

**ITEM D**

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

PLACE: Community Center  
220-222 Sixth 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 (Arrived at 6:15 p.m.)  
Ronald Van Rensalier  
-ABSENT: Angel LaBoy  
L. Daniel Rodriguez

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

Meeting opened at 6:00 p.m. by Chairman Van Rensalier.

**ROLL CALL:**

Commissioner Johnson: Present; Commissioner Juszcyk: Present; Commissioner LaBoy: Absent; Commissioner Rodriguez: Absent; Commissioner Fernandez: Present; Commissioner Perez: Absent; 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.

**Angerlener Austin, 222 Sixth Street, Apt. 1C:**

- Debris from tree was removed, but there is a tree leaning over the fence.
- Laundry Room fire caught on fire on July 9<sup>th</sup>.
- Resident at 220 Sixth Street, Apt. 1D is out of her unit (more than a week getting floors installed).
- New parking permits have not been issued to residents.
- Resident's furniture at 220 Sixth Street, Apt. 1 B was scratched during floor installation.
- Residents should be given at least two weeks' notice before floor installation.
- Sprinklers need to be swept and cleaned daily or at least before being turned on.
- Unprofessionalism and lack of respect from HACP and contracted employees.
- Maintenance staff is leaving the doors open after work is done (222-Apt. 1D). Ms. Austin took pictures.
- Drug use behind 200 Sixth Street and trespasser bathing and getting dressed in backyard.
- Contact Animal Control regarding raccoons and skunks potentially with rabies being present at daytime.
- Vreeland Village Resident Council is still without an office and access to a computer and printer.
- Computers room and TV do not work at the Rec. Center-would like to be able to utilize as needed and for a place to stay while floor repairs or any other repairs are being done.
- Maintenance workers are walking into apartments unannounced and without letting residents know repairs were done. Ms. Austin suggested a note or copy of work order is left for residents upon completion of repairs.

Chairperson Van Rensalier asked Property Manager Leidy Brito-Diroche to address some of the issues.

Ms. Brito-Diroche: Tree leaning over fence is not on our property.

Commissioner Johnson: Can we cut the part that is leaning over our property? Commissioner Van Rensalier replied that the part leaning over our property can be cut.

Ms. Brito-Diroche: Laundry room fire - has not had a chance to target that problem.

Chairman Van Rensalier asked Ms. Brito-Diroche about the notice to the residents. Ms. Brito-Diroche explained that a first notice was sent to residents with information missing and a second notice was sent, which was prepared by the architect.

There was extensive discussion regarding the installation of floors:

- Notice to residents;
- Clutter in some apartments;
- Storing furniture elsewhere while floors are being installed – community room or vacant units. Liability issue if furniture is damaged was also discussed.
- Contract stipulates the contractor must move furniture from one room to another while floor is being installed.
- Having access to community room to watch television while floors are being installed.

Chairman Van Rensalier requested Director Mitchell to convene a meeting with the Property Manager and the Contractor to find resolution to the issue of moving one room of furniture to another during floor installation.

Chairman Van Rensalier asked the Property Manager to look into the sprinklers not being cleaned.

Chairman Van Rensalier thanked Ms. Austin and asked she follow up with Director Mitchell.

**Jaroslaw Jackiw “JJ”, 266 Lafayette Avenue:**

Can the Chairperson of the HACP Board of Commissioners/Personnel Committee advise the public as to the status of the current Public Safety Director & Deputy Safety Director as of July 18, 2018?

Can the Executive Director advise the public as to the status of all exterior maintenance i.e. landscaping, playgrounds, sidewalk safety issues, parking, etc.?

Can the Executive Director advise the public if all quality of life issues have been addressed within all HACP properties in CY 2018 (1/1/2018-7/18/2018)?

Can the Executive Director advise the public as to the status of all summer youth & senior activities – programs within all HACP properties as of July 18, 2018?

On June 13, 2017, the City Council (with the Planning Board approval) passed Resolution #17-06-172 (14-34 East Monroe Street), Resolution #17-06-171 (299 Gregory Avenue) & Resolution #17-06-170 (57-65 Ascension Street) i.e. N.J.S.A. 40A:12-1, et. seq.

Can the Chairperson explain to the public – and all current Senior Tenant Residents as to the impact all financial institutions will have on their respective living quarters as it relates to future maintenance fees, etc.?

Chairperson: Thank you JJ for putting all your questions in writing. We appreciate that. With respect to the first question, which was addressed to me, the Housing Authority has on this

agenda this evening to hire a Public Safety Director. With respect to all the other questions there is no way that the Director could have been prepared or is prepared to answer all of these questions. I suggest that you meet with her or give her some ample time to put her answers in writing to you. If you would speak with her later after a meeting to schedule a meeting or a timeframe as to when she can get back to you and answer your questions appropriately.

JJ: Thank you. Here is a copy of the resolutions.

**Lakeisha Randolph, 226 Sixth Street, Apt. 2B:**

- Last week a Maintenance worker entered her apartment while she was sleeping. Her son was awake, but she never heard the worker come in. Ms. Randolph was walking around in her underwear and saw the worker. She questioned him and asked how long he had been there and he finally told her he had been there a while. I put it in writing also.
- Chairman Van Rensalier: You put it in writing. To whom?
- Ms. Randolph: I gave it to Ms. Pam.
- Chairman Van Rensalier: Pam, can you give us a status report on this?
- Director Mitchell: I have it in writing. That is going to be worked through the property manager and her maintenance staff.
- Chairman Van Rensalier: Did you report this to your manager as well?
- Ms. Randolph said that she did and spoke to a gentleman on the phone and the manager stopped by and asked that she calm down. She stated that it is very hard to calm down if you are walking through your house and a man is in your house.
- Chairman Van Rensalier apologized and asked that she follow up with Director Mitchell next month or come back in September and let us know.

**Eula Washington, 226 Sixth Street, Apt. 1B:**

- She called last week to speak to Director Mitchell and a man told her that she was not able to speak with her. She would have to make an appointment. She wants to find out about new rules and regulations concerning tenants.
- Chairman Van Rensalier advised Ms. Washington that Director Mitchell has an assistant, Barbara Rivera, who will answer the phone and take the information.
- Chairman Van Rensalier urged the property manager to try to disseminate the information in a timely fashion.

**Ashley Bland, 220 Sixth Street, Apt. 3C:**

- Locked out of her apartment while she went to laundry room. She called a work order and waited six hours for someone to come.
- Requested documentation from tenant interviewer and requested to receive it by 1:00 p.m. and the documentation was not provided until 1:48 p.m. She claims that the tenant interviewer does not answer her telephone and feels she is screening her calls.
- Chairman Van Rensalier thanked Ms. Bland for reporting this situation and assured her that Director Mitchell would look into it.

**Domitila Saavedra, 222 Sixth Street, Apt. 3B:**

- Has been complaining a while about a problem with roaches and has proof. She also has been calling for repairs to her door and no one comes. She stated that if her concerns are

not addressed she will complain to the State. She has painted and fixed her apartment with her own money. In addition, she requested a rental breakdown and it was not provided to her.

Chairman Van Rensalier asked that all the residents that presented their concerns before the Board tonight should come to the next Board meeting in September and give the Board an update - meetings you had with the Director or her assistant and follow up to make sure these items were taken care of.

**Evelyn T. Robinson, 222 Sixth Street, Apt. 2D:**

- Thanked Director Mitchell for hosting the Agency Plan meeting and reported she will be having another one.
- Feels that there is a disconnect. She stated that there were issues in the past, but the disconnect was not there. I am going to say something and folks are going to be upset that is for the previous administration “hiring folks who they know and not what they know” When you are properly trained and go to staff training and customer service training. She stated that she worked at the Housing Authority for many years and there was extensive customer service training. The quality has gone down. This is supposed to be professional... and I did not even know our property manager was who she was. I can count in my hand how many times I’ve had a work order done in my home.
- Ms. Robinson was given a \$100 fine for not having a child guard. She asked the manager to check and requested to get her money back.
- The respect has to be there. We are not nasty mean people. Treat us with respect.
- She asked that the manager look into the fine she was assessed and for her money to be returned.

**Katie Luton, 220 Sixth Street, Apt. 1A:**

- Was talking to the property manager about the missing door panel and she told her she had two things going on and did not have time for that. She left her standing there and went to talk with a Hispanic woman.

Chairperson Van Rensalier stated that “it was really sad to hear about all of these complaints tonight and if the non-profit is not going to take our residents seriously, maybe we shouldn’t take them seriously as well and maybe they shouldn’t continue to work with us”.

**Maria Batista, 210 Sixth Street, Apt. 3A**

- Has seen men that don’t live there hanging out in the building (security issue).

Chairperson Van Rensalier informed all present a Security Investigator was being hired tonight.

**Paulette Gathers, 202 Sixth Street, Apt. 3C:**

- Complained about the receptionist looking at the money orders when they go to pay. She would like the machine that date stamps money orders be placed outside so that the residents could do it themselves.

**Germaine Gibson-Williams, 231 Sherman Street:**

- Takes pride in the children of the Housing Authority. Whatever she has done it is wholeheartedly for them. The Summer Program is a five-week program and each week the children go on trips. February or March she had a meeting with the parents to discuss fundraising efforts along with staff and volunteers. First fundraiser did raise enough money to do what they wanted to do. There was a second fundraiser and they were able to raise enough money to send all the children on the trips. A situation happened and the trips were cancelled. I asked the question why and I do not have a clear understanding why.
- An employee was suspended from work because of an unfortunate situation that happened in us going on a trip outside of the program during the winter break. From what I understand, the employee was suspended from a directive that they took from their immediate supervisor.
- Attorney Corriston interjected and cautioned Ms. Gibson-Williams not to discuss personnel matters.
- I come to you letting you know what we have going on for the kids.
- There are hundreds of people that are supporting the kids and we will support them in every way that we can.
- I want a clear understanding. We want to know that our efforts were not in vain.
- Can I get an answer?

Director Mitchell: I think you may have answered your own question. You said there is a disconnect. Honestly speaking for myself, I've been in place as Acting Executive Director since October of 2017. I was appointed by the Board in April of this year. I found out about fundraisers last month, so that is a disconnect right there in itself for me. I requested information to be supplied for these so called fundraisers such as start-up cost, expenses and profits. I don't even know how much money was made or what is being contributed for the kids. I would never take away from children, because they are here today and are progressing for tomorrow but I asked for something in place before buses were even booked. This dates back to April. I asked for a curriculum for the summer program along with its benefits for the children and for a list of the prospective bus trips. I received the bus trips list maybe within a month's time and the curriculum for the summer program I still have not received until today. So with that being said, a decision to cancel all trips was made. It was deemed that the trips weren't necessary, because if you are having fundraisers and I, who sit at the helm of this agency, do not know what is being brought in and there is a budget for Resident Services that pays for programs and buses. I really do need to know where's the disconnect. Why are we doing these fundraisers? To offset what? Now I have back tracked and said, 'you know what, it is the summer program maybe we can do a big shebang at the end' and as a result have reinstated two of the trips planned with a third trip in question. That is where it stands. There is only going to be two trips this summer.

You cannot engage me about the fundraisers now. Whatever you did with the fundraisers, I was not aware of the information. Utilizing the Housing Authority's name and concluding it is for the kids or summer program is misleading especially when not done appropriately. Having parents sell tickets and receiving money is something you must take up with the parents. I am working off a budget for resident services and I know what is allotted and what can be paid.

**Juanetta Jeffries, 33 Aspen Place, Apt. 4C:**

I have three children in the program and I pay \$95 each week. It is sad the children are going only on two trips.

**Shyron Wade, 11 Aspen Place, Apt. 6H:**

You stated that you asked for a curriculum. It was done at the same time the buses were scheduled, which was way back in April and it was submitted to the Director of Resident Services. I cannot understand why you did not receive that copy and now the children have to suffer.

**Rene Griggs, 23 Aspen Place, Apt. 6C:**

- I am so glad I live at Speer and not anywhere else. We may not agree in everything but we work it out in a respectful manner.
- Saddened about the cancellation of trips.
- Always fights for programs and contributes to tricky tray tickets.
- HUD moved federal funds and cannot support bus trips. Came up with fundraisers to offset financial burden of parents.
- Summer Program snack store is an in-kind service for the children. She has donated money to purchase snacks and is sad the program cannot have a snack store anymore.

**Betsy Barbosa, 220 Sixth Street, Apt. 1D:**

Word to the wise, I was the first apartment to have floors installed. I have been a week and a half out of my apartment due to the floor installation. The first three days I had to move my family to a hotel. I received five small boxes. Never was told I had to leave apartment. I received boxes on Friday and was told I had one week to pack valuables. Contractors arrived Monday morning. Advised residents to prepare themselves because it won't be easy.

Commissioner Johnson asked that the Property Manager convene a meeting to streamline the process.

A motion was made by Commissioner Fernandez, seconded by Commissioner Johnson close the Remarks by Citizens portion of the meeting.

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

**MINUTES OF THE JUNE 20, 2018 BOARD OF COMMISSIONERS MEETING**

A motion was made by Commissioner Juszcyk, seconded by Commissioner Fernandez to approve the minutes of the June 20, 2018 Board of Commissioners' meeting.

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

**MOTION: MINUTES FOR THE JUNE 20, 2018 BOARD MEETING 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 SEPARATELY. ALL REMAINING ITEMS WILL BE CONSIDERED TOGETHER.

*Commissioner Juszcyk requested that Resolution 2018-46 be considered separately.*

*Commissioner Van Rensalier requested that Resolutions 2018-46, 2018-48, 2018-51 and 2018-52 be considered separately.*

2018-46        RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF JUNE 20, 2018 THROUGH JULY 13, 2018.

A motion was made by Commissioner Johnson, seconded by Commissioner Fernandez to approve Resolution 2018-46.

Commissioner Juszcyk: I have a question for Counsel. Since this resolution pays a certain amount of funds to vendors. What would be your opinion of paying a vendor and the vendor pays a salary to one of the commissioners?

Attorney Corrison: I would like to have more specific details.

Chairman Van Rensalier: I think I may be able to help. There is a portion of the Accounts Payable that I need to abstain because my employer pays. Page 4 – Check No. 0000043998 and Page 1 Check No. 0000100274 payable to the Passaic Valley Water Commission.

Commissioner Juszcyk asked that Chairman Van Rensalier abstain from a check to Code Enforcement as the website states that he is in charge of Code Enforcement.

Chairman Van Rensalier explained that he has not been in charge of Code Enforcement in two years.

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Aye; Commissioner Fernandez: Aye; Commissioner Perez: Aye; Commissioner Van Rensalier: Aye\*.

*\*With the exception of Page 4 – Check No. 0000043998 and Page 1 Check No. 0000100274 payable to The Passaic Valley Water Commission.*

**MOTION: RESOLUTION 2018-46 APPROVED.**

2018-48        RESOLUTION CONFIRMING THE HIRE OF AN ADMINISTRATIVE CLERK TO FILL A VACANT POSITION.



A motion was made by Commissioner Johnson, seconded by Commissioner Fernandez to approve Resolution 2018-48.

Chairman Van Rensalier: I would like to understand and appreciate how a Housing Manager is making this hire rather than the Executive Director.

Director Mitchell: All vacancies that are within the Department are going to be hired by the Department Head with the exception of anything in the Executive Office and that has been done like that for some time now.

Chairman Van Rensalier: I thought that all hires either they went through the Personnel Committee at some point and then ultimately were approved by the Executive Director who is the Chief Executive Officer of the Authority.

Director Mitchell: Once the recommendations are made they will come to me. I either support it or not support it.

Chairman Van Rensalier: I see the Housing Manager making the recommendation, but I don't see them ultimately making the decision to hire.

Attorney Corrison: Are you are saying Executive Director that you are making the recommendation?

Director Mitchell: Whoever is working with that person is making the recommendation and I either support it or not support it.

Attorney Corrison: Do you support it?

Director Mitchell: Yes.

Commissioner Johnson: Out of the ten applicants was she the most qualified and does she live in Passaic?

Natasha Pearson: Yes.

Commissioner Johnson: Do you think she is going to work well with the residents, the public and everything?

Natasha Pearson: I believe she will.

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

**MOTION: RESOLUTION 2018-48 APPROVED.**

2018-51        RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM ATLANTA, GEORGIA BY CORAL MOREL, ANGELICA GRULLON, AND TANISHIA HENDLEY AND CORAL FOR THE PURPOSE OF ATTENDING A SEMINAR ENTITLED "HCV SPECIALIST AND

CERTIFICATION EXAM" SPONSORED BY NAN MCKAY ON  
SEPTEMBER 10-14, 2018.

A motion was made by Commissioner Johnson, seconded by Commissioner Perez to approve Resolution 2018-51.

Chairman Van Rensalier questioned:

- Cost - \$10,000;
- Asked for comparable with other housing authorities relatively the same size of Passaic, such as Garfield, Clifton, Paterson, Perth Amboy and Union City and how many Certified HCV Specialists do they have.
- Send a Senior Tenant Interviewer to get the certification and train the other tenant interviewers.

Director Mitchell stated she had a discussion with the Director of the HCV Program - the Housing Authority wants to maintain a standard – all tenant interviewers should be certified by a certifying official face to face, where they get hands on training and they test and certify. Thereafter, online training can be considered to stay up to date.

Chairman Van Rensalier recalled a recent travel request being tabled for one employee to go to Denver, Colorado due to the cost. Due to fairness and consistency, he requested that the resolution be tabled to come up with something more favorable to the Authority and not so costly.

Commissioner Fernandez asked whether tabling the resolution would have a negative impact on the employees. Director Mitchell stated that two of the employees just completed their probationary period.

Commissioner Johnson asked that if necessary the period to obtain certification can be extended.

HCV Director Joanna Lara stated she could search for a closer location as other trainings are not as thorough as this particular training.

Motion to table Resolution:

A motion was made by Chairman Van Rensalier, seconded by Commissioner Perez to table Resolution 2018-51.

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

**MOTION TO TABLE RESOLUTION 2018-51 APPROVED.**

2018-52      RESOLUTION AWARDDING CONTRACT TO GZA GEOENVIRONMENTAL,  
INC.

A motion was made by Commissioner Johnson, seconded by Commissioner Fernandez to approve Resolution 2018-52.

Chairman Van Rensalier stated there was a Phase I Environmental Review at Chestnut Gardens and the contractor found some sort of contamination and they had to do a Phase II to further investigate how bad the contamination was and how it would be abated. He asked who made that determination and why because it was not stated in the resolution.

Attorney Corrison explained Phase I was done by Brennan Environmental in connection with the RAD closing. He stated he reviewed the matter with Director Mitchell. He did not know why it was delayed and not completed prior to the closing, perhaps a disconnect with the bank, but it was the responsible thing to do. GZA was hired years ago to start something and again, it was never finished. We are trying to pick up the pieces and close it out. GZA already has a bulk of data on the site.

Chairman Van Rensalier stated that the difference in pricing between Brennan and GZA was \$8,500.

Attorney Corrison explained that GZA did the initial site remediation investigation.

Chairman Van Rensalier stated that he wanted to make sure the Board had the information.

Mr. Wynter stated that Lakeland Bank held monies in escrow for the work.

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

**MOTION: RESOLUTION 2018-52 APPROVED.**

**CONSENT AGENDA:**

- 2018-47 RESOLUTION CONFIRMING THE HIRING OF A SECURITY INVESTIGATOR.
- 2018-49 RESOLUTION AUTHORIZING A CHANGE ORDER TO BURLEW MECHANICAL FOR THE REPLACEMENT OF FOUR (4) HOT WATER STORAGE TANKS AT ALFRED SPEER VILLAGE.
- 2018-50 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO BRESLIN AND BRESLIN P.A. FOR TENANT LANDLORD LEGAL SERVICES FOR A PERIOD OF THREE (3) YEARS AT AN ANNUAL FEE OF TWENTY-EIGHT THOUSAND FIVE HUNDRED DOLLARS (\$28,500) FOR YEAR 1, TWENTY-NINE THOUSAND, DOLLARS (\$29,000) FOR YEAR 2 AND TWENTY-NINE THOUSAND FIVE HUNDRED DOLLARS (\$29,500) FOR YEAR 3. EXTRAORDINARY LEGAL SERVICES OUTSIDE THE SCOPE OF WORK WILL BE BILLED AT ONE HUNDRED SIXTY-FIVE DOLLARS (\$165) PER HOUR AND A MAXIMUM LUMP SUM CHARGE OF

EIGHT HUNDRED FIFTY DOLLARS (\$850.00) PER CASE FOR ALL THREE (3) YEARS.

2018-53 CORPORATE AUTHORIZATION RESOLUTION.

A motion was made by Commissioner Juszcyk, seconded by Commissioner Fernandez to approve Resolutions 2018-47, 2018-49, 2018-50, and 2018-53.

Chairman Van Rensalier introduced new Security Investigator Barlow Taylor.

Commissioner Juszcyk: I would like to welcome Mr. Taylor to the party and I am sure that the residents and the commissioners will all look up to you.

Commissioner Johnson welcome Mr. Taylor and asked for his contact information.

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

**MOTION: RESOLUTIONS 2018-47, 2018-49, 2018-50 and 2018-53 APPROVED.**

**CORRESPONDENCE**

None.

**EXECUTIVE DIRECTOR'S REPORT**

Submitted.

**COMMITTEE REPORT**

None.

**TREASURER'S REPORT/ DIRECTOR OF FINANCE REPORT**

Submitted.

Commissioner Juszcyk asked about \$150 charge for a phone replacement on the Treasurer's Report. Mr. Wynter explained the HACP gives phones to staff especially maintenance workers. Mr. Wynter added that in January we replace the phone and we issue new phones to the employees. If the company does not charge the HACP he does not charge the employee.

Commissioner Juszcyk asked if there was insurance to cover the phones. Mr. Wynter replied "no".

**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.

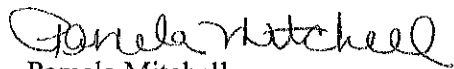
**NEW BUSINESS:**

None.

**ADJOURNMENT**

7:48 p.m.

Respectfully submitted,



Pamela Mitchell

Executive Director/Secretary