

ITEM D

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
JANUARY 22, 2020**

PLACE: Community Room
299 Gregory Avenue
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 27, 2019 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
Henry Navarro
Ronald Van Rensalier
Majin Zuniga – arrived at 6:09 p.m.
L. Daniel Rodriguez

ABSENT:

STAFF MEMBERS PRESENT: Joann Arroyo
Hahsaan Battle
Glenny Candelaria
Joanna Lara
Vincent Wynter

Meeting opened at 6:04 p.m.

ROLL CALL:

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

Chairman Rodriguez presented a certificate of recognition on behalf of the Board of Commissions to Daniel Gomez, resident of 299 Gregory Ave, for his kindness, leadership, selfless acts and fellowship.

APPROVAL OF MINUTES

APPROVAL OF MINUTES OF THE DECEMBER 18, 2019 BOARD OF COMMISSIONERS' MEETING.

A motion was made by Commissioner Navarro, seconded by Commissioner Van Rensalier, to approve the minutes of the December 18, 2019 Board of Commissioner's 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.

MOTION: MINUTES FOR THE DECEMBER 18, 2019 BOARD OF COMMISSIONERS' MEETING 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.

Jaroslav Jackiw "JJ" – 266 Lafayette Ave: Are there any loans or outstanding grants given to Commissioner Navarro and his family non-profit groups? In the past there was a loan given to Commissioner Navarro and the non-profit. Are there any outstanding payments due or are there any active grants?

Derrick Coppin – 356 Dewitt Ave, Belleville: Presented proposal for use of Vreeland Village Community Room on Sunday mornings between the hours of 10 AM – 11 AM for Christian education and inspirational meetings. Would also like to use the outdoor area on July 18, 2020 between 5:30 PM – 7 PM for an outreach event, which will include gospel music and inspirational words.

Brianna Combs – 203 Sixth St. Apt. 3B: Has been having an issue with a stray cat for the past two months. The lady on the first floor keeps feeding the cat. Contacted the police department to have animal control get the cat. Animal control has gone out twice and the cat runs away when they try to capture it. Contacted police department and was told the manager would have to go to the animal control office to fill out paperwork so they can set up a trap. I informed Leidy and she has done nothing about the issue. Hopefully the issue can be resolved soon because the cat keeps going into the building and I cannot get to my apartment because I am terrified of cats.

Evelyn T. Robinson – 222 Sixth St. Apt. 2D: I am here representing Vreeland Village Community Association. We received a letter the week before last stating that on January 13th a random survey was going to take place to ask residents about the water issue. We started asking around and not one resident was able to confirm that their apartment was visited. We decided to do a survey ourselves. We have 116 apartments, 41 were not home. Out of the 75 that were visited, 57 reported issues with water temperature and 53 had issues with water pressure. This is a health and safety issue. This problem has been going on since Thanksgiving. We are very disappointed with the management at Vreeland Village.

- *Chairman Rodriguez: One thing I would like to do this year is to have a closer accountability with the Coalition. We are aware of the safety issue and quality of life is a priority with this Board.*

Paulette Gathers – 202 Sixth St. Apt. 3C: I would like to show you a video of what Ms. Evv was talking about. There is a problem with the water pressure. I was given a new nozzle. A plumber came and changed the fixtures. The problem is in the boiler. The lights outside are blown out. They've been like that for about 3 years.

Chairman Rodriguez: We are aware of the water issue. We are trying to find a resolution. It can be an issue from the street. I will contact PVWC to test the water pressure coming from the street.

Hidalia Matos – 299 Gregory Ave. Apt. 2B: I've lived in housing for 42 years and have never had any problems. The new people have been bullying her saying she is a bad person. This is causing her a lot of stress and she has very high blood pressure. Would like a general letter sent to all tenants so this can stop. I would like help. I'm scared.

- *We're going to have the manager, Mrs. Arroyo, speak with you today to come up with a plan to help you. Perhaps she can have a meeting with the tenants to let them know this will not be tolerated.*

Daniel Gomez – 299 Gregory Ave. Apt. 5A: I would like to talk about the security here. The front of the building is dark. The back of the parking lot and the back of the building where the dumpsters are is also dark.

Gilberto Vega – 299 Gregory Ave. Apt. 2E: Was previously told he cannot open the door to anyone from the outside. He was almost beat up twice and a third time a homemaker followed him and insulted him for not opening the door. They should have a sign at the door saying tenants are not allowed to open the door for anyone.

- *Chairman Rodriguez: A sign should be posted on the outside doors letting visitors know tenants are not allowed to open the door.*

Ninoska Galindez – 299 Gregory Ave. Apt. 7H: (*Speaking Spanish*) I spoke with Lismarie over the phone regarding my issue. I went to Housing and delivered a letter to Nancy. I also made a report with the security monitor, Justo. The problem that I am having is that the tenant's of the apartment next to mine (7A) are never there. They have been away in the Dominican Republic for 5 months. The daughter of the family has been living there with her male companion and are doing indecent things on the balcony. They are out on the balcony half naked listening to music, singing and drinking. My great-granddaughter gets dropped off after school and my granddaughter picks her up. As my granddaughter was leaving the woman stopped her in the parking lot and insulted her, spoke ill of me and told her that I was going to jail because I took pictures of her and that I need to mind my business.

- *Chairman Rodriguez: Have you spoken with Ms. Arroyo?*
- *Ms. Galindez: Yes. I also did a report with the security monitor.*
- *Chairman Rodriguez: I ask that Ms. Arroyo meet with the tenant again, along with Executive Director Mitchell, to get to the bottom of this.*
- *Commissioner Van Rensalier: Was this reported to the manager?*
- *Ms. Galindez: Yes. I made a written statement to Lismarie. I handed it to Nancy at the front desk.*
- *Commissioner Van Rensalier: What action did the manager take to try to resolve this or the Executive Director? How are we allowing people who have no business in the apartment to reside there for 5 months to harass her?*
- *Commissioner Johnson: If she has been out of the unit for 5 months, she abandoned the unit. A notice to vacate should be sent.*
- *Commissioner Van Rensalier: A matter like this should never be addressed here at the Board of Commissioner level. It should be resolved at the Manager level. It is appalling that the resident has to come here after going through this for 5 months to get a resolution. It's unacceptable. When my mother was here and she was legitimately sick, she was forced out after 3 months; she was in a nursing home. The manager forced her out and made me sign a notice to vacate. But we have non-residents here, that aren't on the lease, harassing legitimate residents for 5 months and nothing has been done?*
- *Chairman Rodriguez: What's the plan moving forward?*
- *Ms. Arroyo: The unit has been requested to be surrendered.*
- *Commissioner Johnson: If they're not on the lease, shouldn't the cops be called in and the Sheriff Department come and padlock the door? They're not on the lease so they're illegally occupying the unit. They are trespassing.*
- *Ms. Arroyo: That's not something I can discuss in front of everyone.*
- *Mr. Corrison: The best thing is to ask the manager to write up a memo for the Board.*
- *Ms. Arroyo: I will send you all an email of where we are right now with this. I just don't feel it's right to discuss this in front of everybody. It's a violation of their privacy.*
- *Commissioner Johnson: They're not tenants, so they don't have any rights.*
- *Commissioner Navarro: The issue is that there are tenants.*
- *Commissioner Johnson: They've been gone for 5 months. Ron's mother was in a nursing home for 3 months and got forced out.*
- *Ms. Arroyo: That's your opinion that you're saying that.*

- *Commissioner Van Rensalier: That's not an opinion, it's a fact.*
- *Ms. Arroyo: I'll forward you guys the email of where we are right now.*
- *Commissioner Johnson: We would like an update next month.*
- *Commissioner Van Rensalier: Not next month, in a week.*
- *Commissioner Johnson: She said that's your opinion. She's trying to get smart.*
- *Commissioner Van Rensalier: (inaudible)*
- *Ms. Arroyo: Wow, you're going to keep saying that I forced your mother out?!*
- *Chairman Rodriguez: We're not going to have a back and forth.*
- *Commissioner Van Rensalier: Do you really want to go there?! We'll take it there!*
- *Ms. Arroyo: How are you going to say that in front of (inaudible)*
- *Chairman Rodriguez: Ms. Arroyo, please.*

Rosella Wilson – 299 Gregory Ave. Apt. 4D: I haven't lived here for too long, but I've seen some of the things that go on, like the door issue the man was talking about. I sit here and watch tv late at night. There is a situation with a guy and his girlfriend. They sit down here and drink beer. It has been an ongoing issue. They holler out all times at night asking for match or cigarette even though there's no smoking allowed in the building.

- *I'm going to ask that you speak with Ms. Arroyo, also so that she can follow up and have a report for us on what's happening here in this community room after hours. Joanna, review footage from past two weeks.*

A motion was made by Commissioner Van Rensalier, 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.

Commissioner Juszcyk: *According to our bylaws, by the start of tonight's meeting Committees were supposed to be established for the Housing Authority. I have received no notification on who's going into Committees and that should have been done before tonight's meeting.*

Chairman Rodriguez: *I do apologize for that and that will be out tonight. That will be emailed. Thank you for reminding me.*

RESOLUTIONS

CHAIRMAN RODRIGUEZ ASKS IF THERE ARE ANY RESOLUTIONS ANY COMMISSIONER WOULD LIKE TO CONSIDER SEPARATELY. ALL REMAINING ITEMS WILL BE CONSIDERED TOGETHER.

Commissioner Juszcyk asked that Resolution 2020-01 be considered separately. Commissioner Van Rensalier asked that Resolution 2020-11 and 2020-12 be considered separately.

2020-01 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF DECEMBER 14, 2019 THROUGH JANUARY 17, 2020.

A motion was made by Commissioner Johnson, seconded by Commissioner Fernandez, to approve Resolution 2020-01.

- Commissioner Juszcyk: I separated this resolution so that any commissioner with a relationship with the Passaic Valley Water Commission can abstain on payment to said agency. Also, to indicate my intention to abstain on payment to Eric Bernstein & Associates since I'm not positively certain that all these expenditures were run by the finance director before they were spent.

On roll call vote: Commissioner Juszcyk: Aye (Abstain on payment to Eric Bernstein); 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 2020-01 APPROVED.

2020-11 RESOLUTION TO TERMINATE BRESLIN & BRESLIN PA FOR ORDINARY LEGAL SERVICES

A motion was made by Commissioner Johnson, seconded by Commissioner Van Rensalier, to approve Resolution 2020-11.

- Commissioner Juszcyk: How did this resolution get composed and by who?
- Chairman Rodriguez: This year I became Chairman, so I decided that I wanted to go in a different direction. As my right as Chairman, I put that as a resolution before the full Board. I was reviewing the contracts making sure they are in the best benefit of the Housing Authority along with the residents.
- Commissioner Juszcyk: You unilaterally made that decision?
- Chairman Rodriguez: As Chairman that is my right to bring it before the Board.
- Commissioner Juszcyk: That is your opinion that it's your right. I don't share that opinion. The same goes for the next resolution.

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

- Commissioner Johnson: I'd like to say that I have known Terry for a long time. Our new Chairman would like to take the Housing Authority in a new direction. Me as a Commissioner, I'll give him my support. Terry, I have a personal and professional relationship with you and that will never stop even if he is not here. I will Danny my support in leading this agency in a new direction.

MOTION: RESOLUTION 2020-11 APPROVED.

2020-12 RESOLUTION TO TERMINATE BRESLIN & BRESLIN PA FOR TENANT LANDLORD LEGAL SERVICES

A motion was made by Commissioner Van Rensalier, seconded by Commissioner Johnson, to approve Resolution 2020-12.

- Commissioner Juszcyk: Was this the same reason you gave me for 11? That you unilaterally made the decision to put this resolution on?
- Chairman Rodriguez: That is correct.
- Commissioner Juszcyk: And that is your opinion that you made by yourself?
- Chairman Rodriguez: No that's my right as a chairman. The decision I made was to bring it before the Board. As Chairman I am able to do that.
- Commissioner Juszcyk: I have an opinion that it's not your right as Chairman to make that decision.
- Chairman Rodriguez: Thank you. So noted.

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

- Commissioner Johnson: I'm reiterating. The Chairperson reached out to me. He did inform me of what he would like to do and asked me for my support. I gave him my support. I know people sometimes are not willing for change, but sometimes change is good. He had a new vision. We're not parting ways with Terry, it's the law firm he works for. He's an E.D. at another housing authority. He always going to be part of the Passaic Housing Authority. So we're not losing Terry. My support again is, Danny wants to lead us in a different direction and I'm willing to see that change come about.

MOTION: RESOLUTION 2020-12 APPROVED.

- Commissioner Juszcyk: Mr. Chairman, Commissioner Johnson indicated that you reached out to her with your vision for 2020. You did not reach out to me for your vision for 2020. Why was that?
- Commissioner Johnson: Not his whole vision. Me and Danny have a different relationship. We were talking about something else and he just mentioned it to me. With people's schedule, he probably didn't have time to reach out to anyone else. Every person who sits in that seat may want to take things in a new direction. He didn't share everything with me. We were on the phone for a different conversation and he just mentioned it to me.
- Commissioner Juszcyk: Did you share your vision with any of the other commissioners other than Commissioner Johnson?
- Chairman Rodriguez: Who I speak with or don't speak with is not something we are going to discuss right now.
- Commissioner Juszcyk: We are discussing your vision for 2020.
- Chairman Rodriguez: I have not yet put my vision out there to everyone. That is going to be coming soon. We are planning a retreat so we can discuss it.

- Commissioner Johnson: It's not like other commissioners don't reach out. When you wanted to be Chair or Vice Chair, you reached out. Ron has done the same thing. Other people have done the same thing for a vision they wanted.
- Chairman Rodriguez: Every commissioner here has my number and you can call me to discuss any issues or concerns you may have or give any ideas. In the couple of years I have been here, Commissioner Juszcyk, I haven't really heard any ideas from you. Maybe this year you will have some ideas.
- Commissioner Juszcyk: That is incorrect because I mentioned to you last year and this year that I would like to be on the Personnel Committee and as part of the public record, it's in the minutes.
- Chairman Rodriguez: That is a request, not an idea.
- Terrence Corrison: I would be remiss if I didn't address the comment about reaching out. I said it before to the Board, you do have to be cautious when you're communicating with each other, even if it's one person communicating with six others, that you could potentially be in violation of the open public meetings act. There is nothing wrong with communicating one on one. However, decisions should not be made privately. I'm not suggesting it's happening. But whenever you're talking about reaching out, as long as consensus building isn't going on in phone calls and meetings aren't being held on the side or have a point person calling all around, then you're fine. Just be careful and be mindful of the law that says that business of the Authority is to take place in a meeting room in front of the public.

CONSENT AGENDA:

- 2020-02 RESOLUTION AUTHORIZING AN AWARD OF A 2 YEAR CONTRACT TO BUG ELIMINATORS TERMITE & PEST CONTROL, INC. FOR K-9 INSPECTIONS & BED BUG TREATMENT ON DEMAND, AS NEEDED, AT ALL AUTHORITY SITES IN AN AMOUNT NOT TO EXCEED THIRTY THOUSAND DOLLARS (\$30,000) PER YEAR.
- 2020-03 RESOLUTION AUTHORIZING AN AWARD OF A 2 YEAR CONTRACT TO BUG ELIMINATORS TERMITE & PEST CONTROL, INC. EXTERMINATION AND PEST CONTROL SERVICES AT ALL AUTHORITY SITES IN AN AMOUNT NOT TO EXCEED TWELVE THOUSAND DOLLARS (\$12,000) PER YEAR.
- 2020-04 RESOLUTION APPROVING THREE PERCENT (3%) SALARY INCREASES FOR NON-UNION EMPLOYEES FOR FISCAL YEAR 2020
- 2020-05 RESOLUTION APPOINTING PAMELA MITCHELL AS THE PUBLIC AGENCY COMPLIANCE OFFICER PURSUANT TO NJAC 17:27-3.2
- 2020-06 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC APPROVING REVISIONS TO REGULAR PUBLIC MEETINGS FOR THE YEAR 2020

- 2020-07 RESOLUTION AUTHORIZING AWARD OF A ONE (1) YEAR CONTRACT FOR LIHTC ACCOUNTING & COMPLIANCE SERVICE TO WILLIAM KATCHEN OF 596 ANDERSON AVE, CLIFFSIDE PARK, NJ AT AN HOURLY RATE OF \$175 FOR A TOTAL AMOUNT NOT TO EXCEED \$25,000.
- 2020-08 RESOLUTION AUTHORIZING AN AWARD OF CONTRACT TO WILLIAM A. ELIAS FOR MANAGEMENT CONSULTING AND QUALITY CONTROL SERVICES FOR A RATE NOT TO EXCEED FORTY THOUSAND DOLLARS (\$40,000).
- 2020-09 RESOLUTION AUTHORIZING OFFICIAL NEWSPAPERS FOR THE YEAR STARTING JANUARY 1, 2020 THROUGH DECEMBER 31, 2020
- 2020-10 RESOLUTION AUTHORIZING AWARD OF A CONTRACT EXTENDED FOR ONE YEAR TO EXECU-TECH, INC. FOR EXECUTIVE MANAGEMENT CONSULTANT SERVICES FOR A RATE NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000).

A motion was made by Commissioner Fernandez, seconded by Commissioner Navarro, 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 2020-02, 2020-03, 2020-04, 2020-05, 2020-06, 2020-07, 2020-08, 2020-09 and 2020-10 APPROVED.

EXECUTIVE SESSION

A motion was made by Commissioner Van Rensalier, seconded by Commissioner Navarro, to go into Executive Session.

Executive Session will be to discuss the employment of a person and that person has requested the matter be discussed in closed session. The minutes for the meeting will be made available when the need for confidentiality is no longer required.

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.

A motion was made by Commissioner Van Rensalier, seconded by Commissioner Fernandez, to go back into session.

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.

Terrence Corrison asked for a motion to direct labor counsel to take the action that the Board came to consensus on in closed session.

A motion was made by Commissioner Van Rensalier, seconded by Commissioner Johnson, for labor counsel to take the action the Board came to consensus to in closed session.

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.

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

None.

NEW BUSINESS:

Our attorney, Terrence Corrison, has been given a notice for 30 days and he will be acting as counsel until the end of February.

A motion was made by Commissioner Van Rensalier, seconded by Commissioner Navarro, 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

8:40 p.m.

Respectfully submitted,

Pamela Mitchell
Executive Director

