

ITEM D

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
OCTOBER 17, 2018**

PLACE: Community Center
299 Gregory Avenue
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: Delmis G. Fernandez
Beatrice Johnson – Arrived at 6:06 p.m.
Alan Juszcyk
Angel LaBoy
L. Daniel Rodriguez
Ronald Van Rensalier

-ABSENT: Edwin Perez

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

Meeting opened at 6:04 p.m.

ROLL CALL:

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

MINUTES OF THE SEPTEMBER 12, 2018 BOARD OF COMMISSIONERS MEETING

A motion was made by Commissioner Juszcyk, seconded by Commissioner Rodriguez to approve the minutes of the September 12, 2018 Board of Commissioners' meeting.

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

MOTION: MINUTES FOR THE SEPTEMBER 12, 2018 BOARD MEETING APPROVED.

Commissioner Johnson arrived at 6:06 p.m.

MOTION TO GO INTO CLOSED SESSION:

A motion was made by Commissioner Fernandez, seconded by Commissioner Rodriguez to go into closed session to discuss personnel matters.

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

MOTION TO GO INTO CLOSED SESSION APPROVED.

Commissioners went into closed session.

MOTION TO RECONVENE:

A motion was made by Commissioner Rodriguez, seconded by Commissioner Juszcyk to reconvene.

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

MOTION TO RECONVENE APPROVED.

RESOLUTIONS

CHAIRPERSON 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.

CONSENT AGENDA:

- 2018-63 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF SEPTEMBER 12, 2018 THROUGH OCTOBER 12, 2018.
- 2018-64 RESOLUTION APPROVING THE HACP ANNUAL BUDGET FOR THE YEAR BEGINNING JANUARY 1, 2019 AND ENDING DECEMBER 31, 2019.
- 2018-65 RESOLUTION AUTHORIZING NEW TITLE AND SALARY INCREASE FOR HACP EMPLOYEE, JOANNA LARA.

- 2018-66 RESOLUTION AUTHORIZING NEW TITLE AND SALARY INCREASE FOR HACP EMPLOYEE, LISMARIE GUERRERO.
- 2018-67 RESOLUTION AUTHORIZING A SALARY INCREASE FOR HACP EMPLOYEE, NATALY HERNANDEZ.
- 2018-68 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AWARDED A CONTRACT FOR DHW UPGRADES AT VREELAND VILLAGE TO PK MECHANICAL SERVICES IN THE AMOUNT OF TWO HUNDRED FIFTY-TWO THOUSAND TWO HUNDRED DOLLARS AND NO CENTS (\$252,200.00).
- 2018-69 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM ORANGE, NEW JERSEY BY HAHSAN BATTLE TO ATTEND A PUBLIC HOUSING SEMINAR WITH CERTIFICATION EXAMINATION ON OCTOBER 22-26, 2018.
- 2018-70 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM WINDSOR, NEW JERSEY BY JOHN DE LA CRUZ AND BARBARA RIVERA TO ATTEND TRAININGS ENTITLED "PENSIONS AND BENEFITS FOR LOCAL GOVERNMENT" ON OCTOBER 24, 2018 AND "FAMILY AND MEDICAL LEAVE ACT (FMLA)" ON DECEMBER 4, 2018.
- 2018-71 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM ATLANTIC CITY, NJ BY TWO (2) COMMISSIONERS AND TWO (2) HACP STAFF FOR THE PURPOSE OF ATTENDING THE NJNAHRO FALL CONFERENCE ON NOVEMBER 12-15, 2018.
- 2018-72 CONFIRMING CERTIFICATION OF COMPLIANCE WITH PHA PLANS AND RELATED REGULATIONS.

A motion was made by Commissioner Johnson, seconded by Commissioner Fernandez, to approve all Resolutions on the Consent Agenda.

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

Commissioner Juszcyk excused himself at 6:35 p.m.

SWEARING IN OF VREELAND VILLAGE COMMUNITY ASSOCIATION EXECUTIVE BOARD MEMBERS BY TERRENCE CORRISTON.

- President: Evelyn Robinson
- Vice President: Paulette Gathers
- Secretary: Sharlene Casiano

- Treasurer: Michelle Thomas
- Sergeant at Arms: Robert Jackson
- Chaplain: Eula Washington
- At Large Building Representatives: Ashley Bland, Brianna Combs, Milagros Valentin, Katie Johnson, Rose Gathers, Nancy Negron, Eula Washington and Dejoya East.

Chairman Van Rensalier: Congratulations to all newly elected officials. We look forward to working with you.

2019 BUDGET PRESENTATION BY VINCENT WYNTER, DIRECTOR OF FINANCE AND OPERATIONS:

Highlighted were the balances for the Central Office Cost Center (COCC), Section 8 Housing Choice Voucher (HCV) Program, AMP 1 Alfred Speer Village and Rental Demonstration Programs – RAD 1 and 2. The overall balance as September 30, 2018 is \$8,451,587.70. It was noted that of this amount there is an unfunded pension liability of \$6,258,252; therefore, the real balance is \$2,193,336.

The budget comprises of three (3) Cost Centers: Public Housing, Management; HCV and Other Programs that is comprised of RAD 1 and 2; however, the revenue for RAD 1 is excluded as the Housing Authority is the managing agent for the investor, PNC Bank. In addition, under *Expenses* the management fee paid to the Housing Authority is excluded.

The total proposed revenue for Fiscal Year 2019 is \$26,559,592, of which the largest portion is the HCV Housing Assistance Payments (HAP) and the Administrative Fees totaling \$18,632,563. The other two (2) significant amounts are Dwelling Rental Income of \$3,117,161 and HUD Operating Subsidy of \$1,767,109. Highlighted also is other income of \$987,238 of which \$933,742 is reimbursement of direct operating costs from RAD 1 and also \$116,252 that is paid to COCC as management fees.

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: Thank you to Commissioner Rodriguez and Commissioner Johnson. On September 22nd former Commissioner Navarro and myself transported twelve (12) seniors from our senior site to Bingo at a local church was having at the VFW. Prior to that, they did a grocery Bingo at their site. Seniors stated they feel they have been forgotten about. They asked to go to Atlantic City. Instead, I will be sponsoring a casino day party on December 22nd for our seniors from all of our sites. Also having people adopt a senior for the holidays. I will be having people adopt seniors for the holidays. There is also another grocery Bingo taking place November 3rd at Union Baptist Church. I am appealing to the Board of Commissioners to consider sponsoring a senior. The cost is \$25/ticket and includes lunch and boards for them to play.

Chairperson Van Rensalier: Germaine, please reach out to the Director so that she can disseminate the information to us and we can participate.

Mae Frances Ray, 226 Chestnut Street: I have a couple of complaints about management on Chestnut Street. I called for someone to fix the heat in my unit on Friday night and it has not been fixed yet. The sewers need to be cleaned; there is a smell coming from them. *Showed the Board a picture of how she is currently heating her apartment due to the broken heater.*

Leidy Brito, RAD 2 Manager: I called the City and reported the sewer smell. I am currently waiting for a response. I contacted Ms. Ray on Monday to ask if her heat has been working. She responded 'no'. I told her I would send my repairman to fix it and she refused to let them in her apartment without her being there. The boiler in the basement is working, but she is not allowing us in the unit to see if there is a problem with the thermostat.

Chairman Van Rensalier recommends the Director get involved and coordinate the effort to resolve this matter and give access to the basement for PSE&G. Also, speak with resident, Mae Ray, so that when it is convenient for her we can provide access to maintenance to correct the issue.

Commissioner Rodriguez asked if the Board meeting for the PAHC are open to the public. Leidy responded, no, these are the only ones open to the public.

Evelyn T. Robinson, 222 Sixth St. Apt. 2D: The PAHC, which manages Chestnut Gardens and Vreeland Village do not have open public meetings? If they are funded federally, shouldn't they have open public meetings?

Terrence Corriston: They are not funded federally. They are a contracting agent that we work with. If we hire a company to work for us, we don't get to go to their corporate meetings. We address our issues with them here. These meetings are not intended for people to register their complaints. They are intended for the public to see and understand how we operate.

Chairperson Van Rensalier: Complaints should not be addressed at these meetings. They should be brought to the manager. If the manager cannot resolve the issue, the Director should be contacted.

Chairperson Van Rensalier recommended that Ms. Robinson send notification to residents explaining what the procedures are.

Brianna Combs, 203 Sixth Street, Apt. 3D: The issue I am having is with trash and raccoons. The garbage is not being picked up and being left all over the ground. There are raccoons everywhere.

Commissioner Rodriguez: The raccoon problem is a citywide issue. We are working with the garbage companies to try to rectify the issue.

Ann Robinson, 228 Chestnut Street: Are the maintenance men licensed to work on the boilers?

Director Mitchell: The Housing Authority staff is.

It will be verified whether a boiler's license is required to work on our boilers.

A motion was made by Commissioner LaBoy, seconded by Commissioner Rodriguez to close the *Remarks by Citizens* portion of the meeting.

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

CORRESPONDENCE

None.

COMMITTEE REPORTS

Submitted.

RESIDENT COUNCIL REPORTS

Submitted.

EXECUTIVE DIRECTOR'S REPORT

Submitted.

TREASURER'S REPORT/ DIRECTOR OF FINANCE REPORT

Submitted.

DIRECTOR OF HOUSING CHOICE VOUCHER PROGRAM'S REPORT

Submitted.

DIRECTOR OF RESIDENT SERVICES' REPORT

Submitted.

PROPERTY MANAGEMENT REPORT

Submitted.

SECURITY INVESTIGATOR'S REPORT

Submitted.

OLD BUSINESS

None.

NEW BUSINESS:

Evelyn Robinson: Thank you to fellow associate members and Glenny. We will be meeting with residents, explaining to them what the association is all about and sharing our ideas, suggestions and criticism. I look forward to working with other groups and service organizations to help our residents. I look forward to working with our Executive Director and Glenny.

Commissioner LaBoy: I am the Executive Director of the Cultural Crossroads Center, whose mission is making dreams come true for immigrant families, youth and people in need through an array of Christ centered services. We are having a fundraiser November 1st at the Brownstone. It is \$80 and all money goes towards materials and services that we have for those that we do serve. We have volunteer ESL teachers for free ESL classes, small food pantry and lightly used clothing that we provide. The United Puerto Rican Council's annual banquet will be December 8th at the Royal Manor. The tickets are \$100 and include 5-hour open bar, big buffet, big cocktail hour and main dinner.

Commissioner Johnson: The United Puerto Rican Counsel is honoring Germaine Gibson Williams for helping the community. The past couple of weeks' tenants have reached out to Chairman Van Rensalier and myself regarding late payments and rent collection. I would like Vincent, the resident coordinator, and the property manager to sit down and come up with a policy or procedure to help residents understand that their priority should be their rent. Each case is different and people fall on hard times. To prevent eviction, perhaps we can be more proactive in the process before it gets to the point of being evicted.

Chairperson Van Rensalier: I would like to thank my fellow commissioners who supported the Huntoon-Van Rensalier Underground Railroad Foundation fundraiser dinner last Thursday and the Passaic Affordable Housing Coalition for their support. We had a dynamic speaker, Jamal Joseph. He delivered a message of inspiration with love and education. We raised \$14,000 for scholarships for Passaic High School students. It is still not too late to donate. We take donations all year round.

This is very important – we must go out and vote! This election is the most important election of our lifetime.

ADJOURNMENT

7:22 p.m.

Respectfully submitted,



Pamela Mitchell

Executive Director/Secretary