

**2011**

**BOARD  
OF  
COMMISSIONERS**

**MINUTES**



AGENDA	
ITEM #	B(2)
BOARD	
MEETING	
DATE	3/30/11

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
BOARD OF COMMISSIONERS' MEETING  
FEBRUARY 16, 2011**

PLACE: COMMUNITY ROOM  
234 CHESTNUT STREET  
PASSAIC, NEW JERSEY 07055

**READING OF THE OPEN PUBLIC MEETINGS ACT:**

Mr. Cirilo: As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the meetings of the Board of Commissioners of the Housing Authority of the City of Passaic has been given by publishing the annual schedule of meetings, which provided the date, time and place of said meetings to the Herald News and the Record on December 26, 2010. Notice of the annual schedule of meetings was also posted at all HACP developments on January 4, 2011 as well as e-mailed to the Clerk of the City of Passaic on January 18, 2011.

PRESENT: Darien Allen, Commissioner  
Eriberto Carrero, Commissioner  
Beatrice Johnson, Commissioner  
Angel Laboy, Commissioner  
Terrence Corriston, Esq.

ABSENT: Nancy Everett, Commissioner  
Maria Guzman, Commissioner  
Stephenie Tidwell, Commissioner

STAFF MEMBERS PRESENT: Andrew Barcia  
Victor Cirilo  
Jose Colon  
Vicki Green  
Joanna Lara  
Pamela Mitchell  
Bárbara Rivera  
Vincent Wynter

Meeting opened at 7:00 p.m.

**APPROVAL OF THE DECEMBER 16, 2010 BOARD OF COMMISSIONERS'  
MEETING.**

ACTION: TABLED.

**REMARKS BY CITIZENS:**

Several residents spoke regarding Housing Authority issues.

**RESOLUTIONS APPROVED BY CONSENT AGENDA:**

- 2011-1 RESOLUTION CONFIRMING AND APPROVING PAYMENT OF CHECKS FOR THE PERIOD DECEMBER 14, 2010 THROUGH FEBRUARY 10, 2011.
- 2011-2 RESOLUTION AUTHORIZING A JOINT SERVICES AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AND THE UPPER MONROE STREET IMPROVEMENT CORPORATION (UMSIC).
- 2011-3 RESOLUTION CONFIRMING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM WAYNE, NEW JERSEY BY BARBARA RIVERA WHO ATTENDED A HUMAN RESOURCES PROFESSIONAL DEVELOPMENT PROGRAM SPONSORED BY THE PASSAIC COUNTY COMMUNITY COLLEGE AND WILL TAKE A PROFESSIONAL HUMAN RESOURCE (PHR) CERTIFICATION EXAM SPONSORED BY THE HR CERTIFICATION INSTITUTE.
- 2011-4 RESOLUTION AUTHORIZING AN AWARD OF A PURCHASE ORDER TO P.C. RICHARD AND SON BUILDERS DIVISION FOR SEVENTY (70) 18 CU. FT. REFRIGERATORS, FORTY-FIVE (45) GAS STOVES WITH ELECTRIC SPARK – THIRTY (30”) INCHES WIDE, TWENTY (20) GAS STOVES WITH ELECTRIC SPARK – TWENTY FOUR INCHES (24”) WIDE, FOUR (4) ELECTRIC STOVES – TWENTY INCHES WIDE, TWO (2) ELECTRIC STOVES – THIRTY INCHES (30”) WIDE, FIVE (5) 15 CU. FT. REFRIGERATORS AND FOUR (4) 9.6 CU.FT. REFRIGERATORS, IN AN AMOUNT NOT TO EXCEED FORTY-SIX THOUSAND THREE HUNDRED ONE DOLLARS (\$46,301.00).
- 2011-5 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AWARD OF CONTRACT TO LIBERTY POWER TO PROVIDE ELECTRICITY AND HESS ENERGY FOR THE PROVISION OF NATURAL GAS.
- 2011-6 RESOLUTION AUTHORIZING THE WRITE-OFF TENANT ACCOUNTS RECEIVABLE FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010.

- 2011-7 RESOLUTION AUTHORIZING THE ANNUAL RENEWAL FOR SOFTWARE SUPPORT AND UPDATE SERVICE WITH TENMAST SOFTWARE IN THE AMOUNT NOT TO EXCEED SEVENTEEN THOUSAND THREE HUNDRED TWENTY DOLLARS (\$17,320.00).
- 2011-8 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM TRENTON, NJ BY PAMELA MITCHELL FOR THE PURPOSE OF ATTENDING A NAHRO "PUBLIC HOUSING MANAGER SEMINAR AND CERTIFICATION EXAM" ON MARCH 7-11, 2011.
- 2011-9 RESOLUTION CERTIFYING INFORMATION TO BE SUBMITTED TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) FOR FISCAL YEAR ENDING DECEMBER 31, 2010.
- 2011-10 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AND THE NEW JERSEY REGIONAL COUNCIL OF CARPENTERS, UBCJA TO DEVELOP AN APPRENTICESHIP PROGRAM FOR CITY OF PASSAIC HIGH SCHOOL SENIORS.
- 2011-11 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM MONROE, NJ BY ANDREW BARCIA AND JOANNA LARA FOR THE PURPOSE OF ATTENDING A NJAHRA SEMINAR TITLED "HOW TO DEAL WITH UNACCEPTABLE EMPLOYEE BEHAVIOR" ON FEBRUARY 25, 2011.
- 2011-12 RESOLUTION CERTIFYING INFORMATION SUBMITTED TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE PUBLIC HOUSING ASSESSMENT SYSTEM (PHAS).
- 2011-13 RESOLUTION APPROVING FUNDING FOR RESIDENT YOUTH PARTICIPATION IN THE PASSAIC NAACP 2011 HISTORICALLY BLACK COLLEGE TOUR AT A COST NOT TO EXCEED THREE THOUSAND, TWO HUNDRED DOLLARS (\$3,200.00).
- 2011-14 RESOLUTION AUTHORIZING THE HIRING OF A TENANT INTERVIEWER AND A COMMUNITY DEVELOPMENT CLERK.

ACTION: APPROVED.

A motion was made by Commissioner Johnson, seconded by Commissioner Carrero, to approve the aforementioned resolutions by unanimous consent.

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes; Commissioner Johnson: Yes; Commissioner Laboy: Yes.

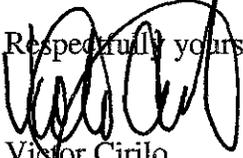
**ADJOURNMENT:**

A motion was made by Commissioner Carrero, seconded by Commissioner Johnson, to Adjourn the meeting.

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes; Commissioner Johnson: Yes; Commissioner Laboy: Yes.

The meeting was adjourned at 7:27 p.m.

Respectfully yours,



Victor Cirilo  
Executive Director/Secretary

AGENDA	
ITEM #	B
BOARD	
MEETING	
DATE	5/18/11

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
BOARD OF COMMISSIONERS' MEETING  
MARCH 30, 2011**

PLACE: CITY COUNCIL CHAMBERS  
330 PASSAIC STREET  
PASSAIC, NEW JERSEY 07055

**READING OF THE OPEN PUBLIC MEETINGS ACT:**

Mr. Cirilo: As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the meetings of the Board of Commissioners of the Housing Authority of the City of Passaic has been given by publishing the annual schedule of meetings, which provided the date, time and place of said meetings to the Herald News and the Record on December 26, 2010. Notice of the annual schedule of meetings was also posted at all HACP developments on January 4, 2011 as well as e-mailed to the Clerk of the City of Passaic on January 18, 2011.

PRESENT: Darien Allen, Commissioner  
Eriberto Carrero, Commissioner  
Nancy Everett, Commissioner  
Maria Guzman, Commissioner  
Beatrice Johnson, Commissioner  
Angel Laboy, Commissioner  
Stephenie Tidwell, Commissioner  
Terrence Corriston, Esq.

STAFF MEMBERS PRESENT: Andrew Barcia  
Victor Cirilo  
Jose Colon  
Linda Colon  
Vicki Green  
Joanna Lara  
Pamela Mitchell  
Bárbara Rivera  
Evelyn Robinson  
Vincent Wynter

Meeting opened at 7:00 p.m.

**APPROVAL OF THE DECEMBER 16, 2010 BOARD OF COMMISSIONERS'  
MEETING.**

ACTION: APPROVED.

A motion was made by Commissioner Guzman, seconded by Commissioner Johnson to

approve the minutes.

On roll call vote: Commissioner Allen: Abstained; Commissioner Carrero: Yes; Commissioner Everett: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner Tidwell: Yes; Commissioner Laboy: Yes.

**APPROVAL OF THE FEBRUARY 16, 2011 BOARD OF COMMISSIONERS' MEETING.**

ACTION: APPROVED.

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

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes; Commissioner Everett: Abstained; Commissioner Guzman: Abstained; Commissioner Johnson: Yes; Commissioner Tidwell: Abstained; Commissioner Laboy: Yes.

**REMARKS BY CITIZENS:**

Several residents spoke regarding Housing Authority issues.

**RESOLUTIONS APPROVED BY CONSENT AGENDA:**

- 2011-15 RESOLUTION CONFIRMING AND APPROVING PAYMENT OF CHECKS FOR THE PERIOD FEBRUARY 14, 2011 THROUGH MARCH 24, 2011.
- 2011-16 2011 PASSAIC HOUSING AUTHORITY BUDGET – ADOPTED BUDGET RESOLUTION.
- 2011-17 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM LONG BRANCH, NJ BY ANDREW BARCIA AND JENNA SCHEPS FOR THE PURPOSE OF ATTENDING A NJAHRA SEMINAR TITLED PROCUREMENT & PURCHASING FOR PUBLIC HOUSING AUTHORITIES ON APRIL 8, 2011.
- 2011-18 RESOLUTION APPROVING SPONSORSHIP OF ONE TEAM WITH THE DEICH-BRADY GIRLS SOFTBALL LEAGUE AT A COST OF THREE HUNDRED DOLLARS (\$300.00) AND SPONSORSHIP OF ONE TEAM WITH THE DEICH-BRADY JUNIOR BASEBALL TEAM AT A COST OF THREE HUNDRED DOLLARS (\$300.00).
- 2011-19 RESOLUTION APPROVING SIX MONTH EXTENSION OF POLICE SERVICES CONTRACT WITH THE CITY OF PASSAIC UNTIL JUNE 30, 2011.
- 2011-22 RESOLUTION APPROVING CONTINUATION OF THE BOOKKEEPING SERVICES AGREEMENT BETWEEN THE

HOUSING AUTHORITY OF THE HOUSING AUTHORITY OF THE CITY PASSAIC AND THE HACKENSACK HOUSING AUTHORITY ON A MONTH TO MONTH BASIS.

- 2011-23 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM WASHINGTON, D.C. BY EXECUTIVE DIRECTOR VICTOR CIRILO TO ATTEND A NAHRO 2011 LEGISLATIVE CONFERENCE ON MARCH 27-30, 2011.
- 2011-24 RESOLUTION AUTHORIZING A LEASE AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF PASSAIC "HACP" AND THE PASSAIC FAMILY HEAD START, INC. FOR A PERIOD OF THREE YEARS (SEPTEMBER 1, 2010 – AUGUST 31, 2013).
- 2011-25 RESOLUTION AUTHORIZING THE HIRING OF A CASHIER/CLERK.

ACTION: APPROVED.

A motion was made by Commissioner Guzman, seconded by Commissioner Everett to approve the resolutions by unanimous consent.

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes; Commissioner Everett: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner Tidwell: Yes; Commissioner Laboy: Yes.

**MOTION TO TABLE RESOLUTIONS 2011-20 AND 2011-21:**

- 2011-20 RESOLUTION AUTHORIZING THE APPOINTMENT OF A PERMANENT HOUSING CHOICE VOUCHER PROGRAM DIRECTOR.
- 2011-21 RESOLUTION APPROVING TWO PERCENT (2%) SALARY INCREASES FOR NON-UNION EMPLOYEES FOR FISCAL YEAR 2011.

ACTION: APPROVED.

A motion was made by Commissioner Johnson, seconded by Commissioner Everett to table resolutions 2011-20 and 2011-21.

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes; Commissioner Everett: Yes; Commissioner Guzman: No; Commissioner Johnson: Yes; Commissioner Tidwell: Yes; Commissioner Laboy: Yes.

**MOTION TO ENTER EXECUTIVE SESSION**

ACTION: APPROVED.

A motion was made by Commissioner Everett, seconded by Commissioner Guzman to enter into Executive Session to discuss personnel matters.

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes; Commissioner Everett: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner Tidwell: Yes; Commissioner Laboy: Yes.

**MOTION TO EXIT EXECUTIVE SESSION**

ACTION: APPROVED.

A motion was made by Commissioner Johnson, seconded by Commissioner Allen to exit Executive Session.

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes; Commissioner Everett: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner Tidwell: Yes; Commissioner Laboy: Yes.

**RESOLUTION 2011-26 SETTLEMENT AGREEMENT AND RELEASE**

ACTION: APPROVED.

A motion was made by Commissioner Everett, seconded by Commissioner Johnson to approve a Settlement Agreement and Release.

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes; Commissioner Everett: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner Tidwell: Yes; Commissioner Laboy: Yes.

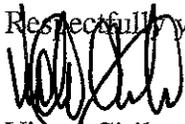
**ADJOURNMENT:**

A motion was made by Commissioner Carrero, seconded by Commissioner Johnson, to adjourn the meeting.

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes; Commissioner Everett: Yes; Commissioner Johnson: Yes; Commissioner Tidwell: Yes. Commissioner Laboy: Yes.

The meeting was adjourned at 9:30 p.m.

Respectfully yours,



Victor Cirilo  
Executive Director/Secretary

AGENDA	
ITEM #	B
BOARD	
MEETING	6/15/11
DATE	

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
BOARD OF COMMISSIONERS' MEETING  
MAY 18, 2011**

PLACE: COMMUNITY CENTER  
33 ASPEN PLACE  
PASSAIC, NEW JERSEY 07055

**READING OF THE OPEN PUBLIC MEETINGS ACT:**

Mr. Cirilo: As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the meetings of the Board of Commissioners of the Housing Authority of the City of Passaic has been given by publishing the annual schedule of meetings, which provided the date, time and place of said meetings to the Herald News and the Record on December 26, 2010. Notice of the annual schedule of meetings was also posted at all HACP developments on January 4, 2011 as well as e-mailed to the Clerk of the City of Passaic on January 18, 2011.

PRESENT: Darien Allen, Commissioner  
Nancy Everett, Commissioner  
Beatrice Johnson, Commissioner  
Angel Laboy, Commissioner  
Terrence Corrison, Esq.

ABSENT: Eriberto Carrero, Commissioner  
Maria Guzman, Commissioner  
Stephenie Tidwell, Commissioner

STAFF MEMBERS PRESENT: Andrew Barcia  
Douglas Barber  
Victor Cirilo  
Jose Colon  
Linda Colon  
Vicki Green  
Joanna Lara  
Pamela Mitchell  
Bárbara Rivera  
Evelyn Robinson  
Vincent Wynter

Meeting opened at 7:10 p.m.

**APPROVAL OF THE MARCH 30, 2011 BOARD OF COMMISSIONERS'  
MEETING.**

ACTION: APPROVED.

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

On roll call vote: Commissioner Allen: Yes; Commissioner Everett: Yes; Commissioner Johnson: Yes; Commissioner Laboy: Yes.

**REMARKS BY CITIZENS:**

Several residents spoke regarding Housing Authority issues.

**RESOLUTIONS APPROVED BY CONSENT AGENDA:**

A motion was made by Commissioner Johnson, seconded by Commissioner Everett to approve the resolutions by unanimous consent.

On roll call vote: Commissioner Allen: Yes; Commissioner Everett: Yes; Commissioner Johnson: Yes; Commissioner Laboy: Yes.

**ADJOURNMENT:**

A motion was made by Commissioner Johnson, seconded by Commissioner Allen, to adjourn the meeting.

On roll call vote: Commissioner Allen: Yes; Commissioner Everett: Yes; Commissioner Johnson: Yes; Commissioner Laboy: Yes.

The meeting was adjourned at 7:53 p.m.

Respectfully yours,



Victor Cirilo  
Executive Director/Secretary

AGENDA	B
ITEM #	
BOARD	
MEETING	7/20/11
DATE	

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
BOARD OF COMMISSIONERS' MEETING  
JUNE 15, 2011**

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

**READING OF THE OPEN PUBLIC MEETINGS ACT:**

Mr. Cirilo: As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of this meeting of the Board of Commissioners of the Housing Authority of the City of Passaic has been transmitted to the Herald News and the Record by faxing notice of the date, time and place of this meeting to said newspapers and City Hall on June 8, 2011 and was posted at the City of Passaic's designated bulletin board in City Hall, HACP Management Office as well as all HACP sites.

PRESENT: Darien Allen, Commissioner  
Eriberto Carrero, Commissioner  
Germaine Gibson, Commissioner  
Maria Guzman, Commissioner  
Beatrice Johnson, Commissioner  
Angel Laboy, Commissioner  
Terrence Corriston, Esq.

ABSENT: Nancy Everett, Commissioner

STAFF MEMBERS PRESENT: Joann Arroyo  
Douglas Barber  
Victor Cirilo  
Jose Colon  
Joanna Lara  
Pamela Mitchell  
Bárbara Rivera  
Evelyn Robinson  
Vincent Wynter

Meeting opened at 7:09 p.m.

**APPROVAL OF THE MAY 18, 2011 BOARD OF COMMISSIONERS'  
MEETING.**

ACTION: APPROVED.

A motion was made by Commissioner Guzman, seconded by Commissioner Johnson to

AGENDA  
GRACE  
DANTE  
approve the minutes.

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes; Commissioner Gibson: Abstained; Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner Laboy: Yes.

**REMARKS BY CITIZENS:**

Several residents spoke regarding Housing Authority issues.

**RESOLUTIONS APPROVED BY CONSENT AGENDA:**

- 2011-35 AMENDED RESOLUTION FOR AWARD OF CONTRACT TO BAYSHORE GENERAL CONTRACTORS FOR BATHROOM UPGRADES AT CHESTNUT GARDENS.
- 2011-40 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD MAY 16, 2011 THROUGH JUNE 10, 2011.
- 2011-41 RESOLUTION TO RENEW MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING JOINT INSURANCE FUND.
- 2011-42 RESOLUTION AUTHORIZING THE HIRE OF A MAINTENANCE REPAIRER.
- 2011-43 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO BRESLIN AND BRESLIN, P.A. FOR ORDINARY LEGAL SERVICES AND TENANT ISSUES FOR A PERIOD OF ONE (1) YEAR AT AN ANNUAL FEE OF FIFTY NINE THOUSAND FIVE HUNDRED DOLLARS (\$59,500.00).
- 2011-44 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO FLORIO, PERRUCCI, STEINHARDT & FADER, L.L.C. FOR LEGAL SERVICES: LABOR/PERSONNEL ISSUES FOR A PERIOD OF ONE (1) YEAR AT AN HOURLY FEE OF ONE HUNDRED FIFTY DOLLARS (\$150.00) FOR AN AMOUNT NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000) WITHOUT FURTHER AUTHORIZATION FROM THE BOARD OF COMMISSIONERS.
- 2011-45 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO PRIME PEST CONTROL, LLC FOR EXTERMINATION AND PEST CONTROL SERVICES AT ALL AUTHORITY SITES IN AN AMOUNT NOT TO EXCEED FIFTEEN THOUSAND NINE HUNDRED THIRTY DOLLARS (\$15,930.00) FOR A PERIOD OF EIGHTEEN (18) MONTHS.

ACTION: APPROVED.

A motion was made by Commissioner Guzman, seconded by Commissioner Allen to approve the resolutions by unanimous consent.

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes;  
Commissioner Gibson: Abstained; Commissioner Guzman: Abstained;  
Commissioner Johnson: Yes; Commissioner Laboy: Yes.

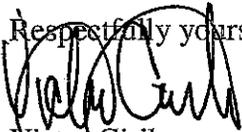
**ADJOURNMENT:**

A motion was made by Commissioner Guzman, seconded by Commissioner Carrero, to adjourn the meeting.

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes;  
Commissioner Gibson: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes;  
Commissioner Laboy: Yes.

The meeting was adjourned at 7:35 p.m.

Respectfully yours,



Victor Cirilo

Executive Director/Secretary

*Handwritten signature*

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
BOARD OF COMMISSIONERS' MEETING  
JULY 20, 2011**

PLACE: COMMUNITY CENTER  
220-222 SIXTH STREET  
PASSAIC, NEW JERSEY 07055

**READING OF THE OPEN PUBLIC MEETINGS ACT:**

Mr. Cirilo: As required by NJS 10:4-6 et seq. known as the Open Public Meetings Act, notice of the meetings of the Board of Commissioners of the Housing Authority of the City of Passaic has been given by publishing the annual schedule of meetings, which provided the date, time and place of said meetings to the Herald News and the Record on December 26, 2010. Notice of the annual schedule of meetings was also posted at all HACP developments on January 4, 2011 as well as e-mailed to the Clerk of the City of Passaic on January 18, 2011.

PRESENT: Eriberto Carrero, Commissioner (Arrived at 7:20 p.m.)  
Germaine Gibson, Commissioner  
Maria Guzman, Commissioner  
Beatrice Johnson, Commissioner  
Angel Laboy, Commissioner  
Donald Caminiti, Esq.

ABSENT: Darien Allen, Commissioner  
Nancy Everett, Commissioner

STAFF MEMBERS PRESENT: Joann Arroyo  
Douglas Barber  
Victor Cirilo  
Jose Colon  
Joanna Lara  
Pamela Mitchell  
Bárbara Rivera  
Evelyn Robinson  
Vincent Wynter

Meeting opened at 7:10 p.m.

**APPROVAL OF THE JUNE 15, 2011 BOARD OF COMMISSIONERS'  
MEETING.**

ACTION: APPROVED.

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

On roll call vote: Commissioner Gibson: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner Laboy: Yes.

**REMARKS BY CITIZENS:**

Several residents spoke regarding Housing Authority issues.

**RESOLUTIONS APPROVED BY CONSENT AGENDA:**

- 2011-46 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD JUNE 13, 2011 THROUGH JULY 18, 2011.
- 2011-47 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO HIRE A WORK ORDER CLERK; APPROVE A SALARY ADJUSTMENT FOR HCVP TENANT INTERVIEWER; AND, HIRE A BUILDING MAINTENANCE WORKER
- 2011-48 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM ATLANTIC CITY, NEW JERSEY BY TWO COMMISSIONERS, THE EXECUTIVE DIRECTOR, AND TWO STAFF MEMBERS TO ATTEND THE N.J.A.H.R.A. ANNUAL CONFERENCE/TRADE SHOW ON SEPTEMBER 25-27, 2011.
- 2011-49 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO COMPUTER TECHNOLOGY CENTER FOR IT SERVICES FOR A PERIOD OF EIGHTEEN (18) MONTHS AT AN AMOUNT NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000.00).
- 2011-50 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO THE INSPECTION GROUP, INC. FOR UNIFORM PHYSICAL CONDITION STANDARD (UPCS) INSPECTION SERVICES FOR A PERIOD OF ONE (1) YEAR AT A FEE OF SIX THOUSAND NINE HUNDRED AND NINETY FIVE DOLLARS (\$6,995.00).
- 2011-51 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY TO ACCEPT PROPOSALS FOR AN ENERGY SAVINGS IMPROVEMENT PLAN.
- 2011-52 RESOLUTION AUTHORIZING A SERVICES AGREEMENT BETWEEN THE LIBERTY ESTATES CONDOMINIUMS ASSOCIATION AND THE HOUSING AUTHORITY OF THE CITY OF PASSAIC FOR GENERAL REPAIRS AND SNOW REMOVAL SERVICES
- 2011-53 RESOLUTION ADOPTING A REVISION TO THE PERSONNEL POLICY FOR ADMINISTRATIVE PERSONNEL.

ACTION: APPROVED.

A motion was made by Commissioner Carrero, seconded by Commissioner Johnson to approve the resolutions by unanimous consent.

On roll call vote: Commissioner Carrero: Yes; Commissioner Gibson: Yes;  
Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner Laboy: Yes.

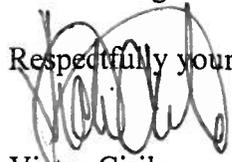
**ADJOURNMENT:**

A motion was made by Commissioner Guzman, seconded by Commissioner Johnson, to adjourn the meeting.

On roll call vote: Commissioner Carrero: Yes; Commissioner Gibson: Yes;  
Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner Laboy: Yes.

The meeting was adjourned at 7:36 p.m.

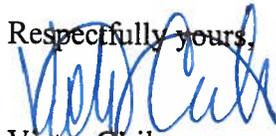
Respectfully yours,



Victor Cirilo  
Executive Director/Secretary

The meeting was adjourned at 7:40 p.m.

Respectfully yours,



Victor Cirilo  
Executive Director/Secretary

2011-61 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM SECAUCUS HOUSING AUTHORITY BY JOANNA LARA TO ATTEND A HQS TRAINING ON SEPTEMBER 15-16, 2011.

2011-62 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL BY COMMISSIONERS DARIEN ALLEN AND GERMAINE GIBSON FOR THE PURPOSE OF COMPLETING FIVE (5) COURSES MANDATED BY THE STATE OF NEW JERSEY.

ACTION: APPROVED.

A motion was made by Commissioner Allen, seconded by Commissioner Johnson to approve the resolutions by unanimous consent.

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes; Commissioner Everett: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner Laboy: Yes.

**Election of Treasurer:**

A motion was made by Commissioner Johnson, seconded by Commissioner Carrero, to nominate Darien Allen as Treasurer.

There were no other nominations made.

**Vote to Elect Darien Allen as Treasurer:**

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes; Commissioner Everett: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner Laboy: Yes.

Commissioner Darien Allen was elected Treasurer.

**ADJOURNMENT:**

A motion was made by Commissioner Everett, seconded by Commissioner Guzman, to adjourn the meeting.

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes; Commissioner Everett: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner Laboy: Yes.

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes; Commissioner Everett: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner Laboy: Yes.

**REMARKS BY CITIZENS:**

Several residents spoke regarding Housing Authority issues.

**RESOLUTIONS APPROVED BY CONSENT AGENDA:**

- 2011-54 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD JULY 19, 2011 THROUGH SEPTEMBER 2, 2011.
- 2011-55 RESOLUTION AUTHORIZING THE HIRE OF A MAINTENANCE REPAIRER.
- 2011-56 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO NATIONAL RISK SERVICES, INC. D/B/A COMP AUDIT SERVICES TO PERFORM A COMPLIANCE AUDIT OF WORKERS' COMPENSATION INSURANCE POLICIES OF THE HOUSING AUTHORITY FOR AN AMOUNT NOT TO EXCEED THIRTY PERCENT (30%) OF RETURN PREMIUMS OR PREMIUM CREDITS.
- 2011-57 RESOLUTION AUTHORIZING AWARD OF A ONE (1) YEAR CONTRACT TO WILLIAM F. SNYDER C/O EXECU-TECH, INC. FOR MANAGEMENT CONSULTING SERVICES AT AN ANNUAL AMOUNT NOT TO EXCEED TWENTY THOUSAND DOLLARS (20,000.00).
- 2011-58 RESOLUTION CONFIRMING APPROVAL FOR SEVENTEEN HACF STAFF MEMBERS THAT ATTENDED A UNIFORM PHYSICAL CONDITION STANDARDS (UPCS) INSPECTION TRAINING PRESENTED BY THE INSPECTION GROUP, INC. AND HOSTED BY THE HOUSING AUTHORITY OF THE CITY OF PASSAIC.
- 2011-59 RESOLUTIONS REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM LYNDHURST, NEW JERSEY BY WANDA ESTEVEZ, MELODY N. VILLANUEVA ARROYO AND VINCENT D, WYNTER FOR THE PURPOSE OF ATTENDING A SEMINAR ENTITLED "NUTS & BOLTS OF PHA ACCOUNTING & BUDGETING" PRESENTED BY CASTERLINE ASSOCIATES, P.C. FROM OCTOBER 18-21, 2011.
- 2011-60 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO NORTH JERSEY LANDCARE SERVICES, LLC FOR LANDSCAPE/GROUND MAINTENANCE SERVICES AT ALL AUTHORITY SITES IN AN AMOUNT NOT TO EXCEED SIXTY ONE THOUSAND TWO HUNDRED (\$61,200.00) FOR A PERIOD OF FIFTEEN (15) MONTHS.

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
BOARD OF COMMISSIONERS' MEETING  
SEPTEMBER 7, 2011**

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

**READING OF THE OPEN PUBLIC MEETINGS ACT:**

Mr. Cirilo: As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the meetings of the Board of Commissioners of the Housing Authority of the City of Passaic has been given by publishing the annual schedule of meetings, which provided the date, time and place of said meetings to the Herald News and the Record on December 26, 2010. Notice of the annual schedule of meetings was also posted at all HACP developments on January 4, 2011 as well as e-mailed to the Clerk of the City of Passaic on January 18, 2011. Notice of Public Hearing was advertised at the Herald and News and the Record on July 16, 2011.

PRESENT:    Darien Allen, Commissioner (Arrived at 7:09 p.m.)  
              Eriberto Carrero, Commissioner (Arrived at 7:09 p.m.)  
              Nancy Everett, Commissioner  
              Maria Guzman, Commissioner  
              Beatrice Johnson, Commissioner  
              Angel Laboy, Commissioner  
              Donald Caminiti, Esq.

ABSENT:     Germaine Gibson, Commissioner

STAFF MEMBERS PRESENT:    Joann Arroyo  
                                  Douglas Barber  
                                  Victor Cirilo  
                                  Jose Colon  
                                  Michelle Falvo  
                                  Joanna Lara  
                                  Pamela Mitchell  
                                  Bárbara Rivera  
                                  Charmaine Shepherd  
                                  Vincent Wynter

Meeting opened at 7:10 p.m.

**APPROVAL OF THE JULY 20, 2011 BOARD OF COMMISSIONERS'  
MEETING.**

ACTION: APPROVED.

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

**ADJOURNMENT:**

A motion was made by Commissioner Allen, seconded by Commissioner Everett, to adjourn the meeting.

The meeting was adjourned at 8:15 p.m.

Respectfully yours,



Victor Cirilo  
Executive Director/Secretary

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes;  
Commissioner Gibson: Yes; Commissioner Everett: Yes; Commissioner Johnson: Yes.

**REMARKS BY CITIZENS:**

Several residents spoke regarding Housing Authority issues.

**RESOLUTIONS APPROVED BY CONSENT AGENDA:**

- 2011-63 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD SEPTEMBER 6, 2011 THROUGH OCTOBER 7, 2011.
- 2011-64 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM ATLANTIC CITY, NEW JERSEY BY THREE COMMISSIONERS, THE EXECUTIVE DIRECTOR, AND FOUR HACP STAFF MEMBERS TO ATTEND THE NJ/NAHRO ANNUAL CONFERENCE & TRADE SHOW ON NOVEMBER 16-18, 2011.
- 2011-65 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM GLEN BURNIE, MD BY JOANN E., ARROYO TO ATTEND A PUBLIC HOUSING MANAGER TRAINING ON DECEMBER 5-9, 2011.
- 2011-66 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 HOUSING AUTHORITY PROGRAMS FOR THE PERIOD JANUARY 1, 2010 THROUGH DECEMBER 31, 2010.
- 2011-67 PHA CERTIFICATIONS OF COMPLIANCE WITH THE PHA PLANS AND RELATED REGULATIONS: BOARD RESOLUTION TO ACCOMPANY THE PHA 5-YEAR AND ANNUAL PHA PLAN.
- 2011-68 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM ATLANTIC CITY, NEW JERSEY BY PAMELA MITCHELL FOR THE PURPOSE OF ATTENDING A SEMINAR ENTITLED "PIC TRICKS" PRESENTED BY TENMAST SOFTWARE, ON OCTOBER 19, 2011.

A motion was made by Commissioner Everett, seconded by Commissioner Carrero to approve the resolutions by unanimous consent.

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes;  
Commissioner Everett: Yes; Commissioner Gibson: Yes; Commissioner Johnson: Yes.

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
BOARD OF COMMISSIONERS' MEETING  
OCTOBER 12, 2011**

PLACE: COMMUNITY CENTER  
299 GREGORY AVENUE  
PASSAIC, NEW JERSEY 07055

**READING OF THE OPEN PUBLIC MEETINGS ACT:**

Mr. Cirilo: As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the meetings of the Board of Commissioners of the Housing Authority of the City of Passaic has been given by publishing the annual schedule of meetings, which provided the date, time and place of said meetings to the Herald News and the Record on December 26, 2010. Notice of the annual schedule of meetings was also posted at all HACP developments on January 4, 2011 as well as e-mailed to the Clerk of the City of Passaic on January 18, 2011.

PRESENT: Darien Allen  
Eriberto Carrero, Commissioner (Arrived at 7:09 p.m.)  
Nancy Everett, Commissioner  
Germaine Gibson, Commissioner  
Beatrice Johnson, Commissioner  
Donald Caminiti, Esq.

ABSENT: Maria Guzman, Commissioner  
Angel LaBoy, Commissioner

STAFF MEMBERS PRESENT: Joann Arroyo  
Douglas Barber  
Andrew Barcia  
Victor Cirilo  
Jose Colon  
Angelica Marti  
Joanna Lara  
Pamela Mitchell  
Bárbara Rivera  
Evelyn Robinson  
Vincent Wynter

Meeting opened at 7:00 p.m.

**APPROVAL OF THE SEPTEMBER 7, 2011 BOARD OF COMMISSIONERS'  
MEETING.**

ACTION: APPROVED.

A motion was made by Commissioner Carrero, seconded by Commissioner Everett to approve the minutes.

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes;  
Commissioner Gibson: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes;  
Commissioner LaBoy: Yes.

The meeting was adjourned at 8:10 p.m.

Respectfully yours,

  
Victor Cirilo  
Executive Director/Secretary

2011-82 RESOLUTION APPROVING THREE PERCENT (3%) SALARY INCREASES FOR NON-UNION EMPLOYEES FOR FISCAL YEAR 2012.

ACTION: APPROVED.

A motion was made by Commissioner Guzman, seconded by Commissioner Johnson to approve Resolution 2011-82.

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes; Commissioner Gibson: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes.

**MOTION TO ENTER EXECUTIVE SESSION:**

ACTION: APPROVED.

A motion was made by Commissioner LaBoy, seconded by Commissioner Johnson to enter into Executive Session to discuss Resolution 2011-81.

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes; Commissioner Gibson: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes.

2011-81 RESOLUTION AUTHORIZING THE HIRING OF A SECURITY COORDINATOR.

ACTION: APPROVED.

A motion was made by Commissioner LaBoy, seconded by Commissioner Johnson to approve Resolution 2011-81.

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes; Commissioner Gibson: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes.

**MOTION TO OPEN THE MEETING TO THE PUBLIC:**

ACTION: APPROVED.

A motion was made by Commissioner Johnson, seconded by Commissioner LaBoy to open the meeting to the public.

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes; Commissioner Gibson: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes.

**ADJOURNMENT:**

A motion was made by Commissioner Allen, seconded by Commissioner Guzman, to adjourn the meeting.

- 2011-75 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO BIG DOG CONSTRUCTION, LLC, FOR VARIOUS GENERAL REPAIR SERVICE, ON DEMAND AS NEEDED AT ALL HOUSING AUTHORITY SITES FOR A TOTAL NOT TO EXCEED NINETY THOUSAND DOLLARS (\$90,000.00) FOR A PERIOD OF TWELVE (12) MONTHS.
- 2011-76 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO NEXT ELECTRIC CORPORATION FOR ELECTRICAL SERVICES AT ALL AUTHORITY SITES IN AN AMOUNT NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000.00) FOR A PERIOD OF ONE (1) YEAR.
- 2011-77 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO WILLIAM J. GUARINI, INC. FOR GENERAL PLUMBING SERVICES, ON DEMAND AS NEEDED AT ALL HOUSING AUTHORITY SITES FOR A TOTAL NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000.00) FOR A PERIOD OF TWELVE (12) MONTHS.
- 2011-78 RESOLUTION FOR ADOPTING CHANGES TO AN EXISTING DEFERRED COMPENSATION PLAN PURSUANT TO THE FINAL INTERNAL REVENUE CODE SECTION 415 REGULATIONS, PENSION PROTECTION ACT OF 2006, THE HEROES EARNINGS ASSISTANCE AND RELIEF TAX ACT OF 2008 AND THE WORKER, RETIREE AND EMPLOYER RECOVERY ACT 2008.
- 2011-79 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO FALLON & LARSEN, LLP TO PERFORM AN INDEPENDENT FINANCIAL AND COMPLIANCE AUDIT OF AUTHORITY PROGRAMS FOR THE PERIOD JANUARY 1, 2011 THROUGH DECEMBER 31, 2011 IN AN AMOUNT OF SIXTEEN THOUSAND ONE HUNDRED FORTY DOLLARS (\$16,140.00).
- 2011-80 2012 PASSAIC HOUSING AUTHORITY BUDGET RESOLUTION.

ACTION: APPROVED.

A motion was made by Commissioner Guzman, seconded by Commissioner Gibson to approve the aforementioned resolutions by unanimous consent.

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes; Commissioner Gibson: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes.

MOTION TO REMOVE ITEMS FROM CONSENT AGENDA FOR FURTHER DISCUSSION:

A motion was made by Commissioner Guzman, seconded by Commissioner Johnson to remove Resolutions 2011-81 and 2011-82 from consent agenda for further discussion.

A motion was made by Commissioner LaBoy, seconded by Commissioner Carrero to close nominations.

Vote to elect Darien Allen as Treasurer:

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes;  
Commissioner Gibson: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes;  
Commissioner LaBoy: Yes.

Commissioner Darien Allen was elected Treasurer.

**REMARKS BY CITIZENS:**

Several residents spoke regarding Housing Authority issues.

**RESOLUTIONS APPROVED BY CONSENT AGENDA:**

- 2011-69 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OCTOBER 10, 2011 THROUGH DECEMBER 16, 2011.
- 2011-70 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC APPROVING REGULAR PUBLIC MEETINGS FOR THE YEAR 2012.
- 2011-71 RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR FEE ACCOUNTING SERVICES TO POLCARI & CO., CPAs, ON AN "AS NEEDED BASIS" FOR A TOTAL AMOUNT NOT TO EXCEED ONE HUNDRED THIRTY DOLLARS (\$130.00) AN HOUR.
- 2011-72 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO FAIRVIEW INSURANCE AGENCY ASSOCIATES, INC. FOR PROFESSIONAL RISK MANAGEMENT SERVICES FOR A TWELVE (12) MONTH PERIOD FOR AN AMOUNT NOT TO EXCEED SIX PERCENT (6%) OF THE HOUSING AUTHORITY'S ANNUAL INSURANCE ASSESSMENT.
- 2011-73 RESOLUTION AUTHORIZING CHANGE ORDER NUMBER ONE (1) ON CONTRACT 2011-35 BATHROOM UPGRADES AT CHESTNUT GARDENS, INCREASING THE TOTAL CONTRACT AMOUNT BY ONE THOUSAND TWO HUNDRED FIVE DOLLARS (\$1,205.00) TO A TOTAL OF THREE HUNDRED EIGHT THOUSAND SEVEN HUNDRED FIVE DOLLARS (\$308,705.00).
- 2011-74 RESOLUTION AUTHORIZING CHANGE ORDER NUMBER ONE (1) ON CONTRACT 2011-36 INSTALLATION OF INTERCOM/ACCESS CONTROL SYSTEM UPGRADES AT VREELAND VILLAGE, INCREASING THE TOTAL NUMBER CONTRACT AMOUNT BY TWENTY THOUSAND ONE HUNDRED DOLLARS (\$20,100.00) TO A TOTAL OF TWO HUNDRED FOUR THOUSAND EIGHT HUNDRED TWENTY ONE DOLLARS (\$204,821.00).

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes; Commissioner Gibson: Yes; Commissioner Guzman: Abstained; Commissioner Johnson: Yes; Commissioner LaBoy: Abstained.

**2012 ELECTION OF OFFICERS:**

**Chairperson:**

A nomination was made by Commissioner Angel LaBoy to elect Commissioner Beatrice Johnson as Chairperson.

There were no other nominations made.

Vote to elect Beatrice Johnson as Chairperson:

A motion was made by Angel LaBoy seconded by Commissioner Gibson to close nominations.

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes; Commissioner Gibson: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes.

Commissioner Beatrice Johnson was elected Chairperson.

**Vice-Chairperson:**

A nomination was made by Commissioner Eriberto Carrero to elect Commissioner Angel LaBoy as Vice-Chairperson.

There were no other nominations made.

A motion was made by Commissioner Germaine Gibson seconded by Commissioner Darien Allen to close nominations.

Vote to Elect Angel LaBoy as Vice-Chairperson:

On roll call vote: Commissioner Allen: Yes; Commissioner Carrero: Yes; Commissioner Gibson: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes.

Commissioner Angel LaBoy was elected Vice-Chairperson.

**Treasurer:**

A nomination was made by Commissioner Beatrice Johnson to elect Commissioner Darien Allen as Treasurer.

There were no other nominations made.

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
BOARD OF COMMISSIONERS' MEETING  
DECEMBER 21, 2011**

PLACE:           COMMUNITY CENTER  
                    33 ASPEN PLACE  
                    PASSAIC, NEW JERSEY 07055

**READING OF THE OPEN PUBLIC MEETINGS ACT:**

Mr. Cirilo: As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the meetings of the Board of Commissioners of the Housing Authority of the City of Passaic has been given by publishing the annual schedule of meetings, which provided the date, time and place of said meetings to the Herald News and the Record on December 26, 2010. Notice of the annual schedule of meetings was also posted at all HACP developments on January 4, 2011 as well as e-mailed to the Clerk of the City of Passaic on January 18, 2011.

PRESENT:    Darien Allen, Commissioner  
              Eriberto Carrero, Commissioner  
              Germaine Gibson, Commissioner  
              Maria Guzman, Commissioner  
              Beatrice Johnson, Commissioner  
              Angel LaBoy, Commissioner  
              Terrence Corriston, Esq.

ABSENT:     Nancy Everett, Commissioner

STAFF MEMBERS PRESENT:    Joann Arroyo  
                                  Douglas Barber  
                                  Victor Cirilo  
                                  Jose Colon  
                                  Angelica Marti  
                                  Joanna Lara  
                                  Pamela Mitchell  
                                  Bárbara Rivera  
                                  Evelyn Robinson  
                                  William Snyder  
                                  Vincent Wynter

Meeting opened at 6:29 p.m.

**APPROVAL OF THE OCTOBER 12, 2011 BOARD OF COMMISSIONERS'  
MEETING.**

ACTION: APPROVED.

A motion was made by Commissioner Guzman, seconded by Commissioner Allen to approve the minutes.