

7/8/2015

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
June 17, 2015**

PLACE: Community Center
234 Chestnut Street
Passaic, New Jersey 07055

As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the meeting was provided in the following manner: On April 15, 2015 notice of this meeting specifying the date, time and location was transmitted 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
Henry Navarro, Commissioner
L. Daniel Rodriguez, Commissioner
Ronald Van Rensalier, Chairman
Terrence J. Corrison, Esq; Counsel

STAFF MEMBERS PRESENT:

Victor Cirilo
Vincent Wynter
Andrew Barcia
Amalio Barreto
Glenny Candelaria
Jeffrey Gorley
Joann Arroyo
Joanna Lara
Yetlanezi Martinez

Meeting opened at: 6:00 p.m.

ROLL CALL:

On roll call: Commissioner Johnson: Present; Commissioner Juszcyk: Present; Commissioner LaBoy: Absent; Commissioner Navarro: Present; Commissioner Rodriguez: Present; Commissioner Williams: Absent; Commissioner Ronald Van Rensalier: Present.

APPROVAL OF MINUTES

(1) APPROVAL OF MINUTES OF THE MAY 2, 2015 BOARD OF COMMISSIONERS' MEETING.

(2) APPROVAL OF MINUTES OF THE May 20, 2015 BOARD OF COMMISSIONERS' MEETING.

Commissioner Johnson was absent on May 2, 2015. The Board of Commissioners requested that the minutes be revised.

The Board of Commissioners asked that the minutes for both May 2, 2015 and May 20, 2015 be considered together.

On roll call vote: Commissioner Johnson: Abstain; Commissioner Juszcyk: Yes; Commissioner Navarro: Yes; Commissioner Rodrigues: Yes; Commissioner Van Rensalier: Yes.

ACTION: APPROVED.

REMARKS BY CITIZENS:

Jaroslav "JJ" Jackiw, 266 Lafayette Ave, NJ

➤ **Q: What is the Police status for the HACP properties for 2015?**

The Executive Director stated that the Housing Authority has added additional foot patrols and mobile police units. These units are coming in on Fridays. Furthermore, the Director of Security has been working in conjunction with police department in briefing new police officers. This is relative to what the expectations are for the Housing Authority.

➤ **Q: What additional resources has the city for the community residents of all HACP properties**

➤ **Q: Can the Chairman of the Board of Commissioners give us a briefing on the agency plan discussed May 2nd from 8 a.m. to 5 p.m. at Secaucus, New Jersey?**

The Executive Director stated that Mr. Jackiw requested a copy of the minutes for the retreat dated May 2, 2015.

The Executive Director stated that the Board Approved Minutes would give him a briefing on what was discussed at the retreat.

➤ **Do the Board Members/ Executive Director have any comments to the agreement termination of Penn Rose Corporation?**

Executive Director stated that this topic involves the City of Passaic. This topic is out of jurisdiction and is not relative to the Housing Authority

➤ **Can the Executive Directs advise the community on the additional HUD dollars to start the rehab projects at Speer Village?**

Executive Director stated that the authors question is unclear.

The Executive Director stated that HUD has different sources of funding in which the Housing Authority would have to apply for, should they be interested.

Mr. Jackiw stated that a newspaper article mentioned a plan to allegedly empty out Speer Village.

The Executive Director responded: On the record I did not speak with the reporter nor did the Housing Authority have any input on anything that was said in the article.

- **At the end of the second term for the Executive Director 3 year contract, has the HACP started a new review process, terms of employment and renewal contract?**

The Executive Director stated that the Board would have to answer anything regarding his employment contract.

- **Has the Executive Director/ Staff/ Resident Services completed the HACP summer program and presented it to the Board of Commissioners for approval?**

The Executive Director responded: Yes, we have completed the HACP summer program and it is ready to be implemented next month.

- **What is the total budgeted amount for all HACP Resident Services programs of 2015?**

The Executive Director responded: The Housing Authority's budget is 225,000

- **Has Executive Director have developed an emergency plan in case of power failure for 2015**

The Housing Authority is working on a plan. The Director of Maintenance can tell you, our staff is well trained in risk management but we currently don't have a plan in writing.

- **Has HACP Board chairman housing Director, Community Developer advise the community on the state of affordable housing in the last 5 years starting 2010**

Executive Director stated that this question does not pertain to the Housing Authority.

Cynthia Kimbrough- 34 Ann Street Passaic, NJ

- Ms. Kimbrough stated that she had an appointment in April with Natasha. It was then moved to May 1st and moved again to June 1st. Ms. Kimbrough is concerned as to why the process has been extended.
- The Executive Director requested that Cynthia give a contact number in order to address the issue the following day.

Gregory Walker- 33 Aspen Place 2D

- Expressed his concern for the safety and well-being of the people who reside at 33 Aspen
- Asked the Board for help and funding to start a teen program.
- The Executive Director explained that in order to fund a teen program, the Housing Authority would have to allocate additional funds from other programs in order to pay for a teen program.
- The Executive Director stated that allocating additional funds from restricted reserves would cause a policy issue.
- Commissioner Johnson suggested fundraising in order to fund for a teen program instead.

Rene Griggs 33 Aspen Place Apt. 8A Passaic, NJ

- Expressed that HACP summer program is a joint effort between the HACP and parents.

Katie Johnson 200-202 6th Street Apt. 2B Passaic, NJ

- Stated that she doesn't have a place for her to meet with other residents and would like the Board to look into her need for a place to meet with other residents,

Motion was made by Commissioner Ron Van Rensalier to close remarks by citizens, seconded by Commissioner Navarro.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner Navarro: Yes; Commissioner Rodriguez: Yes; Commissioner Ron Van Rensalier: Yes.

ACTION: APPROVED.

New Resident Council Officers for Alfred Speer Village were sworn in.

Chairman and Commissioners thanked and congratulated the new resident officers.

Presentation on financial audit was conducted.

RESIDENT COUNCIL REPORTS:

Ms. Ann Robinson, President, Chestnut Gardens Resident Council

- Ms. Robinson stated that the new speed bumps placed at Chestnut Gardens are too high.
- Ms. Robinson also stated that residents go around the speed bumps instead of over them.

The Commissioners suggested adding an additional speed bump making it 3 instead of 2.

Ms. Rene Griggs, President, Alfred Speer Village Resident Council

- Ms. Griggs reported that Speer Village recently had their elections.
- Ms. Griggs expressed her main concern for the children of Alfred Speer Village.
- Ms. Griggs stated that she wants the children to be provided with programming and a positive atmosphere.
- Ms. Griggs met with the Executive Director and has discussed these and other concerns before.
- Ms. Griggs suggested that they start planning parties and activities to get people involved.
- Ms. Griggs also suggested that the Resident Council be provided with a permanent meeting station so that the kids may have a place to go.
- Ms. Griggs spoke with the City of Passaic and is aware that there are various programs for kids and would like to work and get involved more with the city.
- Alfred Speer Village's 62nd anniversary is this year and Ms. Griggs would like to honor people who have been involved with the HACP over the past.

Ms. Katie Johnson, President, Vreeland Village Resident Council:

- Ms. Johnson stressed the same concern as Ms. Robinson in regards to the Speed Bumps.
- Ms. Johnson stated that families in Vreeland Village can't afford to send all their kids on trips. This is why she is requesting that the Sprinklers be turned on.
- Ms. Johnson asked that the managers turn on the sprinkler every day and that they pick a time for them to be on and off.
- Ms. Johnson stressed her concern for the parking availability on 6th Street.
- Ms. Johnson has discussed this issue with the Executive Director.
- Parking during late hours has become a problem for her.
- Ms. Johnson suggested that the HACP buy handicap parking spots from the city.

- Ms. Johnson also suggested that the two parking spots in front of the garage on 6th Street become available. They currently have a "No parking" sign.

CHAIRMAN VAN RENSALIER STATED THAT 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.

Commissioner Juszcyk requested that Resolutions 2015-36, 2015-37, 2015-41, and 2015-42 be considered separately.

Commissioner Juszcyk asked for clarification of Resolution 2015-36 as to why Chestnut Gardens was included in Resolution 2015-36

Executive Director will amend Resolution 2015-36 so that it shows no reference to Chestnut Gardens.

Commissioner Juszcyk asked for clarification on how the daily meal allowance amounts are calculated.

2015-36 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM ATLANTIC CITY, NEW JERSEY BY RESIDENTS FROM ALFRED SPEER VILLAGE (3), VREELAND VILLAGE COMMUNITY ASSOCIATION (1) AND CHESTNUT GARDENS (1) FOR THE PURPOSE OF ATTENDING THE 2015 NJAPSHR RESIDENTS CONFERENCE ON JULY 5-8, 2015.

A motion was made by Commissioner Navarro, seconded by Commissioner Rodriguez to approve Resolution 2015-36

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Abstain; Commissioner Navarro: Yes; Commissioner Rodrigues: Yes; Commissioner Van Rensalier: Yes.

ACTION: APPROVED.

2015-37 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM ATLANTIC CITY, NEW JERSEY BY PRESIDENTS OF THE ALFRED SPEER VILLAGE, VREELAND VILLAGE, AND CHESTNUT GARDENS COUNCILS RESIDENT COUNCILS FOR THE PURPOSE OF ATTENDING THE 2015 NJAPSHR RESIDENTS CONFERENCE ON JULY 5-8, 2015.

A motion was made by Commissioner Navarro, seconded by Commissioner Rodriguez to approve Resolution 2015-37

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Abstain; Commissioner Navarro: Yes; Commissioner Rodrigues: Yes; Commissioner Van Rensalier: Yes.

ACTION: APPROVED.

Commissioner Juszcyk stated: I am not against the Resolution, just the wording that was presented to the Board.

2015-41 RESOLUTION AUTHORIZING AN EXTENSION OF CONTRACT TO SAAR CONSTRUCTION LLC. IN THE TERMS OF THE ORIGINAL CONTRACT FOR

GENERAL REPAIRS ON AN AS NEEDED AT ALL AUTHORITY SITES IN AN AMOUNT NOT TO EXCEED NINETY THOUSAND DOLLARS (\$90,000.00) FOR A PERIOD OF ONE (1) YEAR.

A motion was made by Commissioner Navarro, seconded by Commissioner Rodriguez to approve Resolution 2015-41

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: No; Commissioner Navarro: Yes; Commissioner Rodrigues: Yes; Commissioner Van Rensalier: Yes.

ACTION: APPROVED.

Commissioner Juszcyk asked: Who made the recommendation to contract SAAR construction?

The Executive Director responded: The recommendation came from the Housing Authority. The Housing Authority holds contractors workmanship at high standards. If expectations are not met, proper disciplinary action will take place to assure it does not repeat.

2015-42 RESOLUTION AUTHORIZING AN EXTENSION OF A CONTRACT TO SAAR CONSTRUCTION LLC FOR APARTMENT TURNOVER ON AN AS NEEDED BASIS AT ALL HOUSING AUTHORITY SITES IN AN AMOUNT NOT TO EXCEED THIRTY FIVE THOUSAND DOLLARS (\$35,000.00) FOR A PERIOD OF ONE (1) YEAR.

A motion was made by Commissioner Navarro, seconded by Commissioner Rodriguez to approve Resolution 2015-42

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: No; Commissioner Navarro: Yes; Commissioner Rodrigues: Yes; Commissioner Van Rensalier: Yes.

ACTION: APPROVED.

THE FOLLOWING RESOLUTIONS WERE CONSIDERED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AS CONSENT AGENDA ITEMS.

2015-35 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD MAY 18, 2015 THROUGH JUNE 12, 2015.

2015-38 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO BRESLIN AND BRESLIN P.A. FOR ORDINARY LEGAL SERVICES FOR A PERIOD OF THREE (3) YEARS AT AN ANNUAL FEE OF FORTY TWO THOUSAND FIVE HUNDRED DOLLARS (\$42,500) FOR YEAR 1, FORTY FOUR THOUSAND DOLLARS (\$44,000) FOR YEAR 2 AND FORTY FIVE THOUSAND DOLLARS (\$45,000) FOR YEAR 3. EXTRAORDINARY LEGAL SERVICES OUTSIDE THE SCOPE OF WORK WOULD BE BILLED AT ONE HUNDRED SIXTY FIVE DOLLARS (\$165) PER HOUR FOR ALL THREE (3) YEARS.

2015-39 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO BRESLIN AND BRESLIN P.A. FOR TENANT LANDLORD LEGAL SERVICES FOR A PERIOD OF

THREE (3) YEARS AT AN ANNUAL FEE OF TWENTY SIX THOUSAND EIGHT HUNDRED DOLLARS (\$26,800) FOR YEAR 1, TWENTY SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$27,500) FOR YEAR 2 AND TWENTY EIGHT THOUSAND DOLLARS (\$28,000) FOR YEAR 3. EXTRAORDINARY LEGAL SERVICES OUTSIDE THE SCOPE OF WORK WOULD BE BILLED AT ONE HUNDRED SIXTY FIVE DOLLARS (\$165) PER HOUR AND A MAXIMUM LUMP SUM CHARGE OF EIGHT HUNDRED FIFTY DOLLARS (\$850.00) PER CASE FOR ALL THREE (3) YEARS.

- 2015-40 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO JOSEPH M. WENZEL, ATTORNEY AT LAW, LLC. FOR LEGAL SERVICES PERTAINING TO LABOR RELATIONS FOR A PERIOD OF TWO (2) YEARS AT AN HOURLY RATE OF ONE HUNDRED AND TWENTY DOLLARS (\$120) PER HOUR.
- 2015-43 RESOLUTION ADOPTING THE 2015 PHA DEPARTMENT OF COMMUNITY AFFAIRS STATE BUDGET.
- 2015-44 RESOLUTION AUTHORIZING THE 2015 WORKFORCE SUMMER PROGRAM AGREEMENT WITH THE PASSAIC COUNTY WORKFORCE DEVELOPMENT CENTER.

A motion was made by Commissioner Johnson, seconded by Commissioner Rodriguez to approve the consent agenda resolutions.

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

ACTION: APPROVED.

EXECUTIVE SESSION

No executive session was needed.

CORRESPONDENCE

None.

COMMITTEE REPORTS

None.

EXECUTIVE DIRECTOR'S REPORT

Written report submitted.

TREASURER'S REPORT \DIRECTOR OF FINANCE REPORT

Written report submitted.

DIRECTOR OF HOUSING CHOICE VOUCHER PROGRAM'S REPORT

Written report submitted.

DIRECTOR OF RESIDENT SERVICES' REPORT

Written report submitted.

SECURITY DIRECTOR'S REPORT

Written report submitted.

OLD BUSINESS

None.

NEW BUSINESS

None.

Mr. Corrison thanked the Director of Security, Amalio, and Natasha for helping with evictions in court.

Chairman thanked the new Resident Council Officers.

ADJOURNMENT

The Meeting ended at 7:21 p.m.

Respectfully yours,

Victor Cirilo

Executive Director/Secretary