

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 WILL HOLD ITS REGULAR MEETING ON **WEDNESDAY, DECEMBER 21, 2022 AT 33 ASPEN PLACE, COMMUNITY CENTER, AT 5:00 P.M.** 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 OCTOBER 19, 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.

12/21/2022

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.

- 2022-78 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF OCTOBER 17, 2022 THROUGH DECEMBER 16,2022
- 2022-79 RESOLUTION AUTHORIZING APPROVAL OF THE RESIDENT SERVICES ACTIVITIES BUDGET OF THE VREELAND VILLAGE COMMUNITY ASSOCIATION INC., FOR THE FISCAL YEAR OF 2023 IN AN AMOUNT NOT TO EXCEED TWO THOUSAND EIGHT HUNDRED SEVENTY-FIVE DOLLARS (\$2,875.00)
- 2022-80 RESOLUTION AUTHORIZING APPROVAL OF THE RESIDENT SERVICES ACTIVITIES BUDGET OF THE CHESTNUT GARDENS RESIDENT COUNCIL, INC., FOR THE FISCAL YEAR OF 2023 IN AN AMOUNT NOT TO EXCEED ONE THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$1,750.00)
- 2022-81 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC APPROVING REGULAR PUBLIC MEETINGS FOR THE YEAR 2023
- 2022-82 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC APPROVING HOLIDAYS FOR THE YEAR 2023
- 2022-83 RESOLUTION APPROVING A FLAT RATE ACROSS THE BOARD SALARY INCREASES FOR NON-UNION EMPLOYEES FOR FISCAL YEAR 2023
- 2022-84 RESOLUTION APPROVING HACP ADMINISTRATIVE ORGANIZATION CHART
- 2022-85 RESOLUTION AUTHORIZING THE HIRE OF A CUSTOMER RELATIONS SPECIALIST

- 2022-86 RESOLUTION AUTHORIZING ATTENDANCE AND PAYMENT FOR A VIRTUAL TRAINING WITH CERTIFICATION EXAM ENTITLED “CERTIFIED OCCUPANCY SPECIALIST (COS)” FOR HAYDEE CAPELLAN SPONSORED BY THE NATIONAL CENTER FOR HOUSING MANAGEMENT ON JANUARY 09-12, 2023
- 2022-87 RESOLUTION APPOINTING A FUND COMMISSIONER TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND
- 2022-88 RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR THE PROVISION OF ROUTINE BOILER ROTATION ON THE OVERNIGHT SHIFT FOR ALFRED SPEER VILLAGE, KATIE M. JOHNSON HOUSING COMPLEX (VREELAND VILLAGE), JOHN MURPHY AND HARRY HECHT APARTMENTS FOR THE REMAINDER OF THE 2022-2023 HEATING SEASON
- 2022-89 RESOLUTION ADOPTING THE MOU BETWEEN HACP AND AMALGAMATED LOCAL 854
- 2022-90 RESOLUTION ADOPTING THE MOU BETWEEN HACP AND LUINA LOCAL 55
- 2022-91 RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT FOR THE PROVISION OF SHARED POLICE SERVICES WITH THE CITY OF PASSAIC FOR THE FISCAL YEAR 2022
- 2022-92 RESOLUTION CONFIRMING AGREEMENT WITH THE NELROD COMPANY TO PROVIDE REASONABLE RENT DETERMINATION (RRD) REPORTS FOR THE HOUSING AUTHORITY’S RAD PBV UNITS
- 2022-93 RESOLUTION APPROVING AN EXTENSION TO THE EXISTING CONTRACT FOR FOUNDATION RISK PARTNERS, CORP. DBA FAIRVIEW INSURANCE AGENCY FOR A PERIOD NOT TO EXCEED ONE (1) YEAR ADDITIONAL YEAR IN THE AMOUNT NOT TO EXCEED SIX PERCENT (6%) OF THE HOUSING AUTHORITY’S ANNUAL INSURANCE ASSESSMENT
- 2022-94 RESOLUTION AUTHORIZING CHANGE ORDER NUMBER ONE (1) TO THE CONTRACT FOR ELEVATOR UPGRADES AT THE HOUSING AUTHORITY OF THE CITY OF PASSAIC FOR A TOTAL NOT TO EXCEED TWO MILLION THREE HUNDRED EIGHTY-NINE THOUSAND ONE HUNDRED FIFTY-THREE DOLLARS (\$2,389,153.00)

- 2022-95 RESOLUTION AUTHORIZING CHANGE ORDER NUMBER ONE (1) TO THE CONTRACT FOR THE REPAIR OF SECURED BUILDING ENTRANCE LOBBY DOORS AT ALFRED SPEER VILLAGE IN AN AMOUNT OF SIX THOUSAND ONE HUNDRED FIVE DOLLARS (\$6,105.00)
- 2022-96 RESOLUTION AUTHORIZING AWARD OF A TWO YEAR CONTRACT FOR FEE ACCOUNTANT AND LIHTC CONSULTING SERVICES TO WILLIAM KATCHEN CERTIFIED PUBLIC ACCOUNTANT,LLC, FOR A TOTAL AMOUNT NOT TO EXCEED FORTY THOUSAND DOLLARS (\$40,000.00) EACH YEAR
- 2022-97 RESOLUTION AUTHORIZING REJECTION OF ONE (1) RFP FOR JOB CLASSIFICATION AND COMPENSATION STUDY AND ANALYSIS FOR NON-UNION EMPLOYEES
- 2022-98 RESOLUTION AUTHORIZING AN AWARD OF A SHORT-TERM AGREEMENT TO NOW JERSEY ELEVATOR LLC (PREVIOUSLY STANDARD ELEVATOR) FOR ELEVATOR MAINTENANCE AT JOHN J. MURPHY AND HARRY K. HECHT APARTMENTS FOR A PERIOD OF TWO MONTHS WITH A POSSIBILITY OF EXTENSION AWAITING THE AWARD OF A CONTRACT AS THE RESULT OF AN INVITATION FOR BID
- ITEM H: CORRESPONDENCE
- FALL NJNAHRO CONFERENCE REPORTS; TORISE HILLER, DIANE MCNAIR, MARIO VASQUEZ, JOCELYN AGUILAR
 - FAIR HOUSING & ACCESSIBILITY FOR PROPERTY MANAGEMENT; JOANNA LARA
- 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 OF 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
- 2023 BOARD OF COMMISSIONERS MEETINGS WILL BE POSTED ON
OUR WEBSITE, AT CITY HALL, AS WELL AS ADVERTISED IN THE
HERALD NEWS, AND THE RECORD.
- ITEM V: ADJOURNMENT