

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

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PLEASE BE ADVISED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC WILL HOLD ITS REGULAR MEETING ON WEDNESDAY, SEPTEMBER 21, 2022 AT 14-34 EAST MONROE STREET, COMMUNITY CENTER, PASSAIC, NEW JERSEY 07055. 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 THE JULY 20, 2022 BOARD OF COMMISSIONERS' MEETINGS.
- ITEM E:      REMARKS BY CITIZENS (To be read into record):

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.

- ITEM F:      EXECUTIVE SESSION

**09/16/2022**

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.

- 2022-52 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF JULY 18, 2022 THROUGH SEPTEMBER 16, 2022.
- 2022-53 RESOLUTION APPROVING THE 2023 PHA AGENCY PLAN.
- 2022-54 RESOLUTION AUTHORIZING THE HIRE OF AN ACCOUNTING ASSISTANT.
- 2022-55 RESOLUTION CONFIRMING THE HIRE OF AN ASSISTANT PROPERTY MANAGER.
- 2022-56 RESOLUTION AUTHORIZING EXTENDING ASSIGNMENT FOR BARBARA RIVERA IN THE CAPACITY AND TITLE OF EMPORARY PROJECT ASSISTANT THROUGH DECEMBER 30, 2022.
- 2022-57 RESOLUTION APPROVING AN EXTENSION TO THE EXISTING CONTRACT TO NICKEL ELECTRIC, INC. FOR ELECTRICIAN SERVICES AT ALL HOUSING AUTHORITY SITES FOR A PERIOD OF ONE (1) ADDITIONAL YEAR WITH THE SAME TERMS IN THE AMOUNT NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000.00).
- 2022-58 RESOLUTION AUTHORIZING ATTENDANCE AND PAYMENT FOR AN ONLINE TRAINING AND CERTIFICATION EXAM BY THE DIRECTOR OF HOUSING ADMINISTRATION JOANNA BETANCOURT-LARA ENTITLED "TAX CREDIT SPECIALIST" ON OCTOBER 17-20, 2022.
- 2022-59 RESOLUTION ENTERING INTO A PRELIMINARY MEMORANDUM OF UNDERSTANDING (MOU) FOR THE "FULL-SERVICE COMMUNITY SCHOOLS PROJECT" PROPOSED BY THE PASSAIC PUBLIC SCHOOLS.
- 2022-60 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO M & N CONSTRUCTION SERVICES, INC. FOR THE CHIMNEY MODIFICATIONS AT HARRY K. HECHT AND JOHN J. MURPHY APARTMENTS IN AN AMOUNT NOT TO EXCEED TWO HUNDRED SIXTY-EIGHT THOUSAND DOLLARS (268,000.00).

- 2022-61 RESOLUTION AUTHORIZING ATTENDANCE AND PAYMENT FOR A WEBINAR BY TEN (10) HACP STAFF MEMBERS SPONSORED BY E & A TEAM ENTITLED “FAIR HOUSING” ON OCTOBER 12, 2022.
- 2022-62 RESOLUTION ADOPTING A FIELD TRIP POLICY AND PROCEDURES FOR THE HOUSING AUTHORITY OF THE CITY OF PASSAIC (HACP) YOUTH PROGRAMS.
- 2022-63 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC (HACP) TO ENTER INTO A SHARED SERVICES AGREEMENT WITH THE HOUSING AUTHORITY OF BERGEN COUNTY (HABC).
- 2022-64 RESOLUTION APPROVING A COLLECTIVE BARGAINING BETWEEN HOUSING AUTHORITY OF THE CITY OF PASSAIC (HACP) AND LOCAL UNION 854 AFFILIATED WITH ALMAGATED TRANSIT WORKERS.
- 2022-65 RESOLUTION AUTHORIZING THE HIRE OF A TENANT INTERVIEWER.
- ITEM H: CORRESPONDENCE
- ITEM I: COMMITTEE REPORTS
- ITEM J: RESIDENT COUNCIL REPORTS
- ITEM K: EXECUTIVE DIRECTOR’S REPORT- PAMELA MITCHELL
- 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  
JOCELYN AGUILAR
- ITEM Q: PROPERTY MANAGEMENT REPORT  
-ALFRED SPEER VILLAGE  
NATASHA PEARSON

- ITEM R:      PROPERTY MANAGEMENT REPORT  
                                 -PASSAIC SENIOR HOUSING LLC  
                                 JOANN ARROYO
- ITEM S:      PUBLIC SAFETY LIAISON  
                                 -DARRYL SMOOT  
                                 Submitted by LT. ENRIQUE HERNANDEZ, COMMANDER
- ITEM T:      OLD BUSINESS
- ITEM U:      NEW BUSINESS
- NEXT BOARD MEETING TO BE HELD ON OCTOBER 19<sup>TH</sup> AT 299  
         GREGORY AVENUE COMMUNITY CENTER.
  - NATIONAL HISPANIC HERITAGE MONTH.
- ITEM V:      ADJOURNMENT