

ITEM D

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

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 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: Alan Juszcyk
Beatrice Johnson 6:07 pm
L. Daniel Rodriguez
Majin Zuniga

ABSENT: Delmis Fernandez
Edwin Perez
Ronald Van Rensalier

STAFF MEMBERS PRESENT: Vincent Wynter
Leidy Brito
Glenny Candelaria
Nataly Hernandez
Joanna Lara
Natasha Pearson
Barlow Taylor
Pamela Mitchell

Meeting opened at 6:07 p.m.

ROLL CALL:

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

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.

Germain Gibson-Williams – 231 Sherman St.: At the last meeting at Chestnut, Mr. Wynter explained that the Housing Authority will be putting together a policy when it comes to fundraising. At the last meeting, there were donations that were given to help offset the cost of trips for some parents. Upon speaking with the supervisor of the program, she said she there were different things she wanted to do within the program. Unfortunately, some of the things she wants to do, the funding cannot through the Housing Authority. One thing she was able to do was a “rainbow party” where kids decorated their table a certain color. At the end of the program she would also like to have a breakfast and give out awards to the kids for participating in the program. I am here to suggest, if I can, to do a fundraiser. I know the issue with the fundraiser was the money changing different hands and too many people selling tickets. My suggestion is a fundraiser where the admission fee is going to be a grocery bingo. The individuals who choose to come will pay at the door and Glenny, if she chooses to, can act a representative of the Housing Authority to collect those funds. Everything for the grocery bingo will be donated so nothing has to be reimbursed.

- Commissioner Rodriguez: Executive Director Mitchell, is it possible to get something like this done?
- Executive Director Mitchell: That is something I’ll discuss when I get back to the office. The decision won’t be made right here right now.
- Mr. Corrison: You probably have more experience in this than I do. I know there is a raffle license requirement. Do you know if there is a bingo license requirement?
- (Someone in audience): Yes, there is a requirement.
- Mr. Corrison: It takes a while to get the license and it would be an organization function. So would the Housing Authority be the license holder, or does someone have one already?

Jaroslaw Jackiw – 266 Lafayette Ave.: I filed a complaint with Mr. Colon, Director of Inspection & Codes. Has the Board of Commissioners authorized the Executive Director – Board Attorney to file a complaint with the City of Passaic Housing Department that the current property owners of 99-111 Passaic St are in violations of Chapter 219: Property Maintenance? They continue to neglect to property between Dundee Island and Pulaski Park. The property owner, nor the City, have cleaned out the garbage. Unfortunately, the Housing Authority has been turning a blind eye to it. How can you ignore this? Especially, the Community Development Director and ex Housing Director. He has been part of city administration for 40 years and he didn't do anything. So think it's time for the entire Board of Commissioners to resign and have the City appoint commissioners that will service the residents of the Housing Authority.

Domitila Saavedra – 222 Sixth St. Apt. 3C: There are a lot of things occurring. When you are sitting talking with your friends, there are some who walk past and call you names and are very rude. You must respect to be respected.

- Commissioner Rodriguez: I am going to ask that you meet with our Security Investigator, Mr. Taylor, so that this can be resolved without having to resort to violence.

Brianna Combs – 203 Sixth St. Apt. 3D: Today I came home from work after 1:00. There were kids in the park waiting to get in the sprinklers. So I asked the maintenance worker if he can turn on the sprinklers. He told me that I would have to call Leidy after 2:00. He went back and told Leidy that I was screaming at him and he felt disrespected because I was yelling and screaming at him. I did not yell or scream at him. All I asked was for him to turn the sprinklers on and he said I had to call management, so that's exactly what I did. I called management 4 times and I did not get an answer.

- Commissioner Rodriguez: There should be no questioning on when the sprinklers should be on. If it's 85 degrees they should be on and no one should have to call to have them turned on.

Ashley Bland – 220 Sixth St. Apt. 3C: I had to see Leidy last week to sign some paperwork. I handed her these papers that I have passed out to you guys. She read them and looked at them and said, I guess you found a loophole to have this dog. And I said, "Loophole? What do you mean a loophole? Are you telling me what these papers are saying are lies? Are you saying what the doctor is saying about my child is a lie?" It got to a very heated argument to where she said she was going to call Pam. She's telling me I misunderstood the word loophole towards that. I was very upset. It's very disrespectful for her to say it's a loophole when I'm handing you documentation from the doctor and the City Police station. And then for someone else, another resident, to know what's going on in my house is very disrespectful. And for my 13-year-old child to come home and wonder why someone knows her personal business, that no one else knew until I brought it to that office. It's offensive to know that what is supposed to be between me and you is not that way.

- Commissioner Rodriguez: I am going to ask that Ms. Mitchell coordinate a meeting with you so that everything that need to be done gets done and is done correctly.

Evelyn T. Robinson – 222 Sixth St. Apt. 2D: I'd like to thank everyone for their support during our first annual end of the school year event. I'd like to thank Mr. Taylor, Glenn and Leidy as a manager. However, there seems to be a disconnect between the residents, the manager, the Coalition and the Authority. We recognize that under RAD the Coalition is the day-to-day manager. I am concerned because that event was such a positive event and then to read in the management report that it was a nice event however, "unfortunately some of the parents were not paying attention to their children and cleaning up after them. This resulted in all the paper plates, napkins and cups were left in the sprinkler area and it clogged the drain and the water accumulated there the entire weekend attracting mosquitos, flies creating a possible health hazard. I received a call from the City Inspector on Monday 7/1." We're all adults. We clean up after ourselves. We got a call after the carwash saying that the men told her that we left a mess. I asked were there pictures because we cleaned up. Everyone cleaned up out there. So I said every time we have something, we're going to take pictures. We took pictures. I told her if you check those cameras you see people hanging out at 2 am with their kids outside. Nothing is ever done. I know your hands are tied, but not all the way. There is a disconnect. Why did I not get a phone call like I did after the carwash? Why did I have to read about it in her report? There was a party on Saturday and there was another on Sunday. We have a lot of non-residents coming to use our water. And although the sign is there, we're not going to deny children access to cold water. But there needs to be something telling people to clean up after themselves. As hot as it is today, that water should have been on this morning. It was not turned on until late. I called her and left a message on the voicemail system. She did call me back – after hours. To confirm, Miss Brianna Combs, who is an adult over the age of 21, did not disrespect the worker. I don't know what is going on here, but don't lie on folks and don't lie on our team. We had it cleaned out here better than before it was started. I don't know what the Coalition is about. They never show their presence.

- Commissioner Rodriguez: The last couple of months I've heard a lot of issues coming up between the Coalition and the Housing Authority and I would like to ask, Executive Director, if we are having regular meetings with the Coalition and if not, then that needs to start happening so that we can all be on the same page. I am also going to talk with the chairman possibly either create an ad-hoc or some kind of committee that can sit down on a regular basis, whether it's monthly or quarterly, and hash out whatever issues there may be.

Angerlener Austin – 222 Sixth St. Apt. 1C: About the sprinklers, that was true. My thing is, what the maintenance guy do? They used to come and sweep the pool out every day. There is a new maintenance guy. I asked him on Friday if he can wipe the marks on the wall. He said he'll do it on Monday. It is now Wednesday and the marks are still there. The floors have not been mopped for a whole week. Residents are not taking their garbage outside. Any time that back yard is used, it's always cleaned up. The maintenance guys walk around all day on the phone talking to their wives. Any time you ask them to do something they always say "later on".

Rene Griggs – 23 Aspen Pl. Apt. 6C: First, I wanted to say something about children in the program and fundraising. I don't think the way we do it is like a game of chance. It's more like a game night. So that brings on a different category. We have been doing it this way since 2012. Yesterday an incident happened. Part of the parking in front of building 23 collapsed. This happened yesterday, and I am pleased to say it's been fixed and completed today. When I went

outside talking with the property manager, she was on top of it and I'm pleased we have a workable relationship. I went to the resident advisory board (RAB) meeting on Monday night. I want to say that out of the 27 years I've been in a leadership role, she gave one of the most precise and clear projection of what's going on now, the future and possibilities. I would like to say to Ms. Bland, with her incident, it's spread out. It only takes one kid to find out with teenage kids gossiping and tweeting. It's very discouraging when you bring paperwork in and you think it's confidential, which a lot of times not too much here is confidential. Something need to be done about that.

- Commissioner Rodriguez: One of the things we've spoken about is to make sure the Executive Director is aware to be able to solve problems. We meet once a month and it's not fair sometimes to have to wait a whole month to tell us something that we'll probably tell you to talk with Ms. Mitchell about. So we want to build that relationship between the residents and our central office and our property managers so these situations and problems that come up are able to be addressed in a timely manner. I'm not trying to discourage anyone from speaking up and letting us, I just want to make to proper channels are taken so that solutions, more than problems, are being addressed.

Joe Conoscienti – 170 Broadway: Has the Board of Commissioners authorized the Executive Director/Board Attorney to file a complaint with the C.O.P. Housing Department that the owners of 99-111 Passaic Street (block:5000.01 lot:1) are in violations of Chapter 219. Property Maintenance?

- Commissioner Rodriguez: No, we have not.
- Mr. Conoscienti: Are you going to do anything?
- Commissioner Rodriguez: We're not sure yet.

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

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

APPROVAL OF MINUTES

APPROVAL OF MINUTES OF THE JUNE 19, 2019 BOARD OF COMMISSIONERS' MEETING

A motion was made by Commissioner Juszcyk, seconded by Commissioner Zuniga, to table the minutes of the June 19, 2019 Board of Commissioners' Meeting until the next meeting.

Commissioner Juszcyk: The reason I asked for this to be tabled is because Commissioner Johnson was not present at the last meeting, so she would be abstaining on that. We only have four commissioners present tonight.

On roll call vote: Commissioner Juszcyk: Aye; Commissioner Johnson: Aye; Commissioner Fernandez: Absent; Commissioner Perez: Absent; Commissioner Rodriguez: Aye; Commissioner Zuniga: Aye; 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 2019-45 be considered separately.

2019-45 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF JUNE 14, 2019 THROUGH JULY 10, 2019.

A motion was made by Commissioner Zuniga, seconded by Commissioner Johnson, to approve Resolution 2019-45.

Commissioner Juszcyk: I am separating this resolution so that any commissioner with a relationship with the Passaic Valley Water Commission can abstain on payment to the Passaic Valley Water Commission.

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

CONSENT AGENDA:

2019-46 RESOLUTION AUTHORIZING CHANGE ORDER NUMBER TWO (2) ON CONTRACT 2018-58 FOR DHW BOILER UPGRADES AT VREELAND VILLAGE, INCREASING THE TOTAL CONTRACT AMOUNT BY FIVE THOUSAND SIX HUNDRED THIRTY-SIX DOLLARS AND FIFTY CENTS (\$5,636.50) TO A TOTAL OF TWO HUNDRED SIXTY-NINE THOUSAND SIX HUNDRED EIGHTY-NINE DOLLARS AND TWENTY-SEVEN CENTS (\$269,689.27).

2019-47 RESOLUTION APPROVING CHANGE ORDER NUMBER TWO (2) ON CONTRACT 2018-30 FLOORING UPGRADES AT VREELAND VILLAGE, INCREASING THE TOTAL CONTRACT AMOUNT BY TWENTY-ONE THOUSAND TWENTY-FOUR DOLLARS (\$21,024.00) TO A TOTAL OF THREE HUNDRED TEN THOUSAND SIX HUNDRED NINETEEN DOLLARS AND NO CENTS (\$310,619.00)

2019-48 RESOLUTION AUTHORIZING THE ADOPTION OF HACP REVISED RESIDENT PARKING REGULATION POLICY

2019-49 RESOLUTION REJECTING THE BIDS FOR FURNISHING AND INSTALLING TRAVEL CABLES

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

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

MOTION: RESOLUTIONS 2019-46, 2019-47, 2019-48 and 2019-49 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 ADMINISTRATION PROGRAM'S REPORT

Submitted.

DIRECTOR OF RESIDENT SERVICES' REPORT

Submitted.

PROPERTY MANAGEMENT REPORT

Submitted.

- Commissioner Johnson: As it relates to the sprinkler system, I know she got a letter from the City Inspector, but we need to address that. As I was coming to the meeting, kids were in the sprinklers and the worker turned off the sprinklers on them. I told him to turn it back on and he said Leidy told him to turn them off. The sprinklers by number 8 school are still on, so why should our kids be inconvenienced? We make our own policies and procedures. I think we need a meeting with the City Inspector because our kids should not suffer.
- Commissioner Rodriguez: I agree. We should be mirroring what the City does.

SECURITY INVESTIGATOR'S REPORT

Submitted.

OLD BUSINESS

None.

NEW BUSINESS:

- Commissioner Juszcyk: Since we're not meeting in public next month. I'd like to reiterate what was previously said; if there's any issues that you go through the chain of command that's in place to resolve the issues. And I wish everyone a happy summer.

A motion was made by Commissioner Juszcyk, seconded by Commissioner Zuniga, to adjourn the meeting.

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

ADJOURNMENT

7:00 p.m.

Respectfully submitted,

Pamela Mitchell
Executive Director/Secretary