

ITEM D

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
DECEMBER 18, 2019**

PLACE: Community Center
33 Aspen Place
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 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
Alan Juszcyk
Henry Navarro
L. Daniel Rodriguez
Ronald Van Rensalier
Majin Zuniga

STAFF MEMBERS PRESENT: Pamela Mitchell
Leidy Brito-Diroche
Glenny Candelaria
Joanna Lara
Natasha Pearson
Lismarie Guerrero
Vincent Wynter

Meeting opened at 5:23 p.m.

ROLL CALL:

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

Election of officers conducted by Terrence J. Corrison

Nominations for Chairman for 2020

Chairman Van Rensalier nominated Commissioner L. Daniel Rodriguez, for Chairman.

Commissioner Alan Juszcyk nominated himself for Chairman.

Commissioner Juszcyk: Alan Juszcyk; Commissioner Johnson: L. Daniel Rodriguez;
Commissioner Fernandez: L. Daniel Rodriguez; Commissioner Navarro: L. Daniel Rodriguez;
Commissioner Zuniga: L. Daniel Rodriguez; Commissioner Rodriguez: L. Daniel Rodriguez;
Chairman Van Rensalier: L. Daniel Rodriguez.

Election goes to Chairman L. Daniel Rodriguez.

Nominations for Vice Chairman for 2020

Chairman Rodriguez nominated Commissioner Delmis Fernandez for Vice Chairman.

Commissioner Alan Juszcyk nominated himself for Vice Chairman.

Commissioner Juszcyk: Alan Juszcyk; Commissioner Johnson: Delmis Fernandez;
Commissioner Fernandez: Delmis Fernandez; Commissioner Navarro: Delmis Fernandez;
Commissioner Zuniga: Delmis Fernandez; Commissioner Van Rensalier: Delmis Fernandez.
Chairman Rodriguez: Delmis Fernandez.

Election goes to Commissioner Fernandez.

Nominations for Treasurer for 2020

Commissioner Fernandez nominated Commissioner Henry Navarro for Treasurer.

Commissioner Alan Juszcyk nominated himself for Treasurer.

Commissioner Juszcyk: Alan Juszcyk; Commissioner Johnson: Henry Navarro; Commissioner
Fernandez: Henry Navarro; Commissioner Navarro: Henry Navarro; Commissioner Zuniga:
Henry Navarro; Commissioner Van Rensalier: Henry Navarro; Chairman Rodriguez: Henry
Navarro

Election goes to Commissioner Navarro.

Commissioner Van Rensalier thanked his fellow Commissioners during his tenure as Chairman for all of the hard work that they have done on the Board in service to the residents. It has been an honor and privilege to serve with each and every one of you. Let's continue to do the best that we can for our residents.

Commissioner Navarro thanked the Board for having him back and looks forward to a productive year.

Commissioner Juszcyk asks that, as Commissioner Rodriguez becomes Chairman Rodriguez, he conducts the meetings and his interactions with staff and fellow commissioners in a professional manner and put aside any type of bias he might have against someone who might disagree with him on certain issues.

Chairman Rodriguez: Commissioner Juszcyk, that is very well stated. That is something that I have always prided myself in: to be open-minded, to listen, and to learn from everyone. I would like to thank the previous Chairman for his service the last couple of years as Chairman. As Vice Chair I have learned so much from him and I appreciate everything that he's done. To the Board: thank you for the confidence in voting me in. I look forward to working with Executive Director, Pamela Mitchell and her staff and administration so we can go forward with helping our residents.

Executive Director Pamela Mitchell presented retirees Freddy Bolanos and Fantino Tineo with certificates for their great service throughout the years.

Terrence Corrison: I would like to comment based on something asked to me by then Chairman Van Rensalier about voting on minutes if you were not present at the meeting. I am quoting from 'Robert's Rules of Order' that says "It should be noted that a member's absence from the meeting for which minutes are being approved does not prevent the member from participating in their correction or approval." The reason being that in approving the minutes, you are not attesting to the fact you were there, but rather to the fact that you have confidence in the secretary's transmission of the minutes, and in the fact that they appropriately express what your colleagues did. So it's not an issue as to whether you were there. Having said that, I am not saying that anybody who wasn't there has to vote for them. You can do what you please as far as the minutes.

APPROVAL OF MINUTES

APPROVAL OF MINUTES OF THE OCTOBER 16, 2019 BOARD OF COMMISSIONERS' MEETING

A motion was made by Commissioner Van Rensalier, seconded by Commissioner Johnson to approve the minutes of the October 16, 2019 Board of Commissioners' meeting.

On roll call vote: Commissioner Juszcyk: Aye for majority of minutes, abstain on part missed (beginning with remarks by citizen); Commissioner Johnson: Aye; Commissioner Fernandez: Aye; Commissioner Navarro: Aye; Commissioner Zuniga: Aye; Commissioner Van Rensalier: Aye; Chairman Rodriguez: Aye.

MOTION: MINUTES FOR THE OCTOBER 16, 2019 BOARD OF COMMISSIONERS' MEETING APPROVED.

APPROVAL OF MINUTES OF THE OCTOBER 30, 2019 BOARD OF COMMISSIONERS' SPECIAL MEETING

A motion was made by Commissioner Van Rensalier, seconded by Commissioner Johnson to approve the minutes of the October 30, 2019 Board of Commissioners' special meeting.

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

MOTION: MINUTES FOR THE OCTOBER 30, 2019 BOARD OF COMMISSIONERS' SPECIAL MEETING APPROVED.

APPROVAL OF MINUTES OF THE JULY 17, 2019 BOARD OF COMMISSIONERS' MEETING

A motion was made by Commissioner Van Rensalier, seconded by Commissioner Johnson to approve the minutes of the July 17, 2019 Board of Commissioners' meeting.

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

MOTION: MINUTES FOR THE JULY 17, 2019 BOARD OF COMMISSIONERS' MEETING APPROVED.

APPROVAL OF MINUTES OF THE SEPTEMBER 18, 2019 BOARD OF COMMISSIONERS' MEETING

A motion was made by Commissioner Van Rensalier, seconded by Commissioner Johnson to approve the minutes of the July 17, 2019 Board of Commissioners' meeting.

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

MOTION: MINUTES FOR THE SEPTEMBER 18, 2019 BOARD OF COMMISSIONERS' MEETING APPROVED.

APPROVAL OF MINUTES OF THE OCTOBER 1, 2019 BOARD OF COMMISSIONERS' SPECIAL MEETING

A motion was made by Commissioner Van Rensalier, seconded by Commissioner Fernandez to approve the minutes of the October 1, 2019 Board of Commissioners' special meeting.

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

MOTION: MINUTES FOR THE OCTOBER 1, 2019 BOARD OF COMMISSIONERS' SPECIAL MEETING 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.

Evelyn T. Robinson, 222 Sixth St. Apt. 2D: 1) The Board will receive a full-fledged report soon. We were not able to meet the early deadline for submission. I apologize for that. I like to make sure that you are kept up to date on what we are going through and our many ideas.

2) I received the calendar –and I have asked this before –is there any way Sixth St can be on for twice. We are only once a year again and I think we deserve to have two.

3) I'd like to thank Leidy because she has been helping working with us at our Resident Association meeting. Tuesday we had a meeting regarding the hot water, and the next day there was a solution. There is still the issue of the doors and lighting.

Also, we, the class of 1969, had our reunion in November. A couple of days later, I received a letter from our class president saying she wants to donate to Passaic. She donated \$700 to update the center and provide games and things like that.

- Chairman Rodriguez: I will look into getting another meeting at Sixth St. As far as the goals for 2020, security is one of the priorities that we'll be tackling in the coming days. Thank you to the class of 1969 for their donation. I appreciate your hard work and I look forward to working with you and the resident association.

A motion was made by Commissioner Van Rensalier, seconded by Commissioner Navarro, to close the *Remarks by Citizens* portion of the meeting.

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

RESOLUTIONS

MR. CORRISTON 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.

Commissiner Juszcyk: At the October 1st special meeting, I brought up about financial compensation for Mr. Wynter filling in for some of the duties of Ms. Mitchell while she was out. Then-Chairman Van Rensalier said it was appropriate that we compensate Mr. Wynter in this role from this day until such time that the Executive Director returns. He indicated that we will have a formal resolution at the meeting of the 18th. I don't see it in the resolutions. Was that an oversight?

- *Chairman Rodriguez: That was not. As the Vice Chair, I spoke with the previous Chairman and decided to table that for right now and further discuss it at a later time to bring it before the Board through the Personnel Committee.*
- *Commissioner Juszcyk: Do you anticipate that resolution will be on for the next meeting?*
- *Chairman Rodriguez: I'm not sure yet. I still have to put the committees together.*

- *Commissioner Juszcyk: While we are talking about committees, I would like to indicate to you that I'd like to be on the Personnel Committee for next year.*
- *Chairman Rodriguez: I will keep that in mind.*

Commissioner Van Rensalier asked that Resolution 2019-70 be considered separately.

2019-70 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF OCTOBER 11, 2019 THROUGH DECEMBER 13, 2019.

A motion was made by Commissioner Van Rensalier, seconded by Commissioner Navarro, to approve Resolution 2019-70.

- *Commissioner Van Rensalier: I just wanted to say that I approve everything and I abstain on Passaic Valley Water Commission and City of Passaic.*
- *Commissioner Juszcyk: There are four entries in accounts payable for Mr. Bernstein totaling \$6,000. Part of that was, undoubtedly, the private meetings that were held between him and certain members of the Personnel Committee. It was not run by the Finance Director whether there were funds available for that purpose, so I intend to abstain on that portion of accounts payable.*

On roll call vote: Commissioner Juszcyk: Aye (Abstain on Mr. Bernstein); Commissioner Johnson: Aye; Commissioner Fernandez: Aye; Commissioner Navarro: Abstain; Commissioner Zuniga: Aye; Commissioner Van Rensalier: Aye (Abstain on PVWC and City Of Passaic); Chairman Rodriguez: Aye (Abstain on PVWC).

MOTION: RESOLUTION 2019-70 APPROVED.

CONSENT AGENDA:

2019-71 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC APPROVING REGULAR PUBLIC MEETINGS FOR THE YEAR 2020

2019-72 RESOLUTION APPOINTING A FUND COMMISSIONER TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND

2019-73 RESOLUTION AUTHORIZING A NEW TITLE AND SALARY ADJUSTMENT FOR HACP EMPLOYEE, JOHN DELACRUZ

2019-74 RESOLUTION AUTHORIZING THE HIRING OF A TENANT INTERVIEWER

2019-75 RESOLUTION APPROVING TWO PERCENT (2%) SALARY INCREASES FOR NON-UNION EMPLOYEES FOR FISCAL YEAR 2020

2019-76 RESOLUTION AUTHORIZING APPROVAL OF THE RESIDENT SERVICES ACTIVITIES BUDGET OF THE VREELAND VILLAGE COMMUNITY

ASSOCIATION, INC. FOR THE FISCAL YEAR OF 2020 IN AN AMOUNT NOT TO EXCEED TWO THOUSAND EIGHT HUNDRED SEVENTY-FIVE DOLLARS (\$2,875.00)

2019-77 RESOLUTION AUTHORIZING APPROVAL OF THE RESIDENT SERVICES ACTIVITIES BUDGET OF THE CHESTNUT GARDENS RESIDENT COUNCIL, INC. FOR THE FISCAL YEAR OF 2020 IN AN AMOUNT NOT TO EXCEED ONE THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$1,750.00)

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

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

MOTION: RESOLUTION 2019-71, 2019-72, 2019-73, 2019-74, 2019-75, 2019-76 and 2019-77 APPROVED.

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

None.

NEW BUSINESS:

- Commissioner Juszcyk :I'd like to wish everyone happy holidays, merry Christmas, happy Chanukah, happy Kwanza and happy new year.
- Chairman Rodriguez: There are a lot of events happening in the city in the next couple of weeks. Take advantage of it. There is a tree lighting tonight at Third Ward Park.

A motion was made by Commissioner Van Rensalier, seconded by Commissioner Navarro, to adjourn the meeting.

ADJOURNMENT

5:56 p.m.

Respectfully submitted,

Pamela Mitchell
Executive Director/Secretary