

**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 REGULAR MEETING THAT WAS TO BE HELD AT THE **COMMUNITY CENTER, 299 GREGORY AVE, PASSAIC, NEW JERSEY ON OCTOBER 21, 2020 AT 6:00 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
- ITEM C:     ROLL CALL
- ITEM D:     -APPROVAL OF MINUTES OF THE SEPTEMBER 16, 2020 BOARD OF COMMISSIONERS' MEETING
- ITEM E:     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 F: EXECUTIVE SESSION

ITEM G: RESOLUTIONS:

2020 BUDGET PRESENTATION

-VINCENT WYNTER, DIRECTOR OF FINANCE AND OPERATIONS

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.

- 2020-65 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF SEPTEMBER 15, 2020 THROUGH OCTOBER 15, 2020
- 2020-66 RESOLUTION APPROVING THE HACP ANNUAL BUDGET FOR THE YEAR BEGINNING JANUARY 1, 2020 AND ENDING DECEMBER 31, 2020
- 2020-67 RESOLUTION CONFIRMING PURCHASE OF A 2020 GMC TRUCK TERRAIN TO REPLACE EXISTING 2012 FORD ESCAPE S FROM FRANK'S TRUCK CENTER, INC. IN THE AMOUNT OF TWENTY-FIVE THOUSAND SEVEN HUNDRED FIFTY-FOUR DOLLARS (\$25,754.00)
- 2020-68 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AWARDING A CONTRACT FOR THE TRENCH DRAIN INSTALLATION AT CHESTNUT GARDENS TO B. PUNTA SECCA CONTRACTORS, INC. FOR A TOTAL AMOUNT NOT TO EXCEED FIFTEEN THOUSAND NINE HUNDRED DOLLARS (\$15,900.00)
- 2020-69 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO MAZTECK IT, LLC FOR SERVICE, REPAIR AND MAINTENANCE OF CLOSED CIRCUIT TELEVISION, SURVEILLANCE SYSTEMS AND EQUIPMENT AT ALL AUTHORITY SITES FOR A PERIOD OF ONE (1) YEAR IN AN AMOUNT NOT TO EXCEED FORTY-THOUSAND DOLLARS (\$40,000.00).
- 2020-70 RESOLUTION APPROVING AN OFFICIAL TWO-DAY VIRTUAL TRAINING WEBINAR FOR EXECUTIVE DIRECTOR PAMELA MITCHELL ENTITLED "WORKSHOP FOR EXECUTIVE DIRECTORS DISTANCE LEARNING" ON OCTOBER 28-29 SPONSORED BY NAHRO.

- 2020-71 RESOLUTION CONFIRMING APPROVAL FOR OFFICIAL WEBINAR TRAINING FOR FIVE (5) EMPLOYEES FOR THE PURPOSE OF LOW INCOME HOUSING TAX CREDIT COMPLIANCE AND FAIR HOUSING TRAINING SESSION ON OCTOBER 13-15, 2020
- 2020-72 RESOLUTION AUTHORIZING THE HIRING OF A TENANT INTERVIEWER
- 2020-73 RESOLUTION AUTHORIZING THE UPDATING OF FLAT RENTS FOR FINANCIAL YEAR 2021 EFFECTIVE JANUARY 1, 2021
- 2020-74 RESOLUTION AUTHORIZING THE CHANGE IN THE HOUSING CHOICE VOUCHER PAYMENT STANDARDS EFFECTIVE JANUARY 1, 2021
- 2020-75 RESOLUTION AUTHORIZING APPROVAL OF THE RESIDENT SERVICES ACTIVITIES BUDGET OF THE CHESTNUT GARDENS RESIDENT COUNCIL, INC., FOR THE FISCAL YEAR OF 2021 IN AN AMOUNT NOT TO EXCEED ONE THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$1,750.00)
- 2020-76 RESOLUTION AUTHORIZING APPROVAL OF THE RESIDENT SERVICES ACTIVITIES BUDGET OF THE VREELAND VILLAGE COMMUNITY ASSOCIATION, INC., FOR THE FISCAL YEAR OF 2021 IN AN AMOUNT NOT TO EXCEED TWO THOUSAND EIGHT HUNDRED SEVENTY-FIVE DOLLARS (\$2,875.00)
- 2020-77 RESOLUTION AUTHORIZING OFFICIAL ATTENDANCE AND PAYMENT FOR A VIRTUAL TRAINING WITH CERTIFICATION EXAM ENTITLED "HCV SPECIALIST" FOR EMPLOYEES MARIO VASQUEZ AND CHRISTY THOMAS SPONSORED BY NAN MCKAY & ASSOCIATES ON DECEMBER 7-10, 2020

ITEM H: CORRESPONDENCE

ITEM I: COMMITTEE REPORTS

ITEM J: RESIDENT COUNCIL REPORTS

ITEM K: EXECUTIVE DIRECTOR'S REPORT

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 -PAHC  
- LEIDY BRITO
- ITEM Q: PROPERTY MANAGEMENT- AMP 1 (ALFRED SPEER VILLAGE)  
-NATASHA PEARSON
- ITEM R: PROPERTY MANAGEMENT - PASSAIC SENIOR LLC  
-JOANN ARROYO
- ITEM S: PUBLIC SAFETY LIAISON see NOTES ITEM K  
-DARRYL SMOOT
- ITEM T: OLD BUSINESS
- ITEM U: NEW BUSINESS
- ITEM V: ADJOURNMENT