

ITEM D

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
SEPTEMBER 17, 2014**

PLACE: COMMUNITY CENTER
14-34 EAST MONROE STREET
PASSAIC, NEW JERSEY 07055

READING OF THE OPEN PUBLIC MEETINGS ACT:

As required by NJS 10:4-6 et seq. known as the Open Public Meetings Act, notice of the Annual Schedule of Meetings of the Board of Commissioners of the Housing Authority of the City of Passaic was provided in the following manner: On December 20, 2013 the annual schedule of meetings was submitted to the Herald News and The Record and to the Clerk of the City of Passaic. Notice was also posted at all HACP sites.

PRESENT: Beatrice Johnson, Commissioner
Alan Juszcyk, Commissioner
Angel LaBoy, Commissioner
Henry Navarro, Commissioner
Ronald Van Rensalier, Commissioner
Germaine Williams, Commissioner
Terrence J. Corrison, Esq.

STAFF MEMBERS PRESENT: Joann Arroyo
Amalio Barreto
Glenny Candelaria
Victor Cirilo
Jeffrey Gorley
Joanna Lara
Natasha Pearson
Barbara Rivera
Vincent Wynter

Meeting opened at 6:10 p.m.

ELECTION OF CHAIRPERSON:

Commissioner Alan Juszcyk expressed his interest in serving as Chairperson. He is retired and has the time to devote to the Board. He added that he had served and chaired on other Boards.

Commissioner Johnson made a motion to nominate Germaine Williams as Chairperson, seconded by Commissioner Navarro.

There were no other nominations made.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Abstained; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Van Rensalier: Yes; Commissioner Williams: Abstained.

ACTION: APPROVED.

Germaine Williams was elected Chairperson.

ELECTION OF VICE CHAIRPERSON:

Commissioner Williams made a motion to nominate Ronald Van Rensalier as Vice-Chairperson, seconded by Commissioner Johnson.

There were no other nominations made:

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Van Rensalier: Yes; Commissioner Williams: Yes.

Ronald Van Rensalier was elected Vice-Chairperson.

APPROVAL OF MINUTES OF THE JULY 16, 2014 BOARD OF COMMISSIONERS' MEETING.

A motion was made by Commissioner Johnson, seconded by Commissioner Van Rensalier to approve the aforementioned minutes.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Abstained; Commissioner Van Rensalier: Abstained; Commissioner Williams: Yes.

ACTION: APPROVED.

APPROVAL OF MINUTES OF THE AUGUST 11, 2014 BOARD OF COMMISSIONERS' MEETING.

A motion was made by Commissioner LaBoy, seconded by Commissioner Johnson to approve the aforementioned minutes.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Abstained; Commissioner Van Rensalier: Yes; Commissioner Williams: Yes.

ACTION: APPROVED.

The Housing Authority acknowledged young volunteers who assisted with the back pack distribution.

RESIDENT COUNCIL REPORTS:

Ruby Straight, Senior Sites Representative:

- RAD rehabilitation should begin at the East Monroe senior site – start with the interior not the exterior.
- Tenant Charge List – seniors cannot afford it.
- Complained about seniors having to wait for everything – repairs, washer and dryers.
- Bingo refreshments and cake
- Work orders – many times gets the answering machine and does not receive a call back.

Mr. Cirilo addressed Ms. Straight's concerns. Mr. Cirilo explained that there is a high volume of calls and only one operator and asked Ms. Straight to write down times when she calls and does not get a response and he will address it.

Property Manager addressed the Board regarding Bingo refreshments and cake.

Commissioner Johnson asked that a Bulletin Board be placed in the Community Rooms to remind seniors of events taking place in addition to flyers and other communication sent to seniors at the present time.

Ms. Straight thanked the Board for having compassion for the seniors.

Ann Robinson, Chestnut Gardens Resident Council President:

She reported that washers and dryers have not been received as of yet. Mr. Wynter stated that quotes were obtained but order has not been completed.

Katie Johnson, President, Vreeland Village Resident Council:

- Suggested that RAD project be completed at the senior sites before starting with family sites' renovations; hire someone to oversee the project; and have a relocation plan in place.
- Complained that Resident Services report does not have as many pictures for events at Vreeland Village. She feels that the Director of Resident Services needs assistance.
- Congratulated young volunteers who assisted in the bag pack distribution and remarked that it was time the Authority recognized volunteer workers. She urged the young volunteer to continue their efforts as she has done since she started volunteering at a young age.
- Asked whether non-profit staff is getting paid. She recalled being member of a Board, which compensated administrative staff.

- Brick Township Agreement - Gave feedback how she found out about it and urged the Board to review said agreement before considering approval. She feels the Passaic Housing Authority needs someone committed to its residents.

Rene Griggs, President, Alfred Speer Village Resident Council:

- Expressed her dissatisfaction with the Board and upper management. Residents are not acknowledged because “we don’t get the respect from the Board.”
- Thanked everyone involved to make the end of Summer Celebration a success.
- Congratulated Amalio Barreto for being considered for the AMP 2 Property Manager position.
- Complained about not getting a response from the Executive Office regarding recent communication to have a cookout in appreciation of the hard work performed by the maintenance department and site managers during the winter.
- Reported that resident council will be meeting tomorrow to discuss RAD application for AMP 1 and AMP 2 and the Executive Director’s Report.
- Resident Council will be appointing a committee for an upcoming Anniversary Celebration.
- Complained about the treatment received by seniors from administration.

REMARKS BY CITIZENS:

Jay’ne Miller, 19 Aspen Place, Apt. 2C: Ms. Miller asked the Board to revisit her request to meet with Glenn Candelaria, Victor Cirilo, and Chairperson Williams to discuss her issue about volunteering at the Vreeland Village Summer/Tutorial Program.

Chairperson Williams will reach out to Ms. Candelaria to set up a meeting.

Jaroslaw Jackiw “JJ”, 266 Lafayette Avenue:

Mr. Jackiw asked the Board the following questions:

- 1) Can the Board of Commissioner give the community a briefing on the NAHRO Legislative Conference on March 10-12, 2014 in Washington, DC?
- 2) Can the Board of Commissioners give the community a briefing on the NJNAHRO Annual Conference on April 23-25, 2014?
- 3) Can the Board of Commissioners give the community a briefing on the PHADA Convention and Exhibit of June 1-4, 2014 in New Orleans, LA?
- 4) Can the Board of Commissioners give a community a briefing as to the benefits derived by the residents of HACP from all conferences attended by respective Board of Commissioners?
- 5) Are HACP Management and staff required to attend conferences and seminars?
- 6) What is the state of all retraining or refresher programs for HACP staff in 2014?

In reference to questions 1-4 – Chairperson Williams requested Barbara Rivera to forward reports submitted by conference attendees to Mr. Jackiw.

In reference to questions 5 and 6, Mr. Cirilo replied that "it is done on an as needed basis".

Katie Johnson – 200 Sixth Street, Apt. 2B:

- Commended Security Director Jeff Gorley for his assistance during a recent shooting at Vreeland Village.
- Requested that Mr. Gorley provide her with a copy of the No Trespass list as she almost rented the center to someone in that list.

Rene Griggs – 33 Aspen Place, Apt. 8A:

- Reported that monies from the recent fund raiser assisted college students – Quadir Miller, Jayna Sheppard and Scottie Rodrigues with transportation. She thanked Attorney Terrence Corriston and former Executive Director Eric Kolbe for their financial support. She reported that 33 young adults are seeking higher education at her site and thanked everyone who participated in the event. She remarked "there are families and children trying to achieve and choose a different path of life before it is too late."

Mr. Cirilo thanked Ms. Griggs for recognizing the efforts of the maintenance and management staff.

Kurt Robinson, 14-34 East Monroe Street, Apt. 6A: Offered to assist the seniors by placing work orders and picking up cake and soda for them.

Robin Miller, 19 Aspen Place, Apt. 2C: Thanked Mr. Kolbe for his support of the Summer Program. She remarked that during his tenure as Executive Director he would give all staff Christmas cards with a scratch off ticket. She stated "Thank you for all the things you have done for the Miller family. If no one else loves you, the Miller family does."

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 Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Van Rensalier: Yes; Commissioner Williams: Yes.

ACTION: APPROVED.

EXECUTIVE SESSION:

A motion was made by Commissioner Van Rensalier, seconded by Commissioner Johnson to enter into Executive Session to discuss a personnel matter.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Van Rensalier: Yes; Commissioner

Williams: Yes.

ACTION: APPROVED.

A motion was made by Commissioner LaBoy, seconded by Commissioner Johnson to end Executive Session.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Van Rensalier: Yes; Commissioner Williams: Yes.

ACTION: APPROVED.

2014-53 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD
JULY 10, 2014 THROUGH SEPTEMBER 12, 2014.

A motion was made by Commissioner LaBoy, seconded by Commissioner Johnson to approve the aforementioned resolution.

Commissioner Alan Juszcyk asked about check number 38944 in the amount of \$6,350 for false alarm fees. He asked what period was covered. Director of Finance Vincent Wynter replied calendar year 2013. He requested to know why this was occurring. Mr. Wynter replied that sometimes it is caused by faulty mechanism or tenant generated. He inquired about the threshold. Mr. Cirilo reported that he is working with the City and requested additional documentation to address this issue.

He asked that the Board remove check 38847 and vote separately, because it was a reimbursement check made payable to him. The Board proceeded to vote.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Abstained; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Van Rensalier: Yes; Commissioner Williams: Yes.

ACTION: APPROVED.

2014-54 RESOLUTION APPROVING CERTAIN PERSONNEL ACTIONS.

A motion was made by Commissioner Van Rensalier, seconded by Commissioner Juszcyk to approve the aforementioned resolution.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Van Rensalier: Yes; Commissioner Williams: Yes.

ACTION: APPROVED.

Commissioner Juszcyk congratulated Amalio Barreto and Natasha Pearson.

2014-55 RESOLUTION CERTIFYING THAT PURSUANT TO N.J.S.A. 40A:5A-17 EACH COMMISSIONER HAS PERSONALLY REVIEWED THE ANNUAL INDEPENDENT FINANCIAL AND COMPLIANCE AUDIT OF AUTHORITY PROGRAMS FOR THE PERIOD JANUARY 1, 2013 THROUGH DECEMBER 31, 2013.

ACTION: TABLED.

DIRECTOR OF RESIDENT SERVICES REPORT:

Mr. Cirilo congratulated Ms. Ann Robinson for her re-election as President of the Chestnut Gardens Resident Council.

OLD BUSINESS:

Commissioner Juszcyk requested to borrow a book by author Leo Dower "Government Skills for Housing Commissioners".

ADJOURNMENT:

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

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Van Rensalier: Yes; Commissioner Williams: Yes.

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,


Victor Cirilo
Executive Director