

**ITEM E**

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
BOARD OF COMMISSIONERS' MEETING  
APRIL 17, 2019**

PLACE: Community Center  
14-34 E. 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 29, 2018 notice of this meeting specifying the date, time and location was published by the Herald News and The Record and transmitted via email to the Clerk of the City of Passaic. Notice was also posted at all HACP sites.

COMMISSIONERS - PRESENT: Delmis G. Fernandez  
Beatrice Johnson  
Alan Juszcyk  
Edwin Perez  
L. Daniel Rodriguez

- ABSENT: Majin Zuniga  
Ronald Van Rensalier

STAFF MEMBERS PRESENT: Pamela Mitchell  
Joann Arroyo  
Leidy Brito-Diroche  
Glenny Candelaria  
Lismarie Guerrero  
Joanna Lara  
Barlow Taylor  
Vincent Wynter

A motion was made by Commissioner Juszcyk, seconded by Commissioner Johnson, to approve Treasurer, Commissioner Juszcyk, to serve as Chairman Pro Tem.

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

Motion for Commissioner Juszcyk to serve as Chairman Pro Tem not approved.

Meeting opened at 6:18 p.m.

**ROLL CALL:**

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

**RESOLUTIONS**

COMMISSIONER RODRIGUEZ 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 that Resolution 2019-25 be considered separately.*

2019-25        RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF MARCH 19, 2019 THROUGH APRIL 13, 2019.

A motion was made by Commissioner Fernandez, seconded by Commissioner Johnson, to approve Resolution 2019-25.

Commissioner Juszcyk: I separated this resolution to allow any commissioner with a relationship with the Passaic Valley Water Commission to abstain from voting on it.

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

**CONSENT AGENDA:**

2019-26        RESOLUTION AUTHORIZING THE CHANGE IN THE HOUSING CHOICE VOUCHER PAYMENT STANDARDS EFFECTIVE MAY 1, 2019

2019-27        RESOLUTION AUTHORIZING OFFICIAL NEWSPAPERS FOR THE YEAR 2019

2019-28        RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AN AWARD OF A CONTRACT TO VMG GROUP FOR TWO ROOF REPLACEMENTS AND CONCRETE DECK WATERPROOFING AT SPEER VILLAGE IN THE AMOUNT OF FOUR HUNDRED SIX THOUSAND DOLLARS AND NO CENTS (\$406,000.00)

2019-29        RESOLUTION CONFIRMING THE HIRING OF A BUILDING MAINTENANCE WORKER

- 2019-30 RESOLUTION AUTHORIZING THE HIRING OF A SECURITY MONITOR
- 2019-31 RESOLUTION APPROVING OFFICIAL TRAVEL FOR A FRED PRYOR SEMINAR ENTITLED "THE ESSENTIALS TO HR LAW 2019" IN EDISON, NEW JERSEY BY PAMELA MITCHELL ON JUNE 20, 2019
- 2019-32 RESOLUTION APPROVING OFFICIAL TRAVEL FOR A FRED PRYOR SEMINAR ENTITLED "PAYROLL LAW 2019" IN EDISON, NEW JERSEY BY JOHN DE LA CRUZ ON MAY 21, 2019
- 2019-33 RESOLUTION APPROVING OFFICIAL TRAVEL FOR A CAREER TRACK SEMINAR ENTITLED "CRITICISM & DISCIPLINE" IN SADDLE BROOK, NEW JERSEY BY BARLOW TAYLOR ON JUNE 20, 2019
- 2019-34 RESOLUTION INTRODUCING A REVISED HACP RESIDENT PARKING REGULATIONS POLICY FOR A 45-DAY RESIDENT COMMENT PERIOD

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

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

**MOTION: RESOLUTIONS 2019-26, 2019-27, 2019-28, 2019-29, 2019-30, 2019-31, 2019-32, 2019-33 and 2019-34 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 from 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.

**Renee Griggs, 23 Aspen Pl. Apt. 6C:** I am here, once again, about the mailboxes. I came a month ago. When would the mailboxes be completed? We have been going through this since December; this is the middle of April.

- Ms. Mitchell: The casing was installed on Monday. It is not an exact model. A different vendor has to come out to change out the locks. I would encourage you to reach out to Natasha tomorrow to find out what the status is for whoever is coming to install those locks. We will even see if the challenge can be done in-house.
- Ms. Griggs: You don't know when and when not to call Management, because I had to call the Main Office to find out both the Manager and Assistant Manager were out. We are unsure of when Management is in the office.
- Ms. Mitchell: It was unfortunate these past three days, one was scheduled for a vacation and the other had an emergency that came up. There was a sign posted that if anyone came to the Management Office that they needed to go to the Main Office.
- Ms. Griggs: If you post something on the first floor, not everyone can make it down to see it. If you don't leave your house on a daily basis, how will you know what's going on?
- Commissioner Rodriguez: If someone is out, can we change the message on their voicemail so that if someone calls they can be referred to the main office.

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

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

### **APPROVAL OF MINUTES**

#### **APPROVAL OF MINUTES OF THE MARCH 20, 2019 BOARD OF COMMISSIONERS' MEETING**

A motion was made by Commissioner Johnson, seconded by Commissioner Fernandez, to approve the minutes of the March 20, 2019 Board of Commissioners' Meeting.

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

### **EXECUTIVE SESSION**

A motion was made by Commissioner Johnson, seconded by Commissioner Perez, to go into closed session to discuss a matter in litigation. *Minutes will become available when the litigation is complete.*

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

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

All in favor of coming out of closed session.

A motion was made by Commissioner Rodriguez, seconded by Commissioner Johnson, to adopt a resolution to proceed with this litigation in accordance with what was just discussed in closed session.

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

**Ruby Straight, 14-34 E. Monroe St. Apt. 6B:** We call for work orders and always get a message. We wait on them and no one comes to fix anything. The garbage in the back brings all kinds of animals.

- Commissioner Rodriguez: Executive Director Mitchell, can we look into the garbage situation? And talk with her afterwards to see where the work order is and where she is on the list to get that done for her.

#### **CORRESPONDENCE**

Submitted.

#### **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**

Commissioner Juszcyk: I participated as a commissioner on a project where two grants were applied for from County Open Space Funds. One of the reasons I participated is because I am a professional entomologist. One of the gardens proposed was a pollinator garden, which would increase the pollinating insects in the city, which are in decline. I assisted Property Manager Joann Arroyo in the application. I am pleased that both grants were awarded to the Housing Authority. I would like to congratulate Mrs. Arroyo for the initiative and investigating the grants and applying for the grants. And I would like to thank Executive Director Pamela Mitchell for giving Mrs. Arroyo the flexibility to apply for the grants. I was very pleased to participate in this project.

**NEW BUSINESS:**

- Commissioner Juszcyk: I would like to wish everyone who is celebrating Easter this week a Happy Easter. If anyone is celebrating Passover, happy Pesach to you. We'll see you next month after the holidays.

**ADJOURNMENT**

6:45 p.m.

Respectfully submitted,



Pamela Mitchell  
Executive Director/Secretary