

ITEM D

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

PLACE: Community Room
14-34 East 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: Alan Juszcyk
Delmis Fernandez
Edwin Perez
Majin Zuniga

ABSENT: Beatrice Johnson
L. Daniel Rodriguez
Ronald Van Rensalier

STAFF MEMBERS PRESENT: Leidy Brito-Diroche
Glenny Candelaria
Natasha Pearson
Barlow Taylor
Vincent Wynter

Meeting opened at 6:08 p.m.

ROLL CALL:

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

Presentation by Rich Larsen of Novogradac & Company LLP – Financial Audit for 2018.

APPROVAL OF MINUTES

APPROVAL OF MINUTES OF THE JUNE 19, 2019 BOARD OF COMMISSIONERS' MEETING; JULY 17, 2019 BOARD OF COMMISSIONERS' MEETING; AND SEPTEMBER 3, 2019 BOARD OF COMMISSIONERS' SPECIAL MEETING

A motion was made by Commissioner Fernandez, seconded by Commissioner Perez, to approve the minutes of the June 19, 2019 Board of Commissioners' Meeting.

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

A motion was made by Commissioner Fernandez, seconded by Commissioner Zuniga, to table the approval of minutes of the July 17, 2019 Board of Commissioner's Meeting and the September 3, 2019 Special Board of Commissioners' Meeting.

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

Evelyn T. Robinson – 222 Sixth St. Apt. 2D: I'd like to thank the Housing Authority for their support on bringing back 'Family and Friends Day'. I'd also like to thank the City for their extraordinary support.

We really need some assistance. We're not receiving what we should have. We're still waiting to see what's going to happen with the playground. It needs to be renovated, or taken away. It is a liability. I really don't want a child to get hurt. Bolts and nails are hanging out. The door situation needs to be dealt with. My next step is to gather my reports and go to Newark because we are not getting any response or support on the local level. We are not being kept abreast of what's happening. Where is the Resident Services Committee? We're trying to do things for our

youth. What's happening to assist us in that? We're doing the right thing; support us in our day-to-day.

Ruby Straight – 14-34 E. Monroe St. Apt. 6B: We're supposed to have a garden here, but there is nothing out there but weeds. We could have done something better with that money. We need a fan in the laundry room. Nobody cares about us. We always complain. We call the work order line and have to leave a message.

- Commissioner Juszcyk: To answer one of your questions, I had worked on the grant for the Community Gardens. That money was coming from the County and it could not have been used for anything other than a garden. I understand there's a lot of weeds and possibly part of the problem is the manager for this facility is not on board right now.

A motion was made by Commissioner Perez, seconded by Commissioner Zuniga, 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: Absent; Commissioner Zuniga: Aye; Chairman Van Rensalier: Absent.

RESOLUTIONS

COMMISSIONER JUSCZYK 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.

CONSENT AGENDA:

- 2019-51 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF JULY 12, 2019 THROUGH SEPTEMBER 13, 2019.
- 2019-52 RESOLUTION APPROVING THE 2020 ANNUAL PHA AGENCY PLAN.
- 2019-53 RESOLUTION CERTIFYING THAT PURSUANT TO N.J.S.A. 40A:5A-17 EACH COMMISSIONER HAD PERSONALLY REVIEWED THE ANNUAL INDEPENDENT FINANCIAL AND COMPLIANCE AUDIT OF AUTHORITY PROGRAMS FOR THE PERIOD JANUARY 1, 2018 THROUGH DECEMBER 21, 2018.
- 2019-54 RESOLUTION AUTHORIZING SICK PAY TERMINAL LEAVE BENEFIT TO MAINTENANCE REPAIRMAN FREDDY BOLANOS.
- 2019-55 RESOLUTION AUTHORIZING AN AWARD OF CONTRACT TO XCLUSIVE PC AND I.T. FOR MANAGED INFORMATION TECHNOLOGY SERVICES AND SUPPORT FOR A PERIOD OF ONE (1) YEAR WITH AN

OPTION TO EXTEND FOR TWO (2) ADDITIONAL YEARS AT AN ANNUAL FEE OF THIRTY THOUSAND DOLLARS (\$30,000) PER YEAR.

2019-56 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO THE BOYS AND GIRLS CLUB OF PATERSON AND PASSAIC FOR A PERIOD OF TWO (2) ACADEMIC YEARS AT AN AMOUNT NOT TO EXCEED THIRTY-TWO THOUSAND DOLLARS AND NO CENTS (\$32,000.00) PER ACADEMIC YEAR.

2019-57 RESOLUTION APPROVING OFFICIAL TRAVEL TO AND FROM HAMILTON, NEW JERSEY BY THREE (3) STAFF MEMBERS TO ATTEND THE 2019 NJHMFA FALL TAX CREDIT COMPLIANCE CERTIFICATION COURSE AND EXAM ON OCTOBER 28-31, 2019.

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

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

MOTION: RESOLUTIONS 2019-51, 2019-52, 2019-53, 2019-54, 2019-55, 2019-56 and 2019-57 APPROVED.

Terrence Corriston: We didn't get the information on time to have a written resolution. Because of the timeliness, I would like to ask for an additional resolution. We had done a loan to the Passaic Affordable Housing Coalition for their financing for the Liberty Estates Condominium located at 277 Broadway. They have been paying us back as they sell off the units and they are about to sell off the final unit. So they will repay the loan back and they have paid with interest. I need a motion to approve the resolution authorizing the release of the lien on unit 6, which is the final unit, and accepting the payment of the funds and issuing a discharge of mortgage for the entire property. The total amount is fifty-three thousand eight hundred and three dollars (\$53,803).

A motion was made by Commissioner Juszcyk, seconded by Commissioner Fernandez, to approve this resolution.

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

CORRESPONDENCE

None.

COMMITTEE REPORTS

Submitted.

RESIDENT COUNCIL REPORTS

Submitted.

- Commissioner Juszcyk commended Ms. Robinson on her report.

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: 1) Most physicians recommend that you have an annual flu shot. I'd like to announce the free flu shots for Passaic residents administered by the Passaic health department. It will be Tuesday, September 24th, Thursday, September 26th, Tuesday, October 1st and Tuesday, October 8th from 9 – 11:30 a.m. at City Hall, usually in the Council Chambers. Please bring proof of your Passaic residency if you are to partake in that.
2) At the end of this month is the start of the Jewish holiday, so if anyone is celebrating Rosh Hashana to you.

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

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

ADJOURNMENT

6:38 p.m.

Respectfully submitted,

Vincent Wynter
Director of Finance and Operations