

ITEM E

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
APRIL 15, 2020**

PLACE: Via Conference Call (Due to Covid19 Pandemic)
Passaic, New Jersey 07055

READING OF THE OPEN PUBLIC MEETINGS ACT:

As required by N.J.S.A. 10:4-6 et seq. known as the Open Public Meetings Act, the Housing Authority of Passaic is conducting this meeting via conference call due to the Covid19 Pandemic to be held at 6:00 p.m. in accordance with Public Law Chapter 231: The Public Laws of 1975. Amended by Chapter 11 of the Public Laws of 2020 related to electronic meetings. Pursuant to Governor Murphy's Executive Order, formal action may be taken in this meeting.

COMMISSIONERS - PRESENT: Delmis Fernandez
Alan Juszcyk
Beatrice Johnson
Henry Navarro
Majin Zuniga
L. Daniel Rodriguez
Ronald Van Rensalier

ABSENT: null

STAFF MEMBERS PRESENT: Glenny Candelaria
Lismarie Guerrero
Joanna Lara
Pamela Mitchell
Vincent Wynter

Attorney – Eric M. Bernstein, Esq. -

Meeting opened at 6:05 p.m.

ROLL CALL:

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

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.: With everything that is going on now, I wanted to know what steps are being taken to ensure that the senior population is receiving assistance as needed. I’m in contact with some. In speaking with them, they say there is no recognition from Housing. Whether it be knocking on the door, calling, ringing door bells to see if they are ok. What steps are being taken to monitor the senior population during this pandemic?

- *Director Mitchell: I didn’t get a call from you about this, Ms. Williams. But there is a Senior Site Manager that is at both of her locations every other day. So I’m not sure if you’re looking for something specific to be done. I was just there on Friday so I’m not sure if you’re speaking of someone specific, but I saw quite a few residents I showed concern to myself. I wasn’t there for that purpose, but they came downstairs just to talk.*
- *Ms. Gibson-Williams: OK, but my question is, what is the Housing Authority doing to be proactive? Not just waiting if someone comes down. It could be a situation where someone may not be able to. Knocking on the door, ringing on the buzzer just to make sure they’re ok. Is any of this taking place?*
- *Director Mitchell: To answer your question, no that is not currently being done. To us, that is not being proactive because I have one property manager at those locations. So if you’re asking me if I’m having her come into work to knock on 130 doors to make sure everything is ok, that is not being done.*
- *Commissioner Johnson: That’s why I sent an email earlier. Germain had reached out with those questions and Joanna did respond but she really didn’t answer the question. She just mentioned about unit turnover and units that people passed away that they’re going to follow CDC recommendation on cleaning the unit. I guess what Germain is saying, whatever site she is on that day at that time maybe she can just ring the buzzer and do a welfare check. Some people may not have family members they can reach out to. Making hooking them up with the Senior Program at City Hall or something like that.*
- *Ms. Gibson-Williams: The reason I ask that question is because I do have a connection with the seniors, especially at East Monroe, and other seniors around the city.*

- *Ms. Mitchell: What I would like for you to do, Ms. Gibson, is give me a call tomorrow being that you have resources. And maybe those resources can be shared with Joann Arroyo, the Property Manager, and Glenn Candelaria Director of Resident Services. And maybe something can be put in place. It may not be exactly what you may be looking for, but the resources can assist them in trying to get something that would assist.*

Brianna Combs – 203 Sixth St. Apt. 3D: My concern is our buildings not being clean. I see the maintenance workers almost every day. Our building is filthy, our floor is filthy, the railings are filthy. How are we supposed to feel comfortable coming in and out of our building to go get groceries or necessities for this pandemic and our building is disgusting?

- *Chairman Rodriguez: I know there is a plan in place for that. If Ms. Mitchell would like to elaborate a little bit on it. To my understanding, it is being done.*
- *Ms. Mitchell: That would be something I would have Ms. Combs reach out to the Property Manager for in the morning. Because although there is a plan in place, I don't want to say the plan is being enacted or not enacted. I would rather she hear it from the Property Manager.*
- *Ms. Combs: It's not being enacted because I just left my grandmother's house and her building is clean; our building is filthy. So clearly, someone is not following the plan.*
- *Chairman Rodriguez: Just remember, it's difficult to do it every day for the entire complex. From my understanding, it's being done on a rotating schedule. Unfortunately, things are going to get dirty. I don't want to minimize what you're seeing, but from the beginning I worked with Director Mitchell to make sure there is a plan in place. We will definitely follow up and see what's going on with that, particularly your building.*

A motion was made by Commissioner Navarro, seconded by Commissioner Johnson, 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 Van Rensalier: Aye; Commissioner Zuniga: Aye; Chairman Rodriguez: Aye.

APPROVAL OF MINUTES

APPROVAL OF MINUTES OF THE MARCH 11, 2020 BOARD OF COMMISSIONERS' MEETING.

A motion was made by Commissioner Navarro, seconded by Commissioner Fernandez, to approve the minutes of the March 11, 2020 Board of Commissioners' Meeting

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

MOTION: MINUTES OF THE MARCH 11, 2020 BOARD OF COMMISSIONERS' MEETING APPROVED

RESOLUTIONS

THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AS CONSENT AGENDA ITEMS. 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.

CHAIRMAN RODRIGUEZ ASKS IF THERE ARE ANY RESOLUTIONS ANY COMMISSIONER WOULD LIKE TO CONSIDER SEPARATELY.

Commissioner Juszcyk asked that Resolution 2020-32 and 2020-38 be considered separately.

2020-32 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF MARCH 7, 2020 THROUGH APRIL 10, 2020.

A motion was made by Commissioner Van Rensalier, seconded by Commissioner Navarro, to approve Resolution 2020-32.

- Commissioner Juszcyk: I am separating this resolution for two reasons. One would be so that any commissioner with a relationship with the Passaic Valley Water Commission can either abstain; and I will be abstaining on a different accounts payable.

On roll call vote: Commissioner Juszcyk: Aye (Abstain on payments to Bernstein & Associates); Commissioner Johnson: Aye; Commissioner Fernandez: Aye; Commissioner Navarro: Aye; Commissioner Van Rensalier: Aye (Abstain on PVWC); Commissioner Zuniga: Aye; Chairman Rodriguez: Aye (Abstain on PVWC).

MOTION: RESOLUTION 2020-32 APPROVED.

2020-38 RESOLUTION APPROVING THE HIRING OF PRO-GUARD SERVICES OF AMERICA LLC FOR A TEMPORARY SHORT TERM PERIOD PROVIDING 24/7 SECURITY GUARD ROVING PATROL FOR ALL HACP PROPERTIES

A motion was made by Commissioner Navarro, seconded by Commissioner Zuniga, to approve Resolution 2020-38.

- Commissioner Juszcyk: How did this resolution get on the agenda today?
- Chairman Rodriguez: The reason it got on the agenda is because when Governor Murphy declared a state of emergency and a pandemic where they stay at home, there's been numerous calls of people hanging out outside and not doing social distancing as well as other issues that have happened with the police department. So I asked Director Mitchell to search for security guards to possibly patrol the area of all our complexes for the time being.
- Commissioner Juszcyk: Are all the sites being affected by this lack of social distancing?
- Chairman Rodriguez: Yes. There have been instances where some type of party has happened at other sites.

- Commissioner Juszcyk: If this resolution is passed, when will it go into effect?
- Chairman Rodriguez: I'm hoping tomorrow.
- Commissioner Juszcyk: Was this discussed with the Buildings and Grounds Committee?
- Chairman Rodriguez: It was not. I made this decision to put it before the Board because of the pandemic that's going on right now. I want to make sure that our residents feel secure and social distance during this pandemic.
- Commissioner Juszcyk: There was an Ad hoc Committee appointed on October 30th. Did they review this resolution and are they on board with it?
- Chairman Rodriguez: Once again, it was a decision as Chairman to bring it before the Board due to the pandemic. There was no time to have an Ad hoc Committee or any other type of committee to get this on. I felt it was important for the residents to feel safe. It's a temporary solution to make sure we are proactive instead of reactive.
- Commissioner Juszcyk: Have any other methods been used to enforce social distancing other than hiring a security firm?
- Chairman Rodriguez: I believe the staff has tried to let people know to social distance as much as they can. There have been instances called into the police department. The police are overwhelmed. We have to make sure our residents are safe. Again, it's a temporary solution. It all depends on how long the pandemic goes for.
- Commissioner Juszcyk: And the cost is \$6,048 a week, correct?
- Chairman Rodriguez: Correct.
- Commissioner Juszcyk: Ok because based on a yearly annualized cost, that would be \$314,496 for a year. And as you said, we don't know how long the pandemic will be.
- Chairman Rodriguez: Because this is a temporary contract, we will look at it on a month to month basis. I'm hoping it will go nowhere close to a year. I'm hoping it will be a two-month cap that we're looking at here.
- Commissioner Juszcyk: When this firm starts exercising their services, will they be going to all six sites rotating? How is this going to work?
- Chairman Rodriguez: They're going to be patrolling each of the sites 24 hours, 7 days a week. If they see something that they need to call the police on. They will remind residents of the social distancing policy.
- Commissioner Juszcyk: When we had a security investigator, we had a monthly report of incidents of every site. I was on the Security Committee and I remember the site on Ascension St. was very, very low in incidents. So are you going to have the firm weigh all these things equally or is one site going to have more attention than other sites?
- Chairman Rodriguez: That is why we have an Executive Director to make those decisions as far as what needs to be done. We have all been instructed to make sure that we keep records of what they're doing, obviously for accounting purposes. The need to write down where they patrolled, any incidents and anything else like that.
- Commissioner Juszcyk: Will they be authorized under law to ask people's names if people are not in compliance with social distancing regulations?
- Chairman Rodriguez: We can ask the attorney, Mr. Bernstein. But I don't think we are going to be doing that. That's something different, I believe. I could be wrong.
- Commissioner Juszcyk: Have any other alternatives been considered, such as utilizing the National Guard?

- Mr. Bernstein: The National Guard is not authorized to do patrol. I am unaware that as of this moment, Governor Murphey has called out the National Guard to enforce social distancing above and beyond the police department and any other related items thereto.
- Commissioner Juszcyk: I know they are assisting with other issues.
- Mr. Bernstein: They are assisting with medical related issues and other issues as designated by the either the President and/or by the Governor. Social distancing enforcement is not one of those at the moment.
- Commissioner Juszcyk: Have all other methods to press upon the residents the importance of social distancing been exhausted?
- Chairman Rodriguez: The staff at every site have informed the residents of the importance of social distancing.
- Commissioner Van Rensalier: 1) Can we make sure that we expedite our permanent security detail as quickly as possible so that we can maintain this temporary detail in a limited time frame. 2) Did the Director have a conversation with the Chief of Police to go over the details of this arrangements and what the security is going to do so that the police know who these people are?
- Chairman Rodriguez: The police department is aware of this resolution coming on. Obviously it has to be passed first for the details. Then I'll have Director Mitchell call the police department and let them know exactly what security is going to be doing. They're going to be in marked cars so they're going to know who they are.
- Commissioner Van Rensalier: I think it's important that the police know when they're going to start. My third concern is: Can we please notify the residents by sending a flyer making them aware of when the security detail is going to start and respectfully asking for their cooperation.
- Chairman Rodriguez: That's a great idea, Commissioner Van Rensalier. I'm sure Director Mitchell is on top of that. She will make sure that all the sites are notified that we will have temporary security paroling the areas and for them to continue to practice social distancing.
- Commissioner Johnson: Will the police know the backup security? Because as the days get warmer and nicer, I know the residents will be outside longer and we will have some residents who will respect them, but we do have some residents who will get aggressive. How quick will the police get there to assist so there will be no physical altercation?
- Chairman Rodriguez: That is the reason we are hiring professionals. So we're not putting that in the hands of our managers to go out there and try to break things up and remind people of social distancing when there are other things that need to be done within Housing. It's a very difficult situation to be in to have the staff patrolling the sites while also completing their everyday duties. One of the things I spoke with Executive Mitchell about is that they're there as a reminder and for safety during this pandemic. They're not out there to cause trouble. If it does get to the point where the police needs to be call, and incident report will be written and we'll have that.
- Commissioner Johnson: I would just make a suggestion when it comes to our larger family sites, if they see a large gathering of people they should call the police and have them assist. Because even with the flyers going out, they may still get aggressive with the security.

- Commissioner Van Rensalier: That’s exactly why I think it’s crucial that the Executive Director speak with the Chief of Police or a representative of the police department. They have to set down some ground rules and expectations. And one of the expectations should be that the City is going to give us backup in instances where they’re going to need it.
- Mr. Bernstein: I’d like to remind all the commissioners, I’ve had this conversation with the executive director, under the current regulations no one is allowed to be outside. Everybody is supposed to be inside in their homes under the governor’s current executive order until such time as they have been changed. Social gatherings are not permitted. And I realize as the weather gets warm we all get cabin fever. I agree with the commissioners about an interaction with the police department. But I would remind everybody that right now until further notice, it’s basically stay at home except for certain essential items. And sitting outside is, unfortunately, not one of them.
- Commissioner Johnson: I agree with you, but unfortunately, some of our residents don’t feel that way. They’re going to do what they want to do.
- Commissioner Fernandez: The security detail, would they be having equipment such as masks or will the Housing Authority have to provide them?
- Chairman Rodriguez: Executive Mitchell, you can correct me if I’m wrong, but I’m assuming they will take care of their guys.
- Director Mitchell: I’m going to ensure that that’s the understanding. We are not supplying anything; they’re coming to supply us with a service.
- Commissioner Zuniga: Are they going to have access to our cameras or are they just going to be patrolling our sites?
- Chairman Rodriguez: I believe they’re just going to be patrolling. Is that correct Executive Director Mitchell?
- Director Mitchell: That is correct.

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

MOTION: RESOLUTION 2020-38 APPROVED.

CONSENT AGENDA:

- 2020-33 RESOLUTION AUTHORIZING THE ADOPTION OF THE RAD/PBV LEASE FOR CHESTNUT GARDENS AND VREELAND VILLAGE
- 2020-34 RESOLUTION AUTHORIZING THE REVISION TO THE EXISTING ALFRED SPEER VILLAGE LEASE
- 2020-35 RESOLUTION APPROVING THE REVISED TENANT CHARGE LIST FOR ALL HACP PROPERTIES

2020-36 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AN AWARD OF CONTRACT TO LAURANT CONSTRUCTION CO. INC. FOR TWO ROOF REPLACEMENTS AT ALFRED SPEER VILLAGE IN THE AMOUNT OF THREE HUNDRED NINETY-THREE THOUSAND DOLLARS AND NO CENTS (\$393,000.00)

2020-37 RESOLUTION APPROVING THE ADOPTION OF THE PROJECT BASED VOUCHER ADMINISTRATIVE PLAN FOR THE RAD/PBV CONVERTED PROPERTIES

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: Aye; Commissioner Van Rensalier: Aye; Commissioner Zuniga: Aye; Chairman Rodriguez: Aye.

MOTION: RESOLUTIONS 2020-33, 2020-34, 2020-35, 2020-36 and 2020-37 APPROVED.

CORRESPONDENCE

None.

COMMITTEE REPORTS

None.

RESIDENT COUNCIL REPORTS

None

EXECUTIVE DIRECTOR'S REPORT

Submitted.

TREASURER'S REPORT/ DIRECTOR OF FINANCE REPORT

Submitted.

DIRECTOR OF HOUSING ADMINISTRATION REPORT

Submitted.

DIRECTOR OF RESIDENT SERVICES' REPORT

Submitted.

PROPERTY MANAGEMENT REPORT-PASSAIC AFFORDABLE HOUSING COALITION

Submitted.

PROPERTY MANAGEMENT REPORT-AMP1 ALFRED SPEER VILLAGE

Submitted.

PROPERTY MANAGEMENT REPORT – PASSAIC SENIOR HOUSING LLC – SENIOR SITE

Submitted.

OLD BUSINESS

None.

NEW BUSINESS:

Commissioner Juszcyk: I would like to extend my personal condolences to employee Andrew Barcia on the passing of his mother, Anita Barcia. May she rest in peace.

Chairman Rodriguez: Thank you. I think I can speak for the Board in saying we all feel that way. Thank you for reminding us.

I just want to let everybody know to protect yourselves. Be safe. Be well. Hopefully we can get through this pandemic all together and have better days ahead of us.

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

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

ADJOURNMENT

6:49 p.m.

Respectfully submitted,

Pamela Mitchell
Executive Director