

ITEM D
HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
May 18, 2022

LOCATION: 33 Aspen Place
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 TO BE HELD AT 6:00 PM AT 14-34 EAST MONROE COMMUNITY ROOM, PASSAIC NJ 07055, 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: Torise Hiller
Diane McNair (via phone)
Henry Navarro
L. Daniel Rodriguez

ABSENT: Delmis Fernandez

ATTORNEY PRESENT: Brian Hak, Esq.

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

Meeting opened at 6:12 p.m.

-Presentation of former Commissioners; Johnson, Juszcyk, Van Rensalier

ROLL CALL:

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

APPROVAL OF MINUTES

Approval of minutes of the April 20, 2022 Board of Commissioners' Meeting

A motion was made by Commissioner Navarro, seconded by Commissioner McNair to approve the minutes for April 20, 2022 Board of Commissioners' meeting.

ROLL CALL VOTE: Commissioner Hiller: Aye; Commissioner McNair: Aye; Commissioner Navarro: Aye; Chairman Rodriguez: Aye.

MOTION: Minutes of the April 20, 2022 Board of Commissioners' meeting approved.

REMARKS BY CITIZENS

MOTION WAS MADE BY COMMISSIONER FERNANDEZ AND SECONDED BY COMMISSIONER NAVARRO TO OPEN 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.

- No Citizen Marks

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

ROLL CALL VOTE: Commissioner Hiller: 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.

CONSENT AGENDA ITEMS:

- 2022-33 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF APRIL 18, 2022 THROUGH MAY 13, 2022.
- 2022-34 RESOLUTION AUTHORIZING THE HIRE OF A PART-TIME SECURITY MONITOR (NON-UNION) FOR THE SENIOR PROPERTIES - PASSAIC SENIOR HOUSING, LLC.
- 2022-35 RESOLUTION AUTHORIZING THE HIRE OF A BUILDING MAINTENANCE WORKER (UNIONIZED POSITION).
- 2022-36 RESOLUTION AUTHORIZING ATTENDANCE AND PAYMENT FOR A WEBINAR BY BOOKKEEPER, WANDA ESTEVEZ, SPONSORED BY THE NELROD COMPANY ENTITLED "REPAYMENT AGREEMENTS & FRAUD RECOVERY" ON JUNE 3, 2022.
- 2022-37 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM NEW ORLEANS, LA BY TWO (2) HACP STAFF MEMBERS FOR THE PURPOSE OF ATTENDING THE GLOBAL INDUSTRIAL NATIONAL TRADE SHOW ON JUNE 16-17, 2022.

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

ROLL CALL VOTE: Commissioner Hiller: Aye; Commissioner McNair: Aye; Commissioner Navarro: Aye; Chairman Rodriguez: Aye.

Chairman Rodriguez abstained his vote on Resolution 2022-33 Accounts Payable, Passaic Valley Water Commission.

Motion: Resolutions 2022-33, 2022-34, 2022-35, 2022-36, 2022-37 Approved.

COMMISSIONERS RECOGNITION:

The Housing Authority presents this plaque to the following commissioners in grateful recognition of their dedicated service and commitment to the residents and to the mission of the Housing Authority of the City of Passaic.

Commissioner Alan Juszcyk: 2014-2022

Commissioner Beatrice M. Johnson: 2005-2021, Chairperson 2007 & 2012

Commissioner Ronald Van Rensalier: 2014-2021, Chairperson 2015-2019

EXECUTIVE SESSION

None.

COMMITTEE REPORTS

None.

RESIDENT COUNCIL REPORTS

Submitted.

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

None.

PROPERTY MANAGEMENT REPORT-PASSAIC AFFORDABLE HOUSING COALITION

Submitted.

PROPERTY MANAGEMENT REPORT-ALFRED SPEER VILLAGE

Submitted.

PROPERTY MANAGEMENT REPORT-PASSAIC SENIOR HOUSING, LLC

Submitted.

PUBLIC SAFETY LIAISON

Submitted.

OLD BUSINESS

None.

NEW BUSINESS

Chairman Rodriguez: Commissioner McNair is being honored today by the Optimist Club for her community service. We want to appreciate Commissioner McNair and congratulate her on her nomination and award.

Happy Memorial Day.

ADJOURNMENT

A motion was made by Commissioner Navarro, seconded by Commissioner Hiller to approve adjournment.

ROLL CALL VOTE: Commissioner Hiller: Aye; Commissioner McNair: Aye; Commissioner Navarro: Aye; Chairman Rodriguez: Aye.

6:30 pm adjournment.

Respectfully Submitted,

Pamela Mitchell
Executive Director