

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 THAT WAS TO BE HELD AT THE **COMMUNITY CENTER, 33 ASPEN PLACE, PASSAIC, NEW JERSEY ON DECEMBER 16, 2019 AT 5:00 P.M. WILL BE HELD VIA ZOOM** 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

OATH FOR COMMISSIONERS

Diane McNair-new appointment

Beatrice Johnson-reappointment

Delmis Fernandez-reappointment

ITEM C: ROLL CALL

-ELECTION OF OFFICERS-

-SWEARING IN OF CHESTNUT GARDENS TENANT ASSOCIATION

ITEM D: APPROVAL OF MINUTES OF OCTOBER 21, 2020 BOARD OF COMMISSIONERS' MEETING

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.

REVISED: 12/14/20

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.

2020-78 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF OCTOBER 16, 2020 THROUGH DECEMBER 8, 2020

2020-79 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC APPROVING REGULAR PUBLIC MEETINGS FOR THE YEAR 2021

2020-80 RESOLUTION APPOINTING A FUND COMMISSIONER TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND.

2020-81 RESOLUTION APPROVING TWO PERCENT (2%) SALARY INCREASES FOR NON-UNION EMPLOYEES FOR FISCAL YEAR 2021

2020-82 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC APPROVING HOLIDAYS FOR THE YEAR 2021

2020-83 RESOLUTION AUTHORIZING THE PURCHASE OF A 2021 GMC SIERRA CREW-CAB/CHASSIS W/FLEET CONVENIENCE PACKAGE, RACK BODY AND LIFT-GATE FROM FRANK'S TRUCK CENTER, INC. IN THE AMOUNT OF FIFTY-SIX THOUSAND FOUR HUNDRED NINETEEN DOLLARS (\$56,419.00)

2020-84 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AWARDING A CONTRACT FOR ELEVATOR MAINTENANCE AND REPAIR AT ALFRED SPEER VILLAGE AND THE HECHT AND MURPHY APARTMENTS FOR A TWO (2) YEAR PERIOD IN THE AMOUNT OF ONE HUNDRED EIGHTY-FOUR THOUSAND EIGHT HUNDRED DOLLARS AND NO CENTS (\$184,800.00).

- 2020-85 RESOLUTION AUTHORIZING THE AWARD OF A PURCHASE ORDER TO DELL MARKETING, LP FOR THE PURCHASE OF TWENTY-FIVE (25) DELL MOBILE LAPTOP COMPUTER WITH DOCKING STATIONS AND TWO SERVERS FOR ALL SITES IN AN AMOUNT NOT TO EXCEED FIFTY-NINE THOUSAND TWO HUNDRED FIVE DOLLARS & SIX CENTS (\$59,205.06)
- 2020-86 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO EXCLUSIVE CONTRACTING LLC FOR LANDSCAPE/GROUNDS MAINTENANCE SERVICE AT ALL AUTHORITY SITES FOR AN AMOUNT NOT TO EXCEED ONE HUNDRED FIFTEEN THOUSAND SIX HUNDRED DOLLARS (\$115,600.00) FOR A PERIOD OF TWO (2) YEARS
- 2020-87 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO FAIRVIEW INSURANCE AGENCY ASSOCIATES, INC. FOR PROFESSIONAL RISK MANAGEMENT SERVICES FOR A TWO (2) YEAR PERIOD FOR AN AMOUNT NOT TO EXCEED 6% OF THE HOUSING AUTHORITY'S ANNUAL INSURANCE ASSESSMENT
- 2020-88 RESOLUTION AUTHORIZING CONTRACT TO R. D. SALES FOR THE REPAIR AND REPLACEMENT OF BUILDING ENTRANCE DOOR LOCKS AT VREELAND VILLAGE IN AN AMOUNT NOT TO EXCEED TWENTY-FOUR THOUSAND THREE HUNDRED NINETY-FIVE DOLLARS (\$24,395.00)
- 2020-89 RESOLUTION AUTHORIZING AWARD OF A TWO (2) YEAR CONTRACT FOR FEE ACCOUNTING AND LIHTC CONSULTING SERVICES TO WILLIAM KATCHEN OF 596 ANDERSON AVE, CLIFFSIDE PARK, NJ AT AN HOURLY RATE OF \$175 FOR A TOTAL AMOUNT NOT TO EXCEED FORTY THOUSAND DOLLARS (\$40,000) EACH YEAR
- 2020-90 RESOLUTION AUTHORIZING AN SHORT TERM CONTRACT TO BIG DOG CONSTRUCTION FOR VACANT APARTMENT TURNOVER AT ALFRED SPEER VILLAGE IN AN AMOUNT NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000.00)

ITEM H: CORRESPONDENCE

Low Income Housing Tax Credit – certificates and reports

N. Pearson, T. Padilla, L Guerrero, J. Lara

Workshop for Executive Directors- P. Mitchell

ITEM I: COMMITTEE REPORTS

- ITEM J: RESIDENT COUNCIL REPORTS-
CHESTNUT GARDENS TENANT ASSOCIATION
VREELAND VILLAGE TENANT ASSOCIATION
- 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
LEIDY BRITO
- 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
- ITEM T: OLD BUSINESS
- ITEM U: NEW BUSINESS
- ITEM V: ADJOURNMENT