

ITEM E

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
MAY 20, 2020**

PLACE: Via Zoom Virtual 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 Zoom Meeting due to the Covid19 Pandemic to be held at 6:00 p.m. in accordance with Chapter 11 of the Public Laws of 2020. Adequate notice has been given to the Herald News, placed on the Authority website and distributed to all applicable parties.

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

ABSENT: null

ATTORNEY PRESENT: Eric M. Bernstein, Esq.

STAFF MEMBERS PRESENT: Joann Arroyo
Leidy Brito
Glenny Candelaria
John De La Cruz
Lismarie Guerrero
Nataly Hernandez
Joanna Lara
Pamela Mitchell
Natasha Pearson
Vincent Wynter

Meeting opened at 6:19 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.

Due to Covid19, members of the public who had questions or comments were asked to submit them in writing to the administrative office located at 52 Aspen Place or send them via email to the Executive Director at boardmeeting@passaichousing.org before the close of business day at 4:00 pm Tuesday, May 19, 2020.

There were two statements/questions submitted:

1. *I am writing to inform you, Commissioners, that the buildings aren't being cleaned as they should. Several residents have complained of floors not being mopped, doors and door handles not being wiped down, as well as railings and windows/window sills not being cleaned.* This was submitted by a resident at Vreeland Village.
 - Chairman Rodriguez: Can we have someone look into that tomorrow?
 - Executive Director Mitchell: Yes.

2. *A resident of the City of Passaic wants to know why were the Housing seniors the only residents in the city to receive water? Why wasn't water given to all the families in the city? The next question was why was Housing residents given a \$25 gift card and a case of water. They already live in subsidized housing. This person pays \$1450 of rent and is struggling due to the Pandemic. All City resident should receive a \$25 gift card and a case of water?*
 - Chairman Rodriguez: Where did the \$25 and water come from?

- Executive Director Mitchell: The one thing I'm sure is that the \$25 gift card came from the City because our seniors got it today. They are on a schedule to deliver to the rest of the residents of Housing tomorrow and Friday.
- Chairman Rodriguez: And the water?
- Executive Director Mitchell: Prior to today, senior sites got a case of water, also from the City. So I guess today they're giving a gift card and water again. But both distributions are from the City.
- Chairman Rodriguez: I believe the City is going to be doing something with our other residents also. So you can email back saying it was a City function and that the City might be doing something else with the rest of the residents.

A motion was made by Commissioner Navarro, seconded by Commissioner Fernandez, 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 APRIL 15, 2020 BOARD OF COMMISSIONERS' MEETING.

A motion was made by Commissioner Fernandez, seconded by Commissioner Navarro, to approve the minutes of the April 15, 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 APRIL 15, 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 2020-39 and 2020-40 be considered separately.

2020-39 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF APRIL 10, 2020 THROUGH MAY 15, 2020.

A motion was made by Commissioner Navarro, seconded by Commissioner Fernandez, to approve Resolution 2020-39 and 2020-40.

- Commissioner Juszcyk: I am separating this resolution so that any commissioner with a relationship with the Passaic Valley Water Commission can abstain from voting; and there is a separate accounts payable that I will be abstaining on.

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 2020-39 APPROVED.

2020-40 RESOLUTION APPROVING THE EXECUTION OF AN AGREEMENT FOR THE PROVISION OF SHARED POLICE SERVICES WITH THE CITY OF PASSAIC

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

- Commissioner Juszcyk: On October 30th of 2019, an Ad Hoc Committee on security was appointed. I haven't seen the report for that Ad hoc Committee as of yet. I don't know what they would say about the shared police services and also this resolution has no upper limit on dollar amount and that makes me uneasy. Can you answer that if there is an upper limit? And where is the Ad hoc Committee report?
- Chairman Rodriguez: We will have the Ad hoc committee report by the next meeting. We are using the shared agreement now. This is a resolution to go into agreement with the City of Passaic. Is there anything else you'd like to add Executive Director Mitchell?
- Executive Director Mitchell: Not at this time?
- Commissioner Johnson: Is the services the same as in the previous agreement? How are we going to make sure that we enforce them to walk the grounds, be more proactive in what is outlined in the agreement? They usually just ride through the parking lots and park in between the buildings. One of the things the residents always complain about is they don't walk the buildings or the grounds. They need to be a little bit more visual.
- Chairman Rodriguez: I believe that's why we're redoing the shared agreement with them. Now we will make sure those things are emphasized with them to make sure they are walking the beat. There's going to be more reporting involved so they let us know what's going on.
- Mr. Bernstein: There had been conversations with both the Executive Director in my office with Chief Guzman with the City. Our office is in the process of redrafting the shared service agreement. Some of those issues that Commissioner Johnson raised have been discussed. They will continue to be. We are looking for more interaction between the Authority and the City and I'm hopeful that we can get some of those issues addressed.

On roll call vote: Commissioner Juszcyk: Abstain (no report from Ad hoc Committee and no upper limit dollar amount stated); Commissioner Johnson: Aye; Commissioner Fernandez: Aye; Commissioner Navarro: Aye; Commissioner Van Rensalier: Abstain (to avoid any real or perceived conflict of interest); Commissioner Zuniga: Aye; Chairman Rodriguez: Aye.

MOTION: RESOLUTION 2020-40 APPROVED.

CONSENT AGENDA:

2020-41 RESOLUTION APPROVING AN AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AND THE PASSAIC COUNTY WORKFORCE DEVELOPMENT CENTER TO PARTICIPATE IN A SUMMER YOUTH EMPLOYMENT AND TRAINING PROGRAM FOR 2020.

A motion was made by Commissioner Navarro, seconded by Commissioner Juszcyk, 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: RESOLUTION 2020-41 APPROVED.

CORRESPONDENCE

None.

COMMITTEE REPORTS

Submitted.

RESIDENT COUNCIL REPORTS

Submitted.

EXECUTIVE DIRECTOR'S REPORT

Submitted.

TREASURER'S REPORT

Submitted.

DIRECTOR OF FINANCE REPORT

Submitted.

DIRECTOR OF HOUSING ADMINISTRATION REPORT

Submitted.

DIRECTOR OF RESIDENT SERVICES' REPORT

Submitted.

PROPERTY MANAGEMENT REPORT – PAHC

Submitted.

PROPERTY MANAGEMENT REPORT – AMP1

Submitted.

PROPERTY MANAGEMENT REPORT – PSH LLC

Submitted.

OLD BUSINESS

- *Commissioner Van Rensalier: Can we have the Executive Director give us an update on the status of the security detail that was put in place to help us control the social distancing?*

- *Executive Director Mitchell: I have been in communication with the Mayor's office as well as the Chief of Police, Chief Guzman, and also Mr. Bernstein's office. There are a few particulars on the contract that need to be worked out.*

- *Mr. Bernstein: I think the Commissioner was asking about last month's hiring of additional security.*

- *Executive Director Mitchell: They are patrolling all the sites. They have been walking the buildings. There have been a few incidents that the police had to be called out for. At Speer Village there have been a few arrests made for disorderly persons, not just towards the security guards but also towards the police. They are visible. There are some comments being made by the residents saying they should be doing more, but you guys know that they were hired to patrol and observe and when they need additional assistance they are to call the police department.*

- *Commissioner Van Rensalier: Do we foresee that we need to have this security detail in place for any further length of time or can we cut back? Because it was rather expensive so I'm concerned we're going to be spending money like hand over fist. If the situation on the ground really doesn't necessitate us having to have to security detail in place, what are our plans moving forward to potentially having this detail go away?*

- *Chairman Rodriguez: The plan was just implemented less than a month ago. We've already seen the police be involved with incidents prior to the security detail being there. I know personally of residents reach out to me and have seen the security and are appreciative of the security. I've also heard of them attempting to let people know that they should be social distancing. I believe at this time it is something that is important that we keep going. I know it is a little bit expensive. We can reevaluate that by the next meeting to see where we're at. If Executive Director Mitchell could give us a little more detailed report to really assess what the security company is doing.*

- *Commissioner Van Rensalier: Thank you, Mr. Chairman. I'm just concerned that we're getting the bang for our buck. I'd really like to know what kind of compliance we're getting. Are the*

residents cooperating? How are they being treated? Are they given the respect that they deserve? Are we arresting people, harassing people? I have some concerns about that.

- Chairman Rodriguez: The security detail was not brought in to enforce the regulations. They're there to be the eyes and ears of the police department. And to remind our residents of social distancing. One of the things that we talked about was not getting involved if there are issues with our residents not complying; for them to reach out to the police department. I don't know if Executive Director Mitchell would like to add anything.

- Executive Director Mitchell: That was the substance to what the security guards were to do. They did want to take on more, but it was reinforced to them that that is why we have the police on board; for them to give the citation and do any arrest. They were just to be visible and make sure that the social gathering and the curfew was adhered to.

NEW BUSINESS:

- Commissioner Juszcyk: This is the first meeting we have had using Zoom. Is there any cost to the Housing Authority to have a meeting with Zoom?

- Executive Director Mitchell: Yes. There is a monthly cost to the Housing Authority of close to \$60.

- Commissioner Juszcyk: Did anyone investigate whether Microsoft Teams would be cheaper?

- Executive Director Mitchell: I am currently still judging some scenarios. Like today, if you guys noticed, some of you may have received an email. We were setting up something to see if we can accommodate everything explicitly that the Chairman requested. I am still in search mode for other avenues.

- Commissioner Juszcyk: I was told Microsoft Teams may waive any fees. If you can investigate that, please? Thank you.

- Commissioner Van Rensalier: I would like to have a moment of silence for all of our residents who have lost family members or other loved ones to Covid-19. Our condolences go out to each one of our residents and their families.

(moment of silence)

- Commissioner Johnson: There is a sign that says no parking/tow away zone. Some residents have been ignoring it. Others have been ignoring it. So when you call the police department they say "I'll send a car". The car comes and rides right past and keeps going. Can you please let them know there are signs right there that says no parking. If the vehicle is there it's ticketed and tow it because it does say tow away zone. Also, I know we passed the resolution for the summer program. The other day I was in Shop Rite and I ran into one of the workers at the after school program; she said nothing has been communicated to her about if we're going to have a summer program.

- Chairman Rodriguez: Commissioner Johnson, one of the things that we can do is have to security detail look at those vehicles that are parked there and if the cars are illegally parked they can also call the police department. And they can also record if nothing is being done so that we can bring that information back to the police department. As far as the summer help, have we reached out to them?

- Executive Director Mitchell: The resolution that was on the agenda tonight was just in a response to the PIC/summer help that solicits to us. We are not definite if we are having a

summer program this year, but there is a plan in place to move forward and notify residents and/or the staff that was previously involved to see their commitment. But the resolution primarily for the summer help that comes from PIC because you cannot get them the last minute.

A motion was made by Chairman Navarro, seconded by Commissioner Juszcyk, 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