

ITEM D

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
September 16, 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: Alan Juszcyk
Beatrice Johnson
Henry Navarro
L. Daniel Rodriguez
Ronald Van Rensalier
Delmis Fernandez

ABSENT: null

ATTORNEY PRESENT: Eric M. Bernstein, Esq.

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

Meeting opened at 6:07 p.m.

ROLL CALL:

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

PRESENTATION BY NOVOGRADAC & COMPANY, LLC - Financial Audit 2019 by Rich Larsen

- Commissioner Juszcyk: On page 36, note 12 for the pension plan; the long term expected rate of return as determined by the State Treasurer. Do you personally, or your firm, think that those long term expected rate of return are extremely generous?
- Mr. Larsen: They could be. We don't audit those numbers. But every time there is a different actuary that the state hires those numbers change drastically. And it effects the Authority because they use those numbers to calculate your liability today.
- Commissioner Juszcyk: Even line 3, the U.S. Treasury's long term expected rate of return 2.68 is unrealistic.
- Mr. Larsen: I think in these actuary reports they're not just looking at today. They're looking at, probably, twelve years out. I'm not 100% sure, but they're looking well into the future.

Chairman Rodriguez: Before we continue, I do want to say kudos and thank you to Executive Director Mitchell Under her leadership, as well as the CFO Vincent Wynter, of a positive report we got back. Ms. Mitchell, you and your staff have done a great job in that aspect. Thank you.

APPROVAL OF MINUTES

APPROVAL OF MINUTES OF THE JULY 15, 2020 BOARD OF COMMISSIONERS' MEETING.

A motion was made by Commissioner Navarro, seconded by Commissioner Johnson, to approve the minutes of the July 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: Aye; Chairman Rodriguez: Aye.

MOTION: MINUTES OF THE JULY 15, 2020 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.

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, September 15, 2020.

Director Mitchell: We have four citizen comments. All have been responded to with what the next steps are, but all wanted the Commissioners to be apprised to such.

1.) Zaryjah Jones – 24 State St. Apt. 7G: Good Afternoon, I hope this email finds you well. My name is Zaryjah. I am a resident at Alfred Speer Village. I've been a resident for seven years now. I finally had enough with public health and safety issues and concerns presented in the complex. Over the past weekend I slipped and fell down the stairs due to urine being on the steps. I would like to address the Board on this matter. I strongly believe there is a lack of health and public safety in Speer Village.

2.) Brianna Combs – 203 Sixth St. Apt. 3D: Hello Commissioners. I hope all is well with you and your families. I would like to bring to your attention a problem I encountered on August 22, 2020 around 1:05 a.m. I pulled in to the parking lot between buildings 220 and 222 Sixth Street, where there was multiple vehicles parked in spots without stickers. I called dispatch to have them send a patrol car to have the vehicles removed and I was asked for my information, which I gave. I went around the block and as I came back down the street there were officers making the vehicles move. I pulled into an empty spot. As I exited my vehicle I was approached by an individual I know that accused me of calling the police. I told him I had no idea what he was talking about and he informed me an off duty officer by the name of Carlos Catala, Jr. contacted dispatch to see who made the call and texted him and another individual my information letting them know that I was the one that called. Being as though I knew the individual, I didn't feel threatened. I just waived him off. But if the situation was different and I didn't know any of them, I could've been seriously injured. Something like this can cause residents to stop calling police because they fear for their safety. If I make a call to the police station and I give my information, I expect it to be treated as confidential and not given out to off duty officers or the people I call them on. I'm pretty sure this is not the first time, so this is something that needs to be addressed immediately because my next step would be to attend a City Council meeting. Have a nice day.

- *Chairman Rodriguez: Before you go on Ms. Mitchell, just in this case, could you reach out to the Chief of Police and just let him know what the resident said so he can follow up with his police officers.*

3.) Brianna Combs – 203 Sixth St. Apt. 3D: Hello Commissioners. I have one more issue to address in regards to vehicles without stickers parking in the lots on Sixth Street. Tenants residing at 192 Sixth St. and people living on Fifth St. have been parking in the lots on a regular basis. When you call the police department, they say they'll send a patrol car but that rarely happens. They either take their time showing up or they don't show up at all. The same vehicles without the stickers are still parked in the spots the next morning without a ticket and not towed. Residents should not have to park on Passaic St, Fourth St, South St and etc. because there is no

parking due to vehicles without stickers taking up the spots. This is something else that needs to be addressed immediately.

4.) April Jenkins – 238 Chestnut St.: Her concerns were: the flooding in the front and back entrances when it rains and two letters she received from management. Her cabinets are in bad shape since last year and she was told she would have to pay for the cabinets due to damage not associated with the average wear and tear. She also noted mold under her sink and she's being harassed by management. She has sent us copies of the two letters and pictures.

- *Director Mitchell: We, meaning the Housing Authority, currently has an "invitation to bid" out for Chestnut Drain. We had the architect come in and look at the situation. So with the help of the landscapers, hopefully that problem will be resolved before the winter season comes. Bids are due October 8th. We are contemplating the next step for preventative measures.*
- *Chairman Rodriguez: Director Mitchell, if you can have Leidy send over a follow up on that; an email to all the Commissioners so that we are aware of what's going on. That would be greatly appreciated.*

Chairman Rodriguez: Thank you for addressing those issues before the Board meeting. I know residents wanted to make sure that we are aware of it, but thank you for jumping on that and taking care of that.

A motion was made by Commissioner Van Rensalier, 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; 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 Van Rensalier asked that Resolution 2020-64 be considered separately.

- *Commissioner Juszcyk: I just want to point out that this resolution did not go through the Resident Services Committee and that's the procedure, so it should be tabled.*
- *Chairman Rodriguez: When we discuss this resolution, you can bring that up again.*

Commissioner Juszcyk asked that Resolutions 2020-54 be considered separately.

2020-54 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF JULY 13, 2020 THROUGH SEPTEMBER 11, 2020.

A motion was made by Commissioner Navarro, seconded by Chairman Rodriguez, to approve Resolution 2020-54.

- Commissioner Juszcyk: I am separated this resolution for the usual reasons; so that any Commissioner with a relationship with the Passaic Valley Water Commission could abstain on payment to such entity.

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

MOTION: RESOLUTION 2020-54 APPROVED.

2020-64 RESOLUTION AUTHORIZING THE REQUEST TO HAVE VREELAND VILLAGE COMPLEX RENAMED IN HONOR OF KATIE MAE (HEARST) JOHNSON

A motion was made by Commissioner Van Rensalier, seconded by Commissioner Navarro, to approve Resolution 2020-64.

- Commissioner Van Rensalier: I wanted to introduce this resolution to the full Board for their consideration – the renaming of Vreeland Village in honor of Katie Johnson, who has resided there over fifty years. Mrs. Johnson has been in integral part of the Vreeland Village community since then. She served her fellow residents as a member of the Tenants Association and as its President for many years. She's advocated selflessly for her fellow tenants. Fighting constantly for quality of life, fair housing and safety. I personally met Mrs. Johnson over forty years ago. I have worked with her over many issues. Mrs. Johnson has been a champion for all residents regardless of race or ethnicity, young or old. I believe renaming the site where she has lived for over two generations would be an honorable and just recognition of her lifetime of advocacy on behalf of her neighbors, her community and her city.
- Commissioner Juszcyk: I have nothing against the resolution, but I do have a problem with the procedure. You have a committee that was appointed at the beginning of the year, the Residents Services Committee, and this should have gone through the Residents Services Committee before it was presented to the full Board. How come it was not?
- Commissioner Van Rensalier: I asked that this resolution mainly be put on tonight's agenda so we can have a further discussion about it. I have no problem having this item tabled, going before the committee, and revisiting it next month.
- Commissioner Juszcyk: Yeah, I think that would be, in the interest of transparency, a better way to approach it.
- Commissioner Van Rensalier: I have no issue with that. I just want to make sure that the Board was familiar with this and if there's any further inquiry about this, we have a time to discuss it.
- Commissioner Juszcyk: I think that would be the preferable way of handling it.
- Commissioner Van Rensalier: I will ask for this resolution to be tabled til next meeting and have it go before the committee for their review in consideration to be put before the full Board at the October meeting.

- Mr. Bernstein: So your proposal, Mr. Van Rensalier, is to table the resolution 2020-64 until the October board meeting.
- Commissioner Johnson: Since I am the Chairperson of the Youth & Resident Services Committee, this is something that has never been done. There was no guidance to say that it had to go through any committees. I received a call from Councilman Love this afternoon and he in turn called my mother over at the hospital, who was having a difficult day today with her dialysis. My father called me and told me he called and brightened up her day and let her know this resolution was going to be on the agenda. I know for me, I would have to abstain because it would be a conflict of interest. But since he put forth this phone call and told her this was going to be happening, it's out there in the community. If it were to go through a committee, I would say Buildings & Grounds since it has to do with the complex. I believe a letter came from the resident council.
- Commissioner Juszcyk: Commissioner Johnson mentioned that Councilman Love mentioned this resolution to Beatrice's mother. I was wondering how Councilman Love knew about this resolution before I even got it in my hand?
- Chairman Rodriguez: It was put on the agenda.
- Commissioner Juszcyk: Yes, but it wasn't available on the OneDrive until very late this afternoon. It was about a quarter to 6.
- Commissioner Johnson: A conversation took place between Councilman Love and some residents when they had the street renaming last year after Evelyn Robinson. This was something they wanted to do. That's how he knew about it. It was a conversation between him, Kasim and Ron because of the dedication and the lifelong being an advocate for everybody. It was those three individuals and residents that talked about it at that time when I was in North Carolina when they had the street renaming after Evelyn. That's how it came into intuition. That's how he knows about it, because he was a part of it.
- Commissioner Van Rensalier: When I was Chairman, I had spoken about renaming the site after Katie Johnson. This was over a year ago; maybe two years ago. It didn't involve Mr. Washington and it didn't involve Councilman Love. I came up with this idea almost two years ago and I didn't follow through when I was Chair. I just wanted to make sure that at some point we would consider doing that for someone who was so deserving of it. Now that Commissioner Johnson has raised the issue with respect to there being some confusion as to what the process is, even as to which committee it should go through, I would like to withdraw my request to have it tabled. And I would rather have the Board consider this item. The procedures were not clear and we weren't given any guidance. I would like to clarify this has nothing to do with politics. It has everything to do with the advocacy that Mrs. Johnson has shown to her neighbors, her community and her city for over two generations. I don't know of any other tenant that is more deserving than Mrs. Johnson.
- Commissioner Juszcyk: Our facility on Ascension Street is named after a former commissioner, Mr. Miller, correct?
- Chairman Rodriguez: I believe so.
- Commissioner Juszcyk: Maybe Commissioner Van Rensalier can enlighten us on what the procedure was back then to name that facility after Commissioner Miller.

- Commissioner Van Rensalier: I don't know, honestly. I was not a part of that renaming, or naming, of that facility.
- Commissioner Juszcyk: Does anyone at the Authority, would they have knowledge of that?
- Chairman Rodriguez: Commissioner Juszcyk, that's what we're saying. There's no policy or procedure set. So because Commissioner Van Rensalier brought it up and request it be put, that's why it's before the Board.
- Commissioner Juszcyk: Because I don't know if someone who predated Commissioner Van Rensalier's involvement with the Housing Authority or the past minutes might have knowledge of it. Coming to mind, we also have a former commissioner, Andrew Conklin, who passed away last year, who might be in line to get something named after him. You can keep that in your thoughts also.
- Chairman Rodriguez: Commissioner Juszcyk, you can request that. You can speak to me offline about that. But today, it's about the resolution for Katie Johnson, not about the renaming of other buildings or other properties.
- Commissioner Juszcyk: I understand that. I just didn't know what the procedure is. And if we don't have a procedure, maybe we should set one up. Do you agree?
- Chairman Rodriguez: I agree.
- Commissioner Johnson: For clarification, it was originally Ron who came up with this idea, who shared it with City Councilman Love. Me and my family appreciate him thinking of my mother in that way.
- Chairman Rodriguez: I would also like to remind the Commissioners and the public that the majority of the Board is appointed by the Mayor and the Council of the city. So there is an expectation that the Council be made aware of situations that do happen that will be coming up. For transparency, I spoke to multiple Council members about the resolution being on the agenda. So that was possibly another way Councilman Love was made aware, because I did speak with him. With that said, I would like to speak about Resolution 2020-64 which is the renaming in honor of Katie Johnson. Although I didn't get to personally meet Ms. Johnson until I was on the Board, I always heard of her name and the good things that she's done. Not only on Vreeland Village but throughout the city of Passaic. And that really speaks volumes to the person that she is. I remember meeting her and she remembered my father, which meant a lot to me. Knowing what she's done with the community, to me it was a no-brainer to bring this resolution before the Board. I know that our Council, including Dr. Love, is in favor of and supports this. As well as our Council President and Assemblyman from the 36th District, Gary Schaer. As well as our great Mayor, Hector Lora. They're all in support of this resolution of Vreeland Village being renamed after Katie Johnson.

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

MOTION: RESOLUTION 2020-64 APPROVED.

2020-55 RESOLUTION AUTHORIZING AWARD OF CONTRACT TO EXECU-TECH, INC. FOR EXECUTIVE MANAGEMENT CONSULTING SERVICES FOR A

RATE NOT TO EXCEED THIRTY-ONE THOUSAND TWO HUNDRED DOLLARS (\$31,200.00) FOR A ONE (1) YEAR PERIOD.

- Mr. Bernstein: Resolution 2020-55 was a resolution tabled at the last Board meeting. Ms. Mitchell, do we know who voted in favor of the tabling?
- Chairman Rodriguez: That was Commissioner Van Rensalier. But I believe Ms. Mitchell has presented the items that were requested.
- Mr. Bernstein: Because the Board took formal action in tabling the resolution, I now need to have the resolution un-tabled so that it can then be voted on. I would suggest, Mr. Chairman, 55 be voted on separately. I need a motion and a 2nd to un-table the resolution.

A motion was made by Commissioner Van Rensalier, seconded by Commissioner Fernandez, to un-table Resolution 2020-55.

RESOLUTION 2020-55 is un-tabled. It has been added to the Consent Agenda.

CONSENT AGENDA:

- 2020-55 RESOLUTION AUTHORIZING AWARD OF CONTRACT TO EXECU-TECH, INC. FOR EXECUTIVE MANAGEMENT CONSULTING SERVICES FOR A RATE NOT TO EXCEED THIRTY-ONE THOUSAND TWO HUNDRED DOLLARS (\$31,200.00) FOR A ONE (1) YEAR PERIOD.
- 2020-56 RESOLUTION APPROVING THE 2021 ANNUAL PHA AGENCY PLAN.
- 2020-57 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, 2019 THROUGH DECEMBER 31, 2019.
- 2020-58 RESOLUTION AUTHORIZING THE RENEWAL OF THE MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND.
- 2020-59 RESOLUTION AUTHORIZING THE ADOPTION OF PIH NOTICE 2020-05 COVID-19 STATUTORY AND REGULATORY WAIVERS FOR HUD PROGRAMS.
- 2020-60 RESOLUTION AUTHORIZING THE EXTENSION OF CURRENT AND EXISTING CONTRACT TO XCLUSIVEPC AND I.T. FOR MANAGED INFORMATION TECHNOLOGY SERVICES AND SUPPORT FOR A PERIOD OF TWO (2) YEARS AT AN ANNUAL FEE OF THIRTY THOUSAND DOLLARS (\$30,000) PER YEAR.
- 2020-61 RESOLUTION AUTHORIZING THE PURCHASE OF A 2020-21 GMC SIERRA TO REPLACE EXISTING 1995 GMC 3500 DUMP TRUCK W/PLOW AND SPREADER FROM FRANK'S TRUCK CENTER, INC. IN THE

AMOUNT OF SIXTY-SIX THOUSAND NINE HUNDRED ELEVEN DOLLARS (\$66,911)

2020-62 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AN AWARD OF CONTRACT TO WHITE ROCK CORPORATION FOR ROOF REPLACEMENT AT HARRY K. HECHT APARTMENTS – 299 GREGORY AVENUE IN THE AMOUNT OF ONE HUNDRED NINETEEN THOUSAND DOLLARS AND NO CENTS (\$119,000.00)

2020-63 RESOLUTION AUTHORIZING THE PURCHASE OF A 2020-21 FORD ESCAPE S WHICH WILL REPLACE AN UNUSABLE 2012 FORD ESCAPE FOR A TOTAL AMOUNT OF TWENTY-SIX THOUSAND FOUR HUNDRED SIXTY-THREE DOLLARS AND FIFTY CENTS (\$26,463.50)

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; Chairman Rodriguez: Aye.

MOTION: RESOLUTIONS 2020-55, 2020-56, 2020-57, 2020-58, 2020-59, 2020-60, 2020-61, 2020-62 AND 2020-63 APPROVED.

CORRESPONDENCE

Submitted.

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 Juszcyk: At the last meeting you had promised us, Mr. Chairman, that there would be a name attached to the liaison position about the security issue.
- Chairman Rodriguez: From my understanding, the City is in the final stages of a background check and physical before the hiring. They have identified an individual. I will not be mentioning that individual's name because they have not been officially hired.

NEW BUSINESS:

- Chairman Juszcyk: For those who are celebrating this week, I would like to say *Lashana Tova*.
- Ms. Mitchell: Just to confirm, during some of the voting we lost Commissioner Fernandez. I just wanted his vote for the record.
- Commissioner Fernandez: For 54, yes. I did read it and I agree.
- Ms. Mitchell: And the approval of the minutes?
- Commissioner Fernandez: Same. Yes.

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

ADJOURNMENT

7:04 p.m.

Respectfully submitted,

Pamela Mitchell

Executive Director