

ITEM E

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
JUNE 19, 2019**

PLACE: Community Center
234 Chestnut 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
Delmis Fernandez
Edwin Perez
L. Daniel Rodriguez
Ronald Van Rensalier
Majin Zuniga – arrived at 6:06 p.m.

ABSENT: Beatrice Johnson

STAFF MEMBERS PRESENT: Vincent Wynter
Joann Arroyo
Tiffany Alvarado
Leidy Brito
Glenny Candelaria
Lismarie Guerrero
Joanna Lara
Natasha Pearson
Barlow Taylor

Meeting opened at 6:03 p.m.

ROLL CALL:

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

Chairman Van Rensalier asked that Mr. Taylor give an update on the security situation at our family sites.

Mr. Taylor: Residents were concerned about the warming/cooling station at Speer Village. The City is deciding to work with us in not having the cooling station, thus eliminating the problem of homeless people on the property and in the hallways. We are working to get the door situation fixed and update the cameras. In terms of overall security, we have gang unit assisting our regular patrol.

Chairman Van Rensalier asked that Mr. Wynter give a quick overview of the PHA's Resident Council use of funds. Later on we will have a more extensive meeting with the residents and developing a 'Rules and Regulations' and 'Dos and Don'ts' of those funds.

Mr. Wynter: The use of the funds by Resident Council, what they do, and how they do things, has always been a thorny issue. There are concerns with allowable expenses and unallowable expenses. We here have done extremely well in providing resident support system. We cannot spend money for admissions to theme parks, movies, alcoholic beverages and those kinds of things. We have gone over and beyond in providing buses for the kids to go on trips. Over the years, we've had fund raising programs by residents, but where are the accountability and service? The Housing Authority does not know how much money was raised or what it was spent on. From regulation, the Housing Authority has to have control as to the receipt and disbursement. We are in the process of putting together the dos and don'ts of the fund raising and how we can work together with the residents.

- Chairman Van Rensalier: We'll be having additional resident meetings where we'll be giving a more extensive explanation as to the proper use of funds so there's no confusion and everyone is on the same page. The key is working together so we can continue these programs and these benefits to the residents.

Chairman Van Rensalier announced the former Executive Director, Victor Cirilo, has a presentation for us.

Mr. Cirilo: I am here representing the Passaic Affordable Housing Coalition in response to a request by the department of resident services. We received a letter asking for a donation for the Alfred Speer Village summer program. The Board agreed to make a \$1,000 donation for the program.

Ms. Candelaria also thanked Mr. Corrison for making a donation to the summer program as well.

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.: I want to address the information given out by Mr. Wynter in reference to meeting to determine raising funds. He made mention about how the Housing Authority cannot pay for admissions, movies, etc. The Housing Authority did at one time pay for admissions and then that stopped. From that point forward, the parents had to pay for their children. In 2013/2014 the staff of the summer program was paying for their admission and that was changed as to where the Housing Authority was paying for their admission to accompany the children. There was mention that the Housing Authority was not doing fund raising because they did not know where the money was going. At the last meeting I mention that myself, along with Commissioner Johnson and several other people from the community, wanted to help, with the help of the Housing Authority, to do fund raising to offset the cost of the trips. At that time, the Housing Authority said no. Thank you to Terry and Victor for the donations. How are those funds being dispersed? Parents have to pay \$94 for each child to go on the trips. Is it going to go for additional activities? Is it going to offset the cost of the trips? I was given information that 4Cs is coming in to assist parents and the Housing Authority with funds. How is that going to work?

- Chairman Van Rensalier: I would suggest Mr. Wynter setting a meeting with Ms. Gibson and any other interested parties. We're not accusing anyone of any wrong doing. Our goal here is to make sure that everyone understands what the regulations are, and that we comply with those rules.
- Ms. Gibson-Williams: And a meeting with the parents more informing of 4cs as well.
- Mr. Wynter: I want to make it clear; we are not saying that you must get 4cs. It is an option to you. The funds that would be received by donors and 4cs, those funds will not be used toward anything else but the unallowable expenses incurred. In this case, it would be like the least fortunate funding the more fortunate. It is a win-win situation. We are not trying to take anything away from anyone. We are trying to make it more feasible.

Rene Griggs – 23 Aspen Pl. Apt. 6C: That is not what was presented to the parents. I was given a letter that said it was mandatory that I attend the meeting, or my grandchildren would not be able to participate in the 2019 summer program. We were told that we have to apply for 4Cs. Then we were told that the ones who don't qualify for 4Cs would have to pay \$5. How did we move from a free program to a fee? It also said this would give us access to a more quality program. So I asked, 'what was I send them there for if they weren't providing a quality program?' What were they receiving with the budget? About the warming station – I don't know who got their facts wrong, we already had those problems at Speer Village. I spoke to those residents who spoke up at the last meeting and asked them 'why are you complaining when it's your relatives in those buildings?' The warming station was not the complete problem.

Carmen Quirindongo – 33 Aspen Pl. Apt. 8D: On May 28th, my mother fell, broke two ribs, fractured her arm, and broke her finger. My mother couldn't tell me what happened. I called security to look at the camera. He said there was no footage of my mother falling. The cameras need to be updated. My mother is home in bed and she is not the same anymore. I have to stay with her 24 hours a day, which I didn't have to do before. Explain to me what happened to my mother.

- Mr. Taylor: The cameras are fixed in one location. If the camera is not aimed in a certain direction, it is not going to record that area. The day in question, the camera was not facing to direction of seeing someone coming out.

Kenyana Brown – 286 Chestnut St: My daughter moved out on October 16th. I have been contacting my worker regarding this matter and she told me that I can fill out a missing report. I have been calling her leaving messages. I sent to police report that she told me to her. What can I do? I'm still paying rent on her income. My other daughter is a full-time student in college. I have all that information.

- Chairman Van Rensalier: Leidy you are the manager.
- Ms. Brito: The caseworker is Lismarie
- Ms. Guerrero: I asked for proof of address for Ms. Brown's daughter. She has not been able to provide it. We need proof showing that she is no longer living there.
- Ms. Brown: I made her aware that me and my daughter are not conversing. And I made her aware that I don't know where she is located. What else can I do?
- Ms. Lara: (to Ms. Brown) You can call me on Friday and we'll talk about the file.

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

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

APPROVAL OF MINUTES

APPROVAL OF MINUTES OF THE MAY 15, 2019 BOARD OF COMMISSIONERS' MEETING

A motion was made by Commissioner Fernandez, Seconded by Commissioner Zuniga, to approve the minutes of the May 15, 2019 Board of Commissioners' Meeting.

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

RESOLUTIONS

CHAIRMAN VAN RENSA LIER 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 Jusczyk asked that Resolution 2019-40 be considered separately.

2019-40 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF MAY 14, 2019 THROUGH JUNE 13, 2019.

A motion was made by Commissioner Rodriguez, seconded by Commissioner Fernandez, to approve Resolution 2019-40.

Commissioner Jusczyk: I am separating this resolution to allow any commissioner with a relationship with the Passaic Valley Water Commission to abstain from voting on it or that part that pertains to payment to the Passaic Valley Water Commission.

On roll call vote: Commissioner Jusczyk: Aye; Commissioner Johnson: Absent; Commissioner Fernandez: Aye; Commissioner Perez: Aye; Commissioner Rodriguez: Aye; Commissioner Zuniga: Aye; Chairman Van Rensalier: Aye on all, Abstain on Passaic Valley Water Commission

CONSENT AGENDA:

2019-41 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO ERIC M. BERNSTEIN & ASSOCIATES, LLC FOR LEGAL SERVICES PERTAINING TO LABOR RELATIONS FOR A PERIOD OF TWO (2) YEARS AT AN HOURLY RATE OF ONE HUNDRED AND TWENTY DOLLARS (\$120) PER HOUR, NOT TO EXCEED \$50,000 PER YEAR

2019-42 RESOLUTION APPROVING AN AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AND THE PASSAIC COUNTY WORKFORCE DEVELOPMENT CENTO TO PARTICIPATE IN A SUMMER YOUTH EMPLOYMENT AND TRAINING PROGRAM FOR 2019
RESOLUTION WORK FORCE

2019-43 RESOLUTION AUTHORIZING SICK LEAVE TERMINAL BENEFIT TO BUILDING MAINTENANCE WORKER FAUTINO TINEO

2019-44A RESOLUTION AUTHORIZING THE HIRING OF AN ADMINISTRATIVE CLERK AMP 1

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

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

MOTION: RESOLUTIONS 2019-41, 2019-42, 2019-43 and 2019-44A APPROVED.

CORRESPONDENCE

Submitted.

COMMITTEE REPORTS

Submitted.

RESIDENT COUNCIL REPORTS

Submitted.

-Chairman Van Rensalier: I just wanted to point out; there was a typo in the Vreeland Village Resident Association report. It said the parade was Friday, June 26. It's actually Saturday, June 29.

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: Since former Commissioner Darien Allen and former Commissioner Angel Laboy are no longer commissioners at the Housing Authority, I would like to know if they've been replaced on the Bylaws Committee and if the Bylaws Committee has met?
- Chairman Van Rensalier: The last Bylaws Committee does not comprise of those gentlemen. They comprise of Commissioner Fernandez, Commissioner Johnson and Commissioner Rodriguez; all of who are currently serving on the board. They met twice in 2016: February 11, 2016 and July 11, 2016. If there is anything, Commissioner Juszcyk, that you would like to specifically know with regard to the bylaws or any suggestions that you would like to put forward to change the bylaws, I would ask you to put that in writing to the full board for our consideration.
- Commissioner Juszcyk: Who is the chairman of the Bylaws Committee?
- Chairman Van Rensalier: We don't have a chairman for that committee.

NEW BUSINESS:

None.

ADJOURNMENT

6:44 p.m.

Respectfully submitted,

Pamela Mitchell
Executive Director/Secretary