

ITEM E

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
MAY 15, 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 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
Delmis Fernandez
Edwin Perez
L. Daniel Rodriguez – arrived at 6:08 PM
Majin Zuniga
Ronald Van Rensalier

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

Meeting opened at 6:02 p.m.

ROLL CALL:

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

APPROVAL OF MINUTES

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

A motion was made by Commissioner Fernandez, Seconded by Commissioner Johnson, to approve the minutes of the April 17, 2019 Board of Commissioners' Meeting.

Commissioner: Correction – On Resolution 2019-25 Commissioner Rodriguez was marked that he was absent, but he did come in late and he did vote “Aye” and I would like the minutes to be reflective of that.

On roll call vote: Commissioner Juszcyk: Aye; Commissioner Johnson: Aye; Commissioner Fernandez: Aye; Commissioner Perez: Aye; Commissioner Rodriguez: Absent; 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 Juszcyk asked that Resolution 2019-35 be considered separately.

2019-35 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF APRIL 15, 2019 THROUGH MAY 10, 2019.

A motion was made by Commissioner Johnson, seconded by Commissioner Fernandez, to approve Resolution 2019-35.

Commissioner Juszcyk: 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 Juszcyk: Aye; Commissioner Johnson: Aye; Commissioner Fernandez: Aye; Commissioner Perez: Aye; Commissioner Rodriguez: Absent; Commissioner Zuniga: Aye; Chairman Van Rensalier: Aye on all, Abstain on Passaic Valley Water Commission

CONSENT AGENDA:

2019-36 RESOLUTION BY THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AN AWARD OF A CONTRACT TO WILLIAM J. GUARINI, INC. FOR GENERAL PLUMBING SERVICE, ON AN “AS NEEDED BASIS” AT ALL SITES FOR A PERIOD OF TWO (2) YEARS AND A TOTAL NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000) PER YEAR

- 2019-37 RESOLUTION AUTHORIZING THE HIRE OF A BUILDING MAINTENANCE WORKER
- 2019-38 RESOLUTION AUTHORIZING THE HIRE OF A BUILDING MAINTENANCE WORKER
- 2019-39 RESOLUTION AUTHORIZING THE HIRE OF A SECURITY MONITOR

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: Absent; Commissioner Zuniga: Aye; Chairman Van Rensalier: Aye

MOTION: RESOLUTIONS 2019-36, 2019-37, 2019-38 and 2019-39 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.

Evelyn Robinson – 222 Sixth St. Apt. 2D: I would like some clarification. In the past, when there would be a disruption or deduction of services (heat, water, etc.) tenants would receive a notice. We have had no hot water for three (3) days and we did not get any notice. The Passaic Affordable Housing Coalition needs to step it up. As the President of the Vreeland Village Community Association, I am asking for the support of the Housing Authority. We received information that there is a coalition in Third Ward Park that is against a land swap that will help make things improve on our end of town. We are going to the meeting tomorrow to discuss the needs of downtown. Would it be okay to distribute flyers to the residents?

- Chairman Van Rensalier: I apologize, Ms. Robinson, for the lack of notification. As you know from working for the Authority for many, many years, that's Management 101 and you should have been notified. As far as the meeting at City Hall, I would encourage you to please come and all of your neighbors. That is your neighborhood and you should use your voice for what is important in your neighborhood.
- Commissioner Juszcyk: I had a brief discussion with Ms. Robinson prior to the meeting. Don't think that everyone in the Third Ward is against development in the First Ward. I grew up on Fourth St. and Third St. I played in that park all the time. I do agree that something should be done for that area of town. Whether the land swap goes through or not, plans should progress in that part of town. There are other ways of doing that development in the First Ward other than taking parkland away and potentially giving it to a developer. There's imminent domain, right out buys and grants.

New officers from the Passaic Police Department introduced themselves: Officer Lopez, Officer Medina, Officer O'Neil and Officer Velazquez.

Mary Hernandez – 11 Aspen Pl. Apt. 1G: I know you cannot stop drugs from coming in here, but I suffer from COPD and by my window you have fifteen (15) guys all smoking there and it goes inside my apartment. Sometimes I have to leave my apartment because the smell is too strong. Another thing, where are the kids supposed to play? We have no basketball court or activities for the kids. But we have officers who arrest children and they are being harassed.

- Mr. Corrison: Can you identify any of the people who are in the hallways drinking and smoking as residents? You need to report that to the Housing Manager and she will follow up with me and we will talk about it.
- Ms. Hernandez: I refuse to do that because I did it one time and they went back and told the person I did it.
- Mr. Corrison: I am not asking you to testify. I am asking you to identify people so that we can figure out what's going on. If we don't have to information, there is nothing we can do.
- Chairman Van Rensalier: Have you met with the Security Coordinator? Mr. Taylor, can you help us to facilitate a meeting with Ms. Hernandez?

Latoya J. Scott – 19 Aspen Pl. Apt. 3E and Sedeika Williams – 19 Aspen Pl. Apt. 7G: We are having concerns with the homeless people in the buildings. I wrote the Mayor and have complained to the Housing Managers. My daughter attends PCTI and she leaves at 6:45 am. She encounters a homeless woman with AIDS in the exits. She can't walk down the stairs alone. I have to escort her to the bus stop. I encountered someone buying drugs and smoking the crack inside the building. We have children. It's not safe.

- Chairman Van Rensalier: Can we hear from the Security Coordinator or the Executive Director because this is not the first time this Board is hearing this type of complaint. We certainly don't want to get this out of control.
- Mr. Taylor: If you look at this property alone, and the number of arrests and interaction with police officers, it has been increasing as the complaints have been coming in. The

Patrols are doing what they're supposed to do, but as soon as they leave the activity continues.

- Ms. Scott: It started with the shelter. I'm not pointing the finger at anybody, but whoever came up with this idea they're not monitoring it properly.
- Chairman Van Rensalier: We need to have the Housing Authority step up to the plate with the Police and come up with the plan that will keep the homeless people off the property. On behalf of this Board, by the next board meeting I would like a comprehensive plan on how we are going to achieve that.

Raquel Colon – 19 Aspen Pl. Apt. 5H: My concern is people coming in and out of the buildings. I don't know if they are homeless or drug addicts. I am raising a blind child with autism. She is getting to that age where she had to learn how to go in and out of the building on her own. I live in fear. I fear for her. These people are in the hallways doing things they're not supposed to.

Evelyn Santiago – 11 Aspen Pl. Apt. 4H: Sometimes when you call the police the answer was "we have no units available" or they take a long time to respond. We need more police around the surrounding areas. We need help with people who park here with no parking stickers. If you want to keep people out of the hallways, what is going on with the front doors? They need some sort of different locks on these doors. I have called the cops concerning what is going on in front of the buildings.

- Chairman Van Rensalier: How are we addressing illegally parked cars?
- Ms. Mitchell: We are currently ticketing and towing cars. There is a parking policy currently out in draft form for the tenants' comments.
- Chairman Van Rensalier: How are we being proactive to keep people out of the hallways?
- Ms. Mitchell: The police are called. They come out for the most part and exit them off the premises. At times no response. We definitely reach out to Passaic Police Department.
- Chairman Van Rensalier: Can you inform us on the inoperability of the doors and why they keep breaking and the door buzzers not working. What are we doing as an Authority to fix that?
- Ms. Mitchell: Right now, we have the parts for the doors. But because the intercoms are not working, it's senseless to lock the doors for security measures. Like the tenant was saying, once those doors are secure, people come and ring any doorbell and it might not be for them.

Aushea Asbell – 45 Aspen Pl. Apt. 2C: My son is 17 years old and has been playing varsity football and track for three years. He was standing in front of the building getting congratulated by his friends for making Nationals and he gets arrested for trespassing. I go to the police station to get my son and get a ticket for not supervising my son. Not only do I need the police to back off the kids, they need to do their job and get on the ones selling drugs, playing dice, smoking weed in our buildings. My family has been here since 1954 and I don't appreciate that my children can't go stand outside because the police said that the Housing Authority and the Board of Commissioners gave them rights to lock up anybody. Why is the security guard not walking around?

Germain Gibson-Williams – 231 Sherman St.: Thank you to the Housing Authority for fixing the mailboxes. I'd like to piggyback off what Ms. Aushea said; her son is a three-peat athlete in the Passaic school system. He is one of the best basketball players, football player and now he's a track runner. And it's unfortunate that you cannot stand in front of where you live and talk to your friends without being arrested. I was told by a parent the summer program will only be for five weeks and they will only be attending 3 trips. Years ago the program was six weeks and the kids went on a trip every week. I am not understanding where the shortfall fell. It's not a situation where the Housing Authority is paying for it because the parents have to pay for the trips. The Housing Authority is just responsible for paying the staff and the buses. I have reached out and offered my time and services, as well as other people, to attempt to do a fundraiser to help the children and their parents. I was told that the Housing Authority was not interested in going that route right now. I was told there was another solution they were looking into, but we haven't heard anything. There was a payment plan offered, but some parents can't even afford that. What's going on with the program? Why are trips being cut? Why is the program being cut? And why was the Housing Authority not willing to go in and help the parents in a fund raising effort?

- Commissioner Van Rensalier: Ms. Mitchell or Ms. Candelaria can you shed some light on the reduction in the summer program and the trips?
- Ms. Candelaria: We are having four trips this summer. We are not having a trip the first week so that everyone can get adapted and the staff can get to know the kids better.
- Commissioner Van Rensalier: So we are having four trips this year as opposed to the three from last year?
- Ms. Candelaria: Yes, there will be four trips this year. Last year we had three. As far as the fund raising, the Housing Authority is not supporting any fund raising at this time. Maybe later on we'll consider it.
- Commissioner Johnson: So what's the plan to help the parents with the trips? There was something in the email regarding 4CS. Is the payment from 4CS going to offset the cost of the trip?
- Ms. Candelaria: That is something that we are still working on the specifics. We have a parent orientation scheduled and a representative from 4CS will be here. We met with 4CS about a month ago and told us they had funding available. However, the Housing Authority cannot benefit from that funding because the program is free for the residents. So the only way that we can charge 4CS is by having a fee for the residents. Whenever we get payment from 4CS their payments are more than what we charge. So whatever the difference is for the payment, it can help with the cost of the trip and other activities for the program. The parents were notified we weren't doing any fund raising and that we were doing a payment plan so that they can get a head start.
- Commissioner Johnson: So when 4CS sends the payment, the parents get reimbursed?
- Ms. Candelaria: No, there is no reimbursement. The Housing Authority keeps the money for the program.
- Commissioner Johnson: You're going to charge the resident \$5, 4CS is paying you \$100 per week – that's \$400. The trip is \$94 for the four trips. The parents still have to pay \$94. The Housing Authority is going to benefit \$400. Where is the benefit to the parent? If 4CS is paying a bulk of money, it should be used to offset the cost of the trips.

- Chairman Van Rensalier: You can have a committee meeting and report back at the next Board Meeting.
- 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: Aye; Commissioner Fernandez: Aye; Commissioner Perez: Aye; Commissioner Rodriguez: Aye; Commissioner Zuniga: 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

- Commissioner Juszcyk: A few months ago I made a suggestion, since the bylaws are outdated, to have a Bylaws Committee. Is the Committee formed?
- Chairman Van Rensalier: I don't believe they were.
- Commissioner Juszcyk: Can we have a Bylaws Committee because the bylaws are outdated?
- Chairman Van Rensalier: They have not met as far as I know.
- Commissioner Juszcyk: Do we have a Bylaw Committee?

- Chairman Van Rensalier: Yes, we do.
- Commissioner Juszcyk: Who is on the Bylaws Committee?
- Chairman Van Rensalier: I don't know off the top of my head.
- Commissioner Juszcyk: I'm a commissioner and I don't even know who's on the Bylaws Committee. Would you inform me?
- Chairman Van Rensalier: You were noticed like every other commissioner when you came on board. You got your packet with all that information in there.
- Commissioner Juszcyk: Is the Bylaws Committee a permanent committee or is it annual?
- Chairman Van Rensalier: It is a permanent committee.
- Commissioner Juszcyk: So would you ask the permanent committee, whoever's left on that committee. Because I've been here for six years – there's probably not too many people left on that committee.
- Chairman Van Rensalier: I think you're really disingenuous and not accurate at all because we have met, the Bylaws Committee, and we have made some amendments to the Bylaws. Not probably to your liking and that's probably why you are so adamant about have a meeting. You don't have to wait until you're at a Commissioner meeting when you can call up the Director at your leisure and ask her for a copy of the bylaws.

NEW BUSINESS:

None.

ADJOURNMENT

6:53 p.m.

Respectfully submitted,



Pamela Mitchell

Executive Director/Secretary