

ITEM D
HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
March 16, 2022

PLACE: Visa 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 Meeting Act, the Housing Authority of Passaic is conducting this meeting via Zoom Meeting due to the Covid-19 Pandemic to be held at 6:00 pm 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
Diane McNair
Henry Navarro
L. Daniel Rodriguez

ABSENT: null

ATTORNEY PRESENT: Brian Hak, Esq.

STAFF MEMBERS PRESENT: Jocelyn Aguilar (Passaic Affordable Housing Coalition)
Joann Arroyo
Haydee Capellan
Lismarie Guerrero
Joanna Lara
Pamela Mitchell
Natasha Pearson
Vincent Wynter

Meeting opened at 06:10 p.m.

Women's History Celebration

ROLL CALL:

Commissioner Juszcyk: Present; Commissioner Fernandez: Present; Commissioner McNair: Present; Commissioner Navarro: Present; Chairman Rodriguez: Present.

APPROVAL OF MINUTES

Approval of minutes of the February 16, 2022 Board of Commissioners' Meeting

A motion was made by Commissioner McNair, seconded by Commissioner Navarro to approve the minutes for February 16, 2022 Board of Commissioners' meeting.

Roll call vote: Commissioner Juszcyk: Aye; Commissioner Fernandez: Aye; Commissioner McNair: Aye; Commissioner Navarro: Aye; Chairman Rodriguez: Aye.

Motion: Minutes of the February 16, 2022 Board of Commissioners' meeting approved.

REMARKS BY CITIZENS

The following was read: In accordance with the Open Public Act (N.J.S. 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 (5) 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 public body to permit, prohibit or regulate the active participation of the 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 (5) 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 Covid-19, 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, February 15, 2022.

Director Mitchell: No comments.

A motion was made by Commissioner Juszcyk, seconded by Commissioner McNair, to close the *Remarks by Citizens* portion of the meeting.

Roll call vote: Commissioner Juszcyk: Aye; Commissioner Fernandez: Aye; Commissioner McNair: Aye; Commissioner Navarro: 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 items 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 Resolutions 2022-16 and 2022-24.

Chairman Rodriguez asked if there are any others that would like to be discussed separately by the other commissioners.

Consent Agenda Items:

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| 2022-17 | Resolution approving the adoption of the 2022 budget. |
| 2022-18 | Resolution approving professional membership fees for National Association of Home Builders (NAHB) professional membership fees for Tania Padilla and Natasha Pearson. |
| 2022-19 | Resolution authorizing extending assignment for Barbara Rivera in the capacity and title of temporary Project Assistant through September 30, 2022. |
| 2022-20 | Resolution authorizing approval for a virtual training by Executive Director Pamela Mitchell sponsored by Nan McKay entitled "Hearing Officer Specialists" on April 5-6, 2022. |
| 2022-21 | Resolution authorizing the approval of the drafted compliance plans for renovation, repair, painting (RRP) and lead abatement to meet established acceptance from the U.S. Environmental Protection Agency (EPA) |
| 2022-22 | Resolution authorizing award of contract to Slade Industries Inc. for elevator upgrades at the Alfred Speer Village development in an amount not to exceed two million three hundred eighty-nine thousand one hundred fifty-three dollars (\$2,389,153.00) for the base bid, thirty-five thousand six hundred dollars (\$35,600). |

2022-23 Resolution authorizing contract to A Plus Glass & Metal, LLC for the repair of secured Building Lobby Entrance Doors at Alfred Speer Village in an amount not to exceed one hundred fifty-nine thousand dollars (\$159,000.00)

A motion was made by Commissioner McNair, seconded by Commissioner Fernandez to approve all Resolutions on the Consent Agenda.

Roll call vote: Commissioner Juszcyk: Aye; Commissioner Fernandez: Aye; Commissioner McNair: Aye; Commissioner Navarro: Aye; Chairman Rodriguez: Aye.

Motion: Resolutions 2022-17, 2022-18, 2022-19, 2022-20, 2022-21, 2022-22, 2022-23 Approved.

2022-16 Resolution approving Accounts Payable for the period of February 15, 2022 through March 11, 2022.

A Motion was made by Commissioner Fernandez, Seconded by Commissioner McNair to approve Resolution 2022-16.

Commissioner Juszcyk: I separated this resolution so that any Commissioners with a relationship with any of the vendors on accounts payable list could abstain.

Roll call vote: Commissioner Juszcyk: Aye; Commissioner Fernandez: Aye; Commissioner McNair: Aye; Commissioner Navarro: Aye; Chairman Rodriguez: Aye. (Abstain PVWC)

Motion: Resolution 2022-16 Approved

2022-24 Resolution authorizing approval for open purchase order to supply some furnishings for Emergency Housing Vouchers successful leases in an amount not to exceed one thousand (\$1,000.00) per family from Raymour & Flanigan or Bob's Discount Furniture.

A Motion was made by Commissioner Fernandez, Seconded by Commissioner McNair to approve Resolution 2022-22.

Commissioner Juszcyk questioned who would retain ownership of the purchased furniture.

Director Mitchell: The tenants will retain ownership of the purchased furniture.

Roll call vote: Commissioner Juszcyk: Aye; Commissioner Fernandez: Aye; Commissioner McNair: Aye; Commissioner Navarro: Aye; Chairman Rodriguez: Aye.

Motion: Resolution 2022-24 Approved.

Committee Reports

Youth and Residents Service Committee who selected the awarded nominees in recognition to Woman's History Month.

Resident Council Reports

Submitted.

Chairman Rodriguez: I was able to read them and speak with Ms. Evelyn Robinson today with some concerns that she has and we will be reaching out, Ms. Mitchell, will be reaching out to discuss some further items on there.

Executive Director's Report

Submitted.

Treasurer's Report

Submitted.

Director of Finance Report

Submitted.

Director of Housing Administration Program's Report

Submitted.

Director of Resident Services' Report

Submitted.

Property Management Report-Passaic Affordable Housing Coalition

Submitted.

Property Management Report-Alfred Village

Submitted.

Property Management Report-Passaic Senior Housing, LLC

Submitted.

Public Safety Liaison

Submitted.

Old Business

New Business

Commissioner Juszcyk wishes everybody a Happy St. Patrick's day.

Commissioner McNair wishes everybody a Happy Women's History Month

Chairman Rodriguez: Thank you to all the women that make this Housing Authority keep pushing through.

I do want to share something with the commissioners as well as the public; on Saturday March 12, myself with Commissioner McNair we were able to attend the Passaic African American Celebration Committee Gala. It was a good time. We were there with Evelyn Robinson, Councilman Love, were able to put that together, we had a good time. As far as to let everybody know, I reached out to the commissioners, there were some honorees that were former residents of the Housing Authority. Between the commissioners, we were able to take out an ad with out names on it congratulating the recipients of the gala. Myself and Commissioner McNair were there along with three-hundred (300) people, it was great to see everybody together.

Next meeting will be held in person at East Monroe, April 20th.

Adjournment

7:01 pm

Respectfully Submitted,

Pamela Mitchell
Executive Director