

**PUBLIC MEETING NOTICE**  
**HOUSING AUTHORITY OF THE CITY OF PASSAIC**



PLEASE BE ADVISED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC DUE TO COV 19 WILL HOLD ITS REGULAR MEETING VIA ZOOM VIRTUAL ON FEBRUARY 17, 2021 AT 6:00 P.M. FORMAL ACTION WILL BE TAKEN AT THE MEETING. THE AGENDA, AS IT IS PRESENTLY KNOWN, IS AS FOLLOWS:

**A G E N D A**

ITEM A:      READING OF THE OPEN MEETINGS ACT

ITEM B:      INVOCATION AND PLEDGE OF ALLEGIANCE

ITEM C:      ROLL CALL

ITEM D:      APPROVAL OF MINUTES OF JANUARY 20, 2021 BOARD OF  
COMMISSIONERS' MEETING

ITEM E:      REMARKS BY CITIZENS:

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 of 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.

*PREPARED: 02/14/21*

ITEM F: EXECUTIVE SESSION

ITEM G: 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.

2021-06 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF JANUARY 15, 2021 THROUGH FEBRUARY 11, 2021.

2021-07 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO ADVANCED VIDEO SURVEILLANCE, INC. FOR SURVEILLANCE UPGRADES AT ALL AUTHORITY SITES FOR AN AMOUNT NOT TO EXCEED ONE HUNDRED SEVENTY-SIX THOUSAND EIGHT HUNDRED EIGHTY DOLLARS AND SIX CENTS (\$176,880.06)

2021-08 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, 2020

2021-09 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO ERIC M. BERNSTEIN & ASSOCIATES FOR ORDINARY LEGAL SERVICES FOR A PERIOD OF TWO (2) YEARS AT AN ANNUAL RATE FOR THE FIRST YEAR NOT TO EXCEED FORTY-SIX THOUSAND EIGHT HUNDRED DOLLARS AND FOR THE SECOND YEAR NOT TO EXCEED FORTY-EIGHT THOUSAND DOLLARS AND AN HOURLY RATE OF ONE HUNDRED TWENTY DOLLARS (\$120.00) PER HOUR

2021-10 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO ROGUE MCCARTHY, LLC FOR LEGAL SERVICES FOR LANDLORD/TENANT MATTERS FOR A PERIOD OF TWO (2) YEARS AT AN ANNUAL FEE OF TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00) AND THE HOURLY RATE OF WORK WILL BE BILLED AT ONE HUNDRED FIFTY DOLLARS (\$150.00) PER HOUR

2021-11 RESOLUTION APPROVING ATTENDANCE AND PAYMENT FOR RENT CALCULATION ESSENTIALS VIRTUAL CLASSROOM BY EIGHT EMPLOYEES, HAHSAN BATTLE, LISMARIE GUERRERO, NANCY LOPEZ, ANGELICA MARTI, CORAL MOREL, TANIA PADILLA CHRISTY THOMAS AND MARIO VASQUEZ ON MARCH 22-29, 2021 SPONSORED BY NAHRO

- 2021-12 RESOLUTION AUTHORIZING THE ANNUAL RENEWAL FOR SOFTWARE SUPPORT AND UPDATE SERVICE WITH TENMAST SOFTWARE IN AN AMOUNT NOT TO EXCEED TWENTY-EIGHT THOUSAND SEVENTY-NINE DOLLARS AND FIFTY-TWO CENTS (\$28,079.52)
- 2021-13 RESOLUTION AUTHORIZING THE WRITE-OFF OF TENANT ACCOUNTS RECEIVABLE FOR THE FISCAL YEAR ENDED DECEMBER 31, 2020
- 2021-14 RESOLUTION CONFIRMING THE HIRING OF TWO BUILDING MAINTENANCE WORKERS FOR ALFRED SPEER VILLAGE AMP 1
- 2021-15 RESOLUTION AUTHORIZING THE ATTENDANCE AND PAYMENT FOR THE ONLINE LEARNING ENTITLED “SECTION 3 REQUIREMENTS FOR 2021 BY THREE EMPLOYEES PAMELA MITCHELL, VINCENT WYNTER AND JOHN DELACRUZ SPONSORED BY NAHRO ON MARCH 17, 2021
- 2021-16 RESOLUTION REQUESTING APPROVAL FOR ATTENDANCE AND PAYMENT BY COMMISSIONER DIANE McNAIR FOR THE PURPOSE OF COMPLETING FIVE (5) COURSES MANDATED BY THE STATE OF NEW JERSEY

ITEM H: CORRESPONDENCE – C THOMAS

ITEM I: COMMITTEE REPORTS

ITEM J: RESIDENT COUNCIL REPORTS –CHESTNUT, VREELAND

ITEM K: EXECUTIVE DIRECTOR’S REPORT

ITEM L: TREASURER’S REPORT

ITEM M DIRECTOR OF FINANCE REPORT  
– VINCENT WYNTER

ITEM N: DIRECTOR HOUSING ADMINISTRATION PROGRAM’S REPORT  
– JOANNA LARA

ITEM O: DIRECTOR OF RESIDENT SERVICES’ REPORT  
– GLENNY CANDELARIA

ITEM P: PROPERTY MANAGEMENT REPORT  
– PASSAIC AFFORDABLE HOUSING COALITION  
- LEIDY BRITO

ITEM Q: ALFRED SPEER VILLAGE (AMP1) PROPERTY MANAGEMENT REPORT  
-NATASHA PEARSON

ITEM R: PASSAIC SENIOR HOUSING LLC MANAGEMENT REPORT  
-JOANN ARROYO

ITEM S: PUBLIC SAFETY LIAISON- DARRYL SMOOT

ITEM T: OLD BUSINESS

ITEM U: NEW BUSINESS

ITEM V: ADJOURNMENT