

**ITEM E**

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
BOARD OF COMMISSIONERS' MEETING  
MARCH 11, 2020**

PLACE: City Council Chambers  
330 Passaic 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 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: Delmis Fernandez  
Alan Juszcyk  
Beatrice Johnson  
Henry Navarro  
Majin Zuniga  
L. Daniel Rodriguez

ABSENT: Ronald Van Rensalier

STAFF MEMBERS PRESENT: Joann Arroyo  
Leidy Brito  
Glenny Candelaria  
Lismarie Guerrero  
Joanna Lara  
Pamela Mitchell  
Natasha Pearson  
Vincent Wynter

Meeting opened at 6:14 p.m.

**WOMEN'S HISTORY MONTH CELEBRATION**

*Brief break for refreshments*

Reconvened at 7:11 p.m.

**ROLL CALL:**

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

**APPROVAL OF MINUTES**

**APPROVAL OF MINUTES OF THE FEBRUARY 19, 2020 BOARD OF COMMISSIONERS' MEETING.**

A motion was made by Commissioner Navarro, seconded by Commissioner Fernandez, to approve the minutes of the February 19, 2020 Board of Commissioners' Meeting

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

***MOTION: MINUTES OF THE FEBRUARY 19, 2020 BOARD OF COMMISSIONERS' MEETING APPROVED***

**APPROVAL OF REVISED MINUTES OF THE JANUARY 22, 2020 BOARD OF COMMISSIONERS' MEETING.**

A motion was made by Commissioner Navarro, seconded by Commissioner Johnson, to approve the revised minutes of the January 22, 2020 Board of Commissioners' Special Meeting.

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

***MOTION: REVISED MINUTES OF THE JANUARY 22, 2020 BOARD OF COMMISSIONERS' MEETING APPROVED***

**APPROVAL OF MINUTES OF THE MARCH 4, 2020 BOARD OF COMMISSIONERS' SPECIAL MEETING.**

A motion was made by Commissioner Navarro, seconded by Commissioner Fernandez, to approve the March 4, 2020 Board of Commissioners' Meeting.

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

***MOTION: MINUTES OF THE MARCH 4, 2020 BOARD OF COMMISSIONERS' SPECIAL 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.

**Rene Griggs – 23 Aspen Pl. Apt. 6C:** I would like to say to all the women that were honored today, congratulations. However, I looked in the program today and I was a little disappointed. It says the boys dance for the after-school program. That program is not with the after-school program. They are community dancers. I did not appreciate that. And I told the Director of Resident Services, since you always want to use them, support them.

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: Absent; Commissioner Zuniga: Aye; Chairman Rodriguez: Aye.

## **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: At the last meeting, you promised the public that there'll be an report on the Ad-hoc Committee about security. Security is very important for the residents. Where is the Ad-hoc Committee report, as promised by you?
- Chairman Rodriguez: Currently, we're still working on it. We were supposed to have one by this meeting. There are still some loose ends that we're trying to do with the

residents. We are anticipating that by next meeting there will be a resolution on the table for us to vote on.

*Commissioner Juszcyk asked that Resolution 2020-26 and 2020-29 be considered separately.*

2020-26 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF FEBRUARY 14, 2020 THROUGH MARCH 6, 2020.

A motion was made by Commissioner Navarro, seconded by Commissioner Johnson, to approve Resolution 2020-26.

- Commissioner Juszcyk: I am separating this resolution for the usual reason; so that any commissioner with a relationship with the Passaic Valley Water Commission can either abstain since it's their employer.
- Commissioner Navarro: Can you abstain just on one item, even if it's on the consent agenda?
- Mr. Bernstein: Commissioners can abstain on specific invoices within the resolution indicating why they are and voting in favor of all the others.

On roll call vote: Commissioner Juszcyk: Aye; Commissioner Johnson: Aye; Commissioner Fernandez: Aye; Commissioner Navarro: Aye; Commissioner Van Rensalier: Absent; Commissioner Zuniga: Aye; Chairman Rodriguez: Aye (Abstain on PVWC).

***MOTION: RESOLUTION 2020-26 APPROVED.***

2020-29 RESOLUTION APPROVING OFFICIAL TRAVEL TO AND FROM WASHINGTON, DC BY COMMISSIONER DELMIS FERNANDEZ TO ATTEND THE 2020 NAHRO WASHINGTON CONFERENCE ON MARCH 29-31, 2020.

A motion was made by Commissioner Johnson, seconded by Commissioner Navarro, to approve Resolution 2020-29.

- Commissioner Juszcyk: Last meeting we passed a resolution for one of the commissioners to go to Washington, D.C. I would like to know, for this resolution, what item(s) on the agenda does Commissioner Fernandez think would be of most value to the Housing Authority if he attends this conference and if the resolution is approved.
- Commissioner Fernandez: On that, Commissioner, I will be sitting down with the Chairman and the E.D. to see what would be more beneficial to the Housing Authority and you will be receiving that in my report.
- Commissioner Juszcyk: Also, this is an expensive conference compared to in-state conferences. In order to save a little money, if this is approved, will you be traveling with Commissioner Van Rensalier and what way would you be transporting yourself?
- Commissioner Fernandez: For my transportation, we're still working out which way will be more economical for the Housing Authority.
- Commissioner Juszcyk: I guess you would agree with me that carpooling is an economical way rather than separate cars. You would agree with that, right?

- Commissioner Fernandez: We'll see what best benefits the Housing Authority.
- Commissioner Juszcyk: Also, in light of COVID-19 considerations, is there any chance that either of the commissioners will not attend or if the conference would be canceled by NAHRO?
- Chairman Rodriguez: There's no way to answer that right now. The conference is still on both commissioners, to my understanding, are still going.
- Commissioner Juszcyk: Because I understand most of the New Jersey colleges are canceling in person classes. I heard today the NCAA is going to be having their March Madness without any people in the stands. So it's a national emergency. It's declared today a pandemic. Also, just a personal opinion, I would hope that it can be put into the travel policy. I think it's for the best interest of the Housing Authority for out-of-state conferences that only one commissioner attends instead of multiple commissioners.
- Chairman Rodriguez: I will take note and I guess next year we'll consider it as conferences come up.

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

***MOTION: RESOLUTION 2020-29 APPROVED.***

**CONSENT AGENDA:**

- 2020-27      RESOLUTION APPROVING THE ADOPTION OF THE 2020 BUDGET
- 2020-28      RESOLUTION APPROVING COLLECTIVE BARGAINING AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF PASSAIC (HEREINAFTER THE "HACP") AND LOCAL UNION 469 AFFILIATED WITH INTERNATIONAL BROTHERHOOD OF TEAMSTERS
- 2020-30      RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM ATLANTIC CITY, NEW JERSEY BY EXECUTIVE DIRECTOR TO ATTEND ONE DAY OF THE NJNAHRO SPRING CONFERENCE AND TRADE SHOW ON MAY 3-6, 2020
- 2020-31      RESOLUTION REQUESTING APPROVAL FOR TRAINING FOR PUBLIC PURCHASING MODULES BY PERSONNEL TO ATTEND COURSES MANDATED BY THE STATE OF NEW JERSEY FOR LOCAL PROCUREMENT AND CONTRACT LAW

A motion was made by Commissioner Juszcyk, 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: Absent; Commissioner Zuniga: Aye; Chairman Rodriguez: Aye.

**MOTION: RESOLUTIONS 2020-27, 2020-28, 2020-30 and 2020-31 APPROVED.**

**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 ADMINISTRATION REPORT**

Submitted.

**DIRECTOR OF RESIDENT SERVICES' REPORT**

Submitted.

**PROPERTY MANAGEMENT REPORT**

Submitted.

**SECURITY INVESTIGATOR'S REPORT**

Submitted.

**OLD BUSINESS**

*Commissioner Juszcyk: Have all the water issues been resolved at Vreeland Village?*

*Commissioner Johnson: They're currently working on it. The trucks are out there. The water was shut off today from 9 to 3 and we did have hot water once I got home.*

**NEW BUSINESS:**

*Commissioner Juszcyk: I mentioned COVID-19 briefly. I would hope all the residents and the staff, as well as the commissioners, take all the prudent measures to protect themselves and all of their neighbors and residents. Follow the CDC measures. As you know, yesterday the first death in New Jersey was announced from Bergen County. And there's an 18-year-old from Clifton, our*

*neighboring town, who tested positive. I would urge everyone to take prudent measures and protect themselves and others.*

*Chairman Rodriguez: Every month we have a certificate of appreciation. This month we want to present it to Selina Lawson.*

A motion was made by Commissioner Zuniga, 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: Absent; Commissioner Zuniga: Aye; Chairman Rodriguez: Aye.

**ADJOURNMENT**

7:11 p.m.

Respectfully submitted,

Pamela Mitchell  
Executive Director