

PUBLIC MEETING NOTICE
HOUSING AUTHORITY OF THE CITY OF PASSAIC



PLEASE BE ADVISED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC DUE TO COV 19 WILL HOLD ITS REGULAR MEETING VIA ZOOM VIRTUAL **ON JULY 21, 2021 AT 6:00 P.M.** 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 PUBLIC MEETINGS ACT

ITEM B: INVOCATION AND PLEDGE OF ALLEGIANCE

ITEM C: ROLL CALL

ITEM D: REMARKS BY CITIZENS:

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 E: APPROVAL OF MINUTES OF THE JUNE 16, 2021 BOARD OF
COMMISSIONERS’ MEETING

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.

- 2021-40 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF JUNE 14, 2021 THROUGH JULY 16, 2021.
- 2021-41 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AWARD OF A CONTRACT TO D & L PAVING CONTRACTORS INC FOR ASPHALT PAVING AND CONCRETE SIDEWALK IMPROVEMENTS AT ALFRED SPEER VILLAGE FOR A TOTAL AMOUNT NOT TO EXCEED ONE HUNDRED NINETY-EIGHT THOUSAND EIGHT HUNDRED FIFTY DOLLARS (\$198,850.00)
- 2021-42 RESOLUTION AUTHORIZING AN AWARD OF A TO BUG ELIMINATOR AND SON PEST CONTROL LLC FOR BED BUG INSPECTION AND EXTERMINATION ON DEMAND AT ALL AUTHORITY SITES IN AN AMOUNT OF \$30,000.00 EACH YEAR FOR A PERIOD OF TWO (2) YEARS.
- 2021-43 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO EFA RENTAL RESOURCES FOR HQS SUPERVISORY INSPECTION SERVICES FOR THE HOUSING CHOICE VOUCHER PROGRAM (HCV) FOR A PERIOD OF ONE (1) YEAR NOT TO EXCEED TWENTY THOUSAND DOLLARS (\$20,000).
- 2021-44 RESOLUTION AUTHORIZING AWARD OF A TWELVE MONTH (12) CONTRACT TO EFA RENTAL RESOURCES FOR HOUSING QUALITY STANDARD INSPECTION SERVICES FOR HACP RAD/PBV/LIHTC PROPERTIES NOT TO EXCEED FORTY THOUSAND DOLLARS (\$40,000.)
- 2021-45 RESOLUTION AUTHORIZING APPROVAL FOR ATTENDANCE AT A THREE-DAY VIRTUAL TRAINING MODULE BY THREE STAFF MEMBERS SPONSORED BY E & A TEAM ENTITLED "Everything and Anything LIHTC Compliance Training with Optional Online Proctored HCCP Exam and Review Session" ON SEPTEMBER 7-9 2021
- 2021-46 RESOLUTION AUTHORIZING APPROVAL FOR ATTENDANCE AT A NINETY (90) MINUTE VIRTUAL TRAINING MODULE BY TWO STAFF MEMBERS SPONSORED BY COMPLIANCE PRIME ENTITLED "THE EIV INCOME DISCREPANCIES" ON AUGUST 19, 2021

- 2021-47 RESOLUTION ADOPTING THE MEMORANDUM OF UNDERSTANDING (MOU) FOR FIFTY-FIVE (55) EMERGENCY HOUSING VOUCHERS (EHV) ACCEPTED FROM HOUSING AND URBAN DEVELOPMENT (HUD)
- 2021-48 RESOLUTION AUTHORIZING THE HIRING OF A TENANT INTERVIEWER
- 2021-49 RESOLUTION APPROVING AN SHORT TERM EXTENTION TO THE EXISTING CONTRACT FOR NICKLE ELECTRIC FOR ELECTRICAL MAINTENANCE AND SERVICES TO ALL HACP PROPERTIES NOT TO EXCEED THE BID THRESHOLD OF SEVENTEEN THOUSAND FIVE HUNDRED DOLLARS (\$17,500.00).
- 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
- ITEM Q: PROPERTY MANAGEMENT REPORT
 - ALFRED SPEER VILLAGE AMP 1
- ITEM R: PROPERTY MANAGEMENT REPORT
 - PASSAIC SENIOR HOUSING LLC
- ITEM S: PUBLIC SAFTEY LIAISON
 - DARRYL SMOOT
- ITEM T: OLD BUSINESS
- ITEM U: NEW BUSINESS
- ITEM V: AJOURNMENT