

ITEM E

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
APRIL 18, 2018**

PLACE: Community Center
14-34 East Monroe 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 21, 2017 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.

COMMISSIONERS - PRESENT: Beatrice Johnson
Alan Juszcyk
Delmis G. Fernandez
Edwin Perez
L. Daniel Rodriguez (Arrived at 6:15 p.m.)
Ronald Van Rensalier
-ABSENT: Angel LaBoy

STAFF MEMBERS PRESENT: Pamela Mitchell
Joann Arroyo
Leidy Brito-Diroche
Glenny Candelaria
Joanna Lara
Natasha Pearson
Barbara Rivera
Vincent Wynter

Meeting opened at 6:08 p.m.

ROLL CALL:

Commissioner Johnson: Present; Commissioner Juszcyk: Present; Commissioner LaBoy: Absent; Commissioner Perez: Present; Commissioner Fernandez: Present; Chairman Van Rensalier: Present.

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-Williams, 231 Sherman Street, Passaic, NJ

Ms. Gibson-Williams: First and foremost I would like to congratulate the Chairperson and Commissioner Rodriguez for their most recent win for the Board of Education.

- Ms. Gibson-Williams urged the Board to take into consideration everything the Interim Executive Director has given to the Housing Authority over the years. She also remarked “If I am not mistaken she is the most seasoned employee at the Authority”.
- Ms. Gibson-William reported that she has been in communication with the Director of Resident Services Glenn Candelaria and her staff about holding a “Grocery Bingo” on Wednesday, June 6th at the Tutorial Center – 45 Aspen Place. She also invited the commissioners to attend some of the activities planned for the summer.

Rene Griggs, 23 Aspen Place, Apt. 6C, Passaic, NJ

- Reported several complaints about the receptionist.
- Residents formed a private group to organize activities are to support the residents and the kids. It is important to get involved in resident services. She inquired as to what activities are being done other than the Tutorial/Summer Program. She stated that if she does not do activities with the community it is not going to be done. She was told that there was a policy for the use of the Summer/Tutorial Program Center. She has never seen any policy pertaining to the use of the center. She would like to know the procedure. There are outsiders coming to do other activities at Speer.
- Expressed security concerns – There is a need for security services. She stated that there are people on the Trespass List assaulting minor children while going home to their

residence. Do your mission - to provide safe, affordable, decent housing. When you have children assaulted while going home you have not done due diligence. It is not being done for the safety of the residents. She stated that residents at Speer have gathered and consulted lawyers to bring back action.

- If you had the best interest of the residents you would make sure that every department under you function at the capacity it should have. When you say invocation that

Kirt Robinson, 45 Aspen Place, Apt. 1D, Passaic, NJ

- Lived at 14-34 E. Monroe and had to move because he was over the income while he was working under the RAD Program. He had to move, but was told he could come back when he was no longer over the income. He was offered a studio apartment and he told them he could not accommodate all his things in a studio. As a result, he was advised he had to wait three years to move back to the senior site.
- Chairperson Van Rensalier asked Director Mitchell to address Mr. Robinson. Director Mitchell asked Mr. Robinson to meet with her tomorrow morning at 9:00 a.m. to address his concerns rather than in public.

Thomas Curtis, 14-34 East Monroe, Apt. 7A, Passaic, NJ

- Mr. Curtis stated that he was promised a floor while they were remodeling - tiles coming off the floor and nothing has happened. In addition, there is rain coming through the door. Awnings were supposed to be installed and it did not happen.
- Chairperson Van Rensalier asked Ms. Arroyo to address the Board. Ms. Arroyo reported that damage to floor is circumstantial from the rain coming into the unit. She added that there are other units having the same issues as a result of the awnings not being replaced. She reported that she began the process of the procurement due to the serious nature of this matter.
- Chairperson Van Rensalier asked Director Mitchell to address the Board regarding this situation. Director Mitchell stated she was made aware of the problem from Mr. Curtis, but will revisit that tomorrow morning.
- Chairperson Van Rensalier asked Mr. Curtis to contact Director Mitchell and she will update him as to what steps she is going to take to make sure that the situation in his apartment is corrected. He also asked Mr. Curtis to come back next month to let the Board know that it was taken care of.

Ethel Dollar, 14-34 East Monroe Street, Apt. 5G, Passaic, NJ

- Ms. Dollar reported she suffered two strokes and have someone living above her playing ball all the time.
- She complained to the property manager. Her bathroom shower handle bar was moved and a soap bar was installed. It is very difficult for her to get in and out of the tub.
- Chairperson Van Rensalier: He asked that the manager report to the Board at the next meeting.

Patricia Jackson, 14-34 East Monroe Street, Apt. 2D, Passaic, NJ

- Having a problem with the sink at night. It is always bubbling. Chairperson Van Rensalier asked if she reported it to the manager and Ms. Jackson said she did.

APPROVAL OF MINUTES

APPROVAL OF MINUTES OF THE MARCH 28, 2018 BOARD OF COMMISSIONERS' MEETING

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

Commissioner Juszcyk that there was a correction to page three of the minutes.

Change to Page three:

Commissioner Juszcyk requested resolution 2018-15 to be considered separately.

Commissioner LaBoy requested resolution 2018-16 AND 17 to be considered separately.

ACTION: MINUTES FOR MARCH 28, 2018 BOARD MEETING APPROVED AS AMENDED.

MOTION TO ENTER CLOSED SESSION:

Attorney Corriston stated that the Board was entering into closed session to discuss a personnel matter and that the minutes would be available when the need for confidentiality was no longer necessary.

A motion was made by Commissioner Rodriguez, seconded by Commissioner Fernandez to enter closed session.

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

MOTION TO COME OUT OF CLOSED SESSION:

A motion was made by Commissioner Fernandez, seconded by Commissioner Rodriguez to come out of closed session.

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

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 SEPARATELY. ALL REMAINING ITEMS WILL BE CONSIDERED TOGETHER.

Commissioner Juszcyk requested resolution 2018-22 to be considered separately.

2018-22 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM COLORADO SPRINGS, CO BY HAHSAN BATTLE TO ATTEND A PUBLIC HOUSING MANAGER (PHM) TRAINING ON JUNE 4-8, 2018.

A motion was made by Commissioner Rodriguez and seconded by Commissioner Fernandez to approve Resolution 2018- 22.

Commissioner Juszcyk stated that he was concerned about the location of this training and certification and he would have preferred it would be in the East Coast rather than far west as Colorado. He added that there was a training in Maryland.

Commissioner Rodriguez asked what was the difference.

Commissioner Juszcyk: I believe it is a \$500 difference.

Chairman Van Rensalier: Between going to Maryland and going to Colorado?

Commissioner Juszcyk: Yes.

Commissioner Rodriguez: ...Are we expecting him to drive down vs. fly?

Commissioner Juszcyk: No.

Commissioner Rodriguez: If it is in Maryland and is \$500 cheaper I don't see why we are sending him to Colorado.

Commissioner Johnson: Is it the same classes being offered?

Chairman Van Rensalier: It is the same certification.

Property Manager Natasha Pearson stated that this class was in June and the other class was in December and he was supposed to have taken this certification already. He had been scheduled to take the training and certification earlier and due to a credit card issue it did not materialize.

After extensive discussion by Board members and counsel it was agreed that a resolution would be included in next month's agenda for Mr. Battle to go to Maryland and his employment would not be affected by this action.

On roll call vote: Commissioner Johnson: No; Commissioner Juszcyk: No; Commissioner Perez: No; Commissioner Rodriguez: No; Commissioner Fernandez: No; Chairman Van Rensalier: No.

MOTION: RESOLUTION 2018-22 FAILED.

CONSENT AGENDA:

- 2018-20 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF MARCH 19, 2018 THROUGH APRIL 13, 2018.
- 2018-21 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM ARLINGTON, VA BY ACTING EXECUTIVE DIRECTOR PAMELA MITCHELL TO ATTEND THE 2018 WASHINGTON NAHRO CONFERENCE ON APRIL 22-24, 2018.
- 2018-23 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM HAMILTON, NJ BY LISMARIE GUERRERO, TANIA PADILLA AND JOANN ARROYO TO ATTEND A SEMINAR TITLED "TAX CREDIT COMPLIANCE AND FAIR HOUSING WORKSHOP" ON MAY 14-15, 2018.
- 2018-24 2018 HOUSING AUTHORITY OF THE CITY OF PASSAIC BUDGET RESOLUTION.

A motion was made by Commissioner Fernandez and seconded by Commissioner Rodriguez to approve Resolutions 2018-20, 2018-21, 2018-23 and 2018-24.

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

MOTION: RESOLUTIONS 2018-20, 2018-21, 2018-23 AND 2018-24 APPROVED.

Attorney Terrence Corriston: It is my sincere pleasure to request a RESOLUTION TO RETAIN PAMELA MITCHELL AS EXECUTIVE DIRECTOR ON THE TERMS AND CONDITIONS DISCUSSED IN CLOSED SESSION SUBJECT TO APPROVAL BY THE DEPARTMENT OF COMMUNITY AFFAIRS, AND BE IT FURTHER RESOLVED THAT THE SALARY AND COMMENSURATE BENEFITS SHALL BEGIN TOMORROW.

A motion was made by Commissioner Fernandez and seconded by Commissioner Rodriguez to approve the aforementioned Resolution.

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

MOTION: RESOLUTION APPROVED.

Chairperson Van Rensalier: Congratulations. Any other comments or questions regarding any of the reports?

CORRESPONDENCE

Travel Report by Nancy Lopez and Robert Sforza. Submitted.

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.

DIRECTOR OF RESIDENT SERVICES' REPORT

Submitted.

PASSAIC AFFORDABLE HOUSING COALITION'S REPORT

Submitted.

OLD BUSINESS

None.

NEW BUSINESS:

Commissioner Johnson asked if the State Organization was still holding conferences for the residents because they need to be trained and have not attended one in a long time. Ms. Griggs replied that there was one being planned for 2019. Commissioner Johnson asked Ms. Griggs to make sure to keep the Board apprised on any upcoming conferences.

Chairperson Van Rensalier asked if the Board members had any comments for the new Executive Director.

Commissioner Fernandez: Congratulations you have proven you deserve the job.

Commissioner Johnson: Well-deserved, Director Mitchell. I look forward to working with you. It has is a long time coming. It is nice to see a woman is going to be a head of the agency for a change, so we are in the right move.

Commissioner Rodriguez: Congratulations, Director Mitchell. Well-deserved. I look forward to working with you closely and moving forward the agency in the direction that we need to go.

Commissioner Juszcyk: Congratulations. I have enjoyed working with you so far and I am looking forward to working with you in the future.

Commissioner Perez: Congratulations. Well-deserved. For the short time that I have known you it has been a great pleasure.

Chairperson Van Rensalier: Welcome aboard. You have done a fantastic job as interim. I've seen your work close up for 20 or 25 years. I am certain you have all of the experience and knowledge that you need to be successful as Director of the Passaic Housing Authority.

Executive Director Mitchell: Thank you.

Commissioner Juszcyk requested that the Chairman convey to the Passaic Affordable Housing Coalition that their report be more detailed. Chairman Van Rensalier: Absolutely.

ADJOURNMENT

7:20 p.m.

Respectfully submitted,



Pamela Mitchell

Executive Director/Secretary