CHAIRMAN VAN RENSALIER 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 asked that Resolutions 2017-34 and 2017-40 be considered separately

- 2017-35 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING RETAINING JOSEPH M. WENZEL ESQ. FOR CERTAIN LEGAL MATTERS

- 2017-36 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO XCLUSIVE PC AND I.T. FOR INFORMATION TECHNOLOGY SERVICES AND SUPPORT FOR A PERIOD OF TWO (2) YEARS AT AN ANNUAL FEE OF TWENTY SEVEN THOUSAND DOLLARS (\$27,000) PER YEAR.

- 2017-37 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO ERIC M. BERNSTEIN ASSOCIATES FOR LEGAL SERVICES PERTAINING TO LABOR RELATIONS FOR A PERIOD OF TWO (2) YEARS AT AN HOURLY RATE OF ONE HUNDRED AND TWENTY DOLLARS (\$120) PER HOUR FOR BOTH YEARS.

- 2017-38 RESOLUTION APPROVING AN AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AND THE PASSAIC COUNTY

WORKFORCE DEVELOPMENT CENTER TO PARTICIPATE IN A
SUMMER YOUTH EMPLOYMENT AND TRAINING PROGRAM FOR 2017

2017-39 RESOLUTION AUTHORIZING FOR PUBLIC COMMENT SIGNIFICANT
AMENDMENTS TO THE PHA PLAN POLICIES INCLUDING CHANGES IN
WAITING LIST PREFERENCES TO INCLUDE DISPLACED PERSON S
AND VICTIMS OF DOMESTIC VIOLENCE AND CHANGES TO COMPLY
WITH THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM

A motion was made by Commissioner Navarro and seconded by Commissioner Rodriguez to approve Resolutions 35-39.

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

MOTION: RESOLUTIONS 2017-35-39 APPROVED

2017-34 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF
MAY 15, 2017 THROUGH JUNE 14, 2017

A motion was made by Commissioner Navarro and seconded by Commissioner Johnson to approve Resolutions 34.

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

MOTION: RESOLUTION 2017-34 APPROVED

2017-40 RESOLUTION AUTHORIZING OFFICIAL TRAVEL TO AND FROM
SANTA ANA, NM BY COMMISSIONER HENRY NAVARRO FOR THE
PURPOSE OF ATTENDING AON INSURANCE RISK POOLING
SYMPOSIUM ON JULY 23 -26, 2017

A motion was made by Commissioner LaBoy and seconded by Commissioner Johnson to approve Resolutions 2017-40.

Commissioner Juszcyk stated that Commissioner Navarro has attended the prior symposium in Florida and sees no benefit in attending these conferences. Commissioner Juszcyk stated that the resolution refers to a session about litigation management, he asked "since when do commissioners manage any litigation if the Housing Authority has professionals that guide them in these matters".

Commissioner Juszcyk stated that one of the sessions on the agenda is titled "Pioneers, Entrepreneurs, and Explorers" and "Active shooter: Preparing for the day you hope never comes". Commissioner

Juszcyk explained that the Housing Authority has a Security Director and subsidizes police contracts to have them present on Housing Authority properties. He asked what the value is to be attained from attending these sessions by Commissioner Navarro since he does not even serve on the Buildings and Grounds Committee.

Commissioner Juszcyk asked that the Board consider voting no on this resolution since there is no benefit to attending this symposium.

The Executive Director asked Commissioner Juszcyk to look over the Executive Director's report that shows all the insurance claims from over the past few years. Due to the Housing Authority's pro-activeness, there has been a decrease in claims with the help of both staff and Commissioners.

The Executive Director made a comparison to other Housing Authorities where they have a strong Executive Director but a weak Board of Commissioners. Their Commissioners are not as exposed on what they over see as the agency stewards. He explained that in 1998 the Federal FBI came to the Passaic Housing Authority, and the Commissioners had no clue to what was going on. The Executive Director explained the importance of educating the Commissioners in every area pertaining to local government including risk management.

The Executive Director stated that the Chairman, Commissioner Navarro, and Commissioner Fernandez were recently at a committee meeting where this type of training and an understanding of litigation, laws, and claims was thoroughly exercised.

The Chairman attested to why it is important to understand litigation matters and risk management. He stated that "the more knowledge the better".

Commissioner LaBoy asked if Commissioner Navarro will write a report. Commissioner Navarro responded "yes".

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: No; Commissioner LaBoy: Aye; Commissioner Navarro: Aye; Commissioner Rodriguez: Aye; Commissioner Fernandez: Aye; Commissioner Van Rensalier; Aye.

MOTION: RESOLUTION 2017-40 APPROVED

Commissioner Juszcyk asked legal counsel if Commissioner Navarro would have to abstain from voting on this resolution. Legal counsel said no. It was explained that even if he abstained from voting on the resolution, it would still pass.

Commissioner LaBoy stated that this question has come up in the past and it has been settled that there is no conflict of interest and Commissioner Navarro would not have to abstain from voting.

CORRESPONDENCE

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. The Chairman congratulated Ms. Lara and her staff on completed and passing the SEMAP.

DIRECTOR OF RESIDENT SERVICE'S REPORT

Submitted. The Chairman stated that the program is filled to the capacity of 75 children. He asked Ms. Candelaria if there is any way to add more people to the program. Ms. Candelaria stated that there is currently a waiting list for anyone who is interested in joining the program since they have reached the State of New Jersey maximum capacity.

SECURITY DIRECTOR'S REPORT

Submitted.

OLD BUSINESS

None.

NEW BUSINESS

AJOURNMENT

6:39.m.

Respectfully submitted,

Victor Cirilo
Executive Director/Secretary