

ITEM C
HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
JANUARY 23, 2013

PLACE: COMMUNITY CENTER
299 GREGORY AVENUE
PASSAIC, NEW JERSEY 07055

READING OF THE OPEN PUBLIC MEETINGS ACT:

Chairperson Guzman: As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of this meeting of the Board of Commissioners of the Housing Authority of the City of Passaic has been given by publishing the annual schedule of meetings, which provided the date, time and place of said meeting to the Herald News and the Record on December 29, 2012. Notice of the annual schedule of meetings was submitted to the City Clerk and posted at the City of Passaic's bulletin board and the Housing Authority's Administrative Office on December 27, 2012.

PRESENT: Darien Allen, Commissioner
Angel LaBoy, Commissioner
Henry Navarro, Commissioner
Germaine Williams, Commissioner
Maria Guzman, Commissioner
Terrence J. Corrison, Esq.

ABSENT: Beatrice Johnson, Commissioner

STAFF MEMBERS PRESENT: Douglas Barber
Victor Cirilo
Jeffrey Gorley
Joanna Lara
Natasha Pearson
Bárbara Rivera
Evelyn Robinson
Melody Villanueva-Arroyo
Vincent Wynter

Meeting opened at 7:00 p.m.

APPROVAL OF THE DECEMBER 19, 2012 BOARD OF COMMISSIONERS' MEETING.

ACTION: APPROVED.

A motion was made by Commissioner Navarro, seconded by Commissioner Allen to approve the minutes.

On roll call vote: Commissioner Allen: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Guzman: Yes.

RESIDENT COUNCIL REPORTS:

Rene Griggs – Alfred Speer Village Resident Council asked that the December Board meeting minutes be revised to reflect that it was the Alfred Speer Village Anniversary Fund Committee not the HACP Anniversary Fund Raising Committee who met its obligation and paid a deposit.

Ms. Griggs made reference to a meeting held by Resident Council Presidents with the Chairperson. She stated that she was offended by the Chairperson's insistence regarding the issue of asking residents to provide identification prior to voting during the recent election of the Alfred Speer Village election. She felt that it was "personal, petty and pathetic" and is open to having another election, if necessary.

She made reference to the Executive Director's report about personnel changes. She feels that said changes are setting up the Alfred Speer Village site to fail by taking the most knowledgeable person from out of public housing and placing her in a failing Section 8 Program. She said "we feel we were lied to, played, and we don't like it."

REMARKS BY CITIZENS:

Sheila Cook, former resident of Alfred Speer Village site, spoke about her experiences as a survivor of domestic violence. She stated that upon giving a 30 day notice to move out of Alfred Speer Village in October, but was allowed until November 15 to move out and during that period HACP staff went in the unit and took personal items belonging to Ms. Cook and her children. She further reported that no action has been taken against the staff responsible of said acts. She also raised the issue of wanting to move back and pay rent due and owing to the Authority as she feels she is protected by the Violence Against Women Act (VAWA).

Mr. Cirilo instructed Ms. Cook to sit with the Manager regarding her claim of missing items and, thereafter, management and Mr. Cirilo would look into her claim regarding VAWA protection, if any.

A motion was made by Commissioner LaBoy, seconded by Commissioner Allen, to close the public portion of the meeting.

On roll call vote: Commissioner Allen: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Guzman: Yes.

RESOLUTIONS:

A motion was made by Commissioner Navarro, seconded by Commissioner Allen, to approve the following resolutions by unanimous consent.

2013-01 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE
PERIOD DECEMBER 17, 2012 THROUGH JANUARY 18, 2013.

- 2013-03 RESOLUTION APPROVING AN EMPLOYMENT CONTRACT.
- 2013-04 RESOLUTION EXERCISING THE ONE-YEAR OPTION EXTENSION UNDER THE EXPIRING 2012 CONTRACT WITH THE CITY OF PASSAIC FOR POLICE PATROL SERVICES AT A RATE OF TWO HUNDRED EIGHTY THOUSAND DOLLARS (\$280,000) PER YEAR.
- 2013-05 RESOLUTION AUTHORIZING AN AWARD OF A BLANKET PURCHASE ORDER TO GE APPLIANCES FOR SEVENTY (70) 18 CU. FT. REFRIGERATORS, FORTY (40) GAS STOVES WITH ELECTRIC IGNITION-THIRTY INCHES (30") WIDE, TWENTY (20) GAS STOVES WITH ELECTRIC IGNITION – TWENTY-FOUR INCHES (24") WIDE, FOUR (4) ELECTRIC STOVES – TWENTY (20") INCHES WIDE, TWO (2) ELECTRIC STOVES – THIRTY INCHES (30") WIDE, TEN (10) 15 CU. FT. REFRIGERATORS IN AN AMOUNT NOT TO EXCEED FIFTY-NINE THOUSAND NINE HUNDRED DOLLARS (\$59,900.00).
- 2013-06 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO PRIME PEST CONTROL, LLC FOR EXTERMINATION AND PEST CONTROL SERVICES AT ALL AUTHORITY SITES IN AN AMOUNT NOT TO EXCEED NINE THOUSAND FOUR HUNDRED EIGHT DOLLARS (\$9,408.00) FOR A PERIOD OF ONE (1) YEAR.
- 2013-07 RESOLUTION AUTHORIZING REJECTION OF THE PROPOSALS RECEIVED FOR IT SERVICES.

ACTION: APPROVED.

RESOLUTION PULLED FROM CONSENT AGENDA:

- 2013-02 RESOLUTION REVISING THE REGULAR PUBLIC MEETINGS OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC FOR THE YEAR 2013.

ACTION: TABLED.

A motion was made by Commissioner Navarro, seconded by Commissioner Allen, to table resolution 2013-02 from consent agenda to be revised and submitted for approval at the February 20, 2013 Board of Commissioners' Regular meeting.

On roll call vote: Commissioner Allen: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Guzman: Yes.

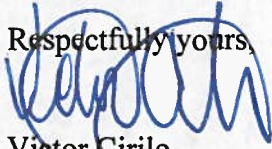
ADJOURNMENT:

A motion was made by Commissioner LaBoy, seconded by Commissioner Allen, to adjourn the meeting.

On roll call vote: Commissioner Allen: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Guzman: Yes.

The meeting was adjourned at 7:35 p.m.

Respectfully yours,



Victor Cirilo
Executive Director/Secretary

AGENDA	
ITEM #	D(1)
BOARD	
MEETING	
DATE	4/24/13

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
FEBRUARY 20, 2013**

PLACE: COMMUNITY ROOM
234 CHESTNUT STREET
PASSAIC, NEW JERSEY 07055

READING OF THE OPEN PUBLIC MEETINGS ACT:

Victor Cirilo: As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of this meeting of the Board of Commissioners of the Housing Authority of the City of Passaic has been given by publishing the annual schedule of meetings, which provided the date, time and place of said meeting to the Herald News and the Record on December 29, 2012. Notice of the annual schedule of meetings was submitted to the City Clerk and posted at the City of Passaic's bulletin board and the Housing Authority's Administrative Office on December 27, 2012.

PRESENT: Darien Allen, Commissioner
Beatrice Johnson, Commissioner
Angel LaBoy, Commissioner
Henry Navarro, Commissioner
Germaine Williams, Commissioner
Donald Caminiti, Esq.

ABSENT: Maria Guzman, Commissioner

STAFF MEMBERS PRESENT: Joann Arroyo
Douglas Barber
Andrew Barcia
Victor Cirilo
Jeffrey Gorley
Joanna Lara
Natasha Pearson
Melody Villanueva-Arroyo
Vincent Wynter

Meeting opened at 7:00 p.m.

APPROVAL OF THE MINUTES JANUARY 23, 2013 BOARD OF COMMISSIONERS' MEETING.

A motion was made by Commissioner LaBoy, seconded by Commissioner Williams, to approve the minutes.

On roll call vote: Commissioner Allen: Yes; Commissioner Johnson: Abstained; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes.

RESIDENT COUNCIL REPORTS:

Katie Johnson, President, Vreeland Village Community Association – Ms. Johnson thanked the Housing Authority for the work being done at Vreeland Village. She asked that resident participation in Board committees be brought back as their input is necessary "...who best to give input into any type of contract...than the residents."

REMARKS BY CITIZENS:

Natalie, 253 Chestnut Street – Commended the maintenance staff for a "job well done" at Chestnut Gardens during the snow storm.

A motion was made by Commissioner Williams, seconded by Commissioner Navarro, to close the public portion of the meeting.

On roll call vote: Commissioner Allen: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes.

RESOLUTIONS:

- | | |
|---------|--|
| 2013-08 | RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD JANUARY 21, 2013 THROUGH FEBRUARY 14, 2013. |
| 2013-09 | RESOLUTION REVISING THE REGULAR PUBLIC MEETINGS OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC FOR THE YEAR 2013. |
| 2013-10 | RESOLUTION AUTHORIZING THE WRITE-OFF OF TENANT ACCOUNTS RECEIVABLE FOR THE FISCAL YEAR ENDED DECEMBER 31, 2011. |
| 2013-11 | RESOLUTION AUTHORIZING CERTAIN PERSONNEL ACTIONS. |
| 2012-12 | RESOLUTION CERTIFYING INFORMATION TO BE SUBMITTED TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) FOR FISCAL YEAR ENDING DECEMBER 31, 2012. |
| 2013-14 | RESOLUTION APPROVING OFFICIAL TRAVEL TO AND FROM WASHINGTON, D.C. BY EXECUTIVE DIRECTOR AND CHAIRPERSON FOR THE PURPOSE OF ATTENDING NAHRO'S 2013 LEGISLATIVE CONFERENCE ON MARCH 17-20, 2013. |
| 2013-15 | RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING APPROVAL OF THE RESIDENT SERVICES ACTIVITIES BUDGET OF THE CHESTNUT GARDENS COMMUNITY ASSOCIATION, INC. FOR THE FISCAL YEAR OF 2013 IN AN AMOUNT NOT TO EXCEED ONE THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$1,750.00). |

- 2013-16 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING APPROVAL OF THE RESIDENT SERVICES ACTIVITIES BUDGET OF THE VREELAND VILLAGE COMMUNITY ASSOCIATION, INC. FOR THE FISCAL YEAR OF 2013 IN AN AMOUNT NOT TO EXCEED TWO THOUSAND NINE HUNDRED DOLLARS (\$2,900.00).
- 2013-17 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING APPROVAL OF THE RESIDENT SERVICES ACTIVITIES BUDGET OF THE ALFRED SPEER VILLAGE RESIDENT COUNCIL, INC. FOR THE FISCAL YEAR OF 2013 IN AN AMOUNT NOT TO EXCEED NINE THOUSAND FIVE HUNDRED DOLLARS (\$9,500.00).
- 2013-18 RESOLUTION AUTHORIZING CHANGE ORDER NUMBER ONE (1) ON CONTRACT NUMBER C12-06 FOR MISCELLANEOUS INTERIOR UPGRADES AT NJ 13-1-901 SPEER VILLAGE AND NJ 13-2-902 IN THE AMOUNT OF FOUR THOUSAND EIGHT HUNDRED THIRTY DOLLARS (\$4,830.00).
- 2013-19 RESOLUTION APPROVING AN AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AND BERKELEY COLLEGE TO PARTICIPATE IN AN OFF-CAMPUS FEDERAL WORK STUDY PROGRAM.
- 2013-20 RESOLUTION AUTHORIZING THE ANNUAL RENEWAL FOR SOFTWARE SUPPORT AND UPDATE SERVICE WITH TENMAST SOFTWARE IN THE AMOUNT NOT TO EXCEED.
- 2013-22 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO NEW JERSEY SOLUTIONS AND ELECTRICAL, LLC, FOR VIDEO SURVEILLANCE UPGRADES AT NJ 13-2-902 VREELAND VILLAGE FOR A TOTAL AMOUNT OF ONE HUNDRED FORTY-NINE THOUSAND FIVE HUNDRED FIFTY-FIVE DOLLARS AND SIXTY CENTS (\$149,555.60).

A motion was made by Commissioner Navarro, seconded by Commissioner LaBoy, to approve the aforementioned resolutions by unanimous consent.

On roll call vote: Commissioner Allen: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes.

ACTION: APPROVED.

- 2013-21 RESOLUTION APPROVING A COLLECTIVE BARGAINING AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF PASSAIC (HEREINAFTER THE "HACP") AND LOCAL UNION 866 AFFILIATED WITH INTERNATIONAL BROTHERHOOD OF TEAMSTERS.

A motion was made by Commissioner Navarro, seconded by Commissioner LaBoy, to approve Resolution 2013-21.

On roll call vote: Commissioner Allen: Yes; Commissioner Johnson: Abstained; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes.

ACTION: APPROVED.

MOTION TO ENTER INTO EXECUTIVE SESSION TO DISCUSS AN EMPLOYMENT CONTRACT.

A motion was made by Commissioner Johnson, seconded by Commissioner Williams to enter into Executive Session.

On roll call vote: Commissioner Allen: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes.

ACTION: APPROVED.

MOTION TO CLOSE EXECUTIVE SESSION.

A motion was made by Commissioner Johnson, seconded by Commissioner Williams to close Executive Session.

On roll call vote: Commissioner Allen: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes.

2013-13 RESOLUTION APPROVING AN EMPLOYMENT CONTRACT.

A motion was made by Commissioner Johnson, seconded by Commissioner Williams to table Resolution 2013-13.

On roll call vote: Commissioner Allen: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes.

ACTION: TABLED.

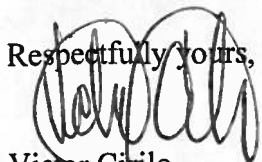
ADJOURNMENT:

A motion was made by Commissioner Johnson, seconded by Commissioner Williams, to adjourn the meeting.

On roll call vote: Commissioner Allen: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes.

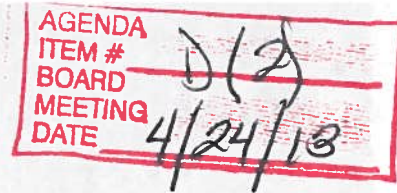
The meeting was adjourned at 7:55 p.m.

Respectfully yours,



Victor Cirilo
Executive Director/Secretary

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
MARCH 27, 2013**



PLACE: CITY COUNCIL CHAMBERS
330 PASSAIC STREET
PASSAIC, NEW JERSEY 07055

READING OF THE OPEN PUBLIC MEETINGS ACT:

Terrence Corrison: Good evening. Pursuant to the Open Public Meetings Act, adequate notice of this meeting has been provided in the following manner: On March 23rd, a notice of the meeting was published in the Herald and in the Record. Notice was also posted on the Authority's official resident bulletin board and was provided to the Clerk of the City of Passaic.

PRESENT: Darien Allen, Commissioner
Maria Guzman, Commissioner
Beatrice Johnson, Commissioner
Angel LaBoy, Commissioner
Henry Navarro, Commissioner
Germaine Williams, Commissioner
Terrence J. Corrison, Esq.

STAFF MEMBERS PRESENT: Joann Arroyo
Douglas Barber
Andrew Barcia
Victor Cirilo
Jeffrey Gorley
Joanna Lara
Natasha Pearson
Melody Villanueva-Arroyo
Vincent Wynter

Meeting opened at 5:00 p.m.

RESIDENT COUNCIL REPORTS:

Rene Griggs, President, Alfred Speer Village Resident Council – Ms. Griggs reported that residents are satisfied with the new windows. She expressed her dissatisfaction about the community room reconstruction because the kitchen was eliminated and it poses a problem for the rental of the space.

She reported that the Alfred Speer Village 60th Anniversary Celebration will be held at the Venetian on August 15, 2013 – Cost per ticket is \$75. Funds will go to the Alfred Speer Village community. There will be other activities planned for the 60th Anniversary celebration, which are less expensive.

She further reported meeting with Security Director regarding concerns about parking and the summer season. She also reported about the ongoing effort to address former residents of Alfred Speer Village who have been congregating in the common areas.

Katie Johnson, President, Vreeland Village Community Association – Ms. Johnson reported that earlier in the month she asked the Executive Director to arrange a meeting with the Chairperson to discuss security concerns, such as loitering at the site by non-residents and summer activities for the youth. She stated that when she suggested resident participation on the Resident Services and Security committees he replied that "... residents were not going to tell him what to do and that he would put it in writing". She contacted HUD and confirmed that "residents should be involved in everything that goes on at the Housing Authority" and resident participation is mandated by HUD's regulations.

Ms. Johnson also expressed her dissatisfaction regarding – notification to residents of Board meeting changes, rent procedure changes, etc.; inquired about completion date of the resident council office renovations; lack of Board involvement with resident issues.

Board members addressed Ms. Johnson and affirmed their support and commitment to the residents.

A Board member asked the Executive Director to address issues raised by Ms. Johnson and other residents regarding customer service as well as resident involvement in committees. The Executive Director addressed the Board and provided background information regarding past administration and his view regarding running the day-to-day operations of the Housing Authority in relation to the issues in question.

The HACP attorney suggested that the Board address the issue of resident involvement in Board committees at the upcoming retreat.

REMARKS BY CITIZENS:

Male speaker inquired about new plans for Alfred Speer Village and whether HUD approved a \$250K grant for the new study of Speer Village. The Executive Director addressed his inquiries.

Khalia Levister, 24 State Street, Apt. 3A – Ms. Levister addressed the Board regarding the Alfred Speer Village After-School Program staff. Commissioner Johnson advised Ms. Levister that this was a personnel matter and asked that the Executive Director investigate the issues brought at the meeting and report back to the Board.

Katie Johnson, 220 Sixth Street, Apt. 2B – Thanked the Board for their comments of support and said she was not addressing the whole Board earlier only one particular commissioner whom she felt ignored her by "looking up at the ceiling" when she was talking.

Ms. Johnson congratulated her granddaughter for being inducted into the Honor Society.

Rene Griggs, 33 Aspen Place, Apt. 8A – Ms. Griggs expressed her views regarding resident involvement in Board committees and stated that “the residents elect us to be their spokespersons....” Ms. Griggs felt that the Executive Director was disrespectful to Ms. Johnson at the meeting in question and commissioners’ behavior during public comments. A Board member address her issues

Paulette Gathers, 202 Sixth Street, Apt. 3C – Ms. Gathers expressed her concern about the lack of parking at Sixth Street and suggested cars parked at the Vreeland Village site are checked for parking stickers. The Board asked that the Security Director be notified and that action be taken.

Terrence Love, Councilman, City of Passaic - Reported that no materials have been presented to the City Council for any reconstruction project or demolition at Alfred Speer Village. He encouraged the Executive Director to hold as many meetings as possible with the residents and be involved in every step of the process. He stated that “...there has not been any support letters written by me for any demolition or anything else at this point, so I just want to make that very clear, and I want to state that for the record and when the time comes everyone would know where I stand with this project if there is such a project”.

Selina Lawson, 24 State Street, Apt. 2C – Addressed issues raised by another speaker regarding After School Program.

A motion was made by Commissioner LaBoy, seconded by Commissioner Williams, to close the public portion of the meeting.

On roll call vote: Commissioner Allen: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Guzman: Yes.

RESOLUTIONS:

A motion was made by Commissioner LaBoy, seconded by Commissioner Johnson, to approve the following resolutions by unanimous consent.

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| 2013-23 | RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD FEBRUARY 15, 2013 THROUGH MARCH 22, 2013. |
| 2013-24 | RESOLUTION APPROVING TWO PERCENT (2 %) SALARY INCREASES FOR NON-UNION EMPLOYEES FOR FISCAL YEAR 2013. |
| 2013-25 | RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING THE SUBMISSION OF THE EXECUTIVE DIRECTOR’S CERTIFICATION AND THIS RESOLUTION OF COMPLIANCE TO THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS. |

- 2013-26 RESOLUTION BY THE HOUSING AUTHORITY BOARD OF COMMISSIONERS APPROVING AN AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AND THE PASSAIC COUNTY WORKFORCE DEVELOPMENT CENTER TO PARTICIPATE IN A SUMMER YOUTH EMPLOYMENT AND TRAINING PROGRAM FOR 2013.
- 2013-27 RESOLUTION APPROVING SPONSORSHIP OF ONE TEAM WITH THE DEICH-BRADY GIRLS SOFTBALL LEAGUE AT A COST OF FOUR HUNDRED DOLLARS (\$400.00) AND SPONSORSHIP OF ONE TEAM WITH THE DEICH-BRADY JUNIOR BASEBALL TEAM AT A COST OF FOUR HUNDRED DOLLARS (\$400.00).
- 2013-28 RESOLUTION AUTHORIZING CANCELLATION OF A CONTRACT TO ALPHA COMBUSTION, CORPORATION, FOR BOILER MAINTENANCE AND REPAIR SERVICE AT ALL AUTHORITY SITES.
- 2013-29 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO C. DOUGHERTY AND CO., INC., FOR BOILER MAINTENANCE AND REPAIR SERVICE AT ALL SITES FOR A PERIOD OF TWO (2) YEARS AND A TOTAL NOT TO EXCEED SIXTY THOUSAND SEVENTY DOLLARS (\$60,070.00).
- 2013-30 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO NEW JERSEY SOLUTIONS AND ELECTRICAL, LLC, FOR IT SERVICES FOR A PERIOD OF TWO (2) YEARS AT AN AMOUNT NOT TO EXCEED SIXTY THOUSAND DOLLARS (\$60,000.00).
- 2013-31 RESOLUTION AUTHORIZING CHANGE ORDER NUMBER ONE (1) ON CONTRACT NUMBER C12-22 PLAYGROUND SURFACE UPGRADES AT NJ 13-1-901 SPEER VILLAGE AND NJ 13-2-902 VREELAND VILLAGE AT NO COST TO THE AUTHORITY.
- 2013-32 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM SPRINGFIELD, MA BY NATASHA PEARSON AND AMALIO BARRETO TO ATTEND A PUBLIC HOUSING MANAGER (PHM) TRAINING ON MAY 20-23, 2013.

On roll call vote: Commissioner Allen: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Guzman: Yes.

ACTION: APPROVED.

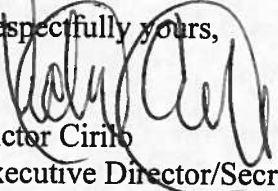
ADJOURNMENT:

A motion was made by Commissioner Williams, seconded by Commissioner Navarro, to adjourn the meeting.

On roll call vote: Commissioner Allen: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Guzman: Yes.

The meeting was adjourned at 7:36 p.m.

Respectfully yours,


Victor Cirilo
Executive Director/Secretary

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
APRIL 24, 2013**

AGENDA	D
ITEM #	
BOARD	
MEETING	
DATE	5/15/13

PLACE: COMMUNITY ROOM
14-34 EAST MONROE STREET
PASSAIC, NEW JERSEY 07055

READING OF THE OPEN PUBLIC MEETINGS ACT:

As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the meeting was provided in the following manner: On April 16, 2013 a notice of the meeting was submitted to the Herald News and The Record and to the Clerk of the City of Passaic. Notice was also posted at all HACP sites.

PRESENT: Darien Allen, Commissioner
Beatrice Johnson, Commissioner
Angel LaBoy, Commissioner
Henry Navarro, Commissioner
Germaine Williams, Commissioner
Terrence J. Corrison, Esq.

ABSENT: Maria Guzman, Commissioner

STAFF MEMBERS PRESENT: Joann Arroyo
Douglas Barber
Victor Cirilo
Odis Clemons
Jeffrey Gorley
Joanna Lara
Natasha Pearson
Melody Villanueva-Arroyo
Vincent Wynter

Meeting opened at 6:00 p.m.

**APPROVAL OF MINUTES OF THE FEBRUARY 20, 2013 AND MARCH 27, 2013
BOARD OF COMMISSIONERS' MEETING.**

A motion was made by Commissioner Navarro, seconded by Commissioner Johnson to approve the aforementioned minutes.

On roll call vote: Commissioner Allen: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes.

ACTION: APPROVED.

MOTION TO ENTER INTO EXECUTIVE SESSION TO DISCUSS A MATTER OF POTENTIAL LITIGATION.

A motion was made by Commissioner Williams, seconded by Commissioner Navarro to enter into Executive Session.

On roll call vote: Commissioner Allen: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes.

ACTION: APPROVED.

MOTION TO CLOSE EXECUTIVE SESSION.

A motion was made by Commissioner LaBoy, seconded by Commissioner Johnson to close Executive Session.

On roll call vote: Commissioner Allen: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes.

ACTION: APPROVED.

RESIDENT COUNCIL REPORTS:

Ruby Straight, East Monroe Building Representative – Ms. Straight expressed her concerns regarding issues at the East Monroe Senior Sites – Washing machine, dryers and elevators are not working properly; removal of a security monitor from the site; stove not working properly; broken wall in building exterior; and broken pipes. Ms. Straight also voiced her concerns about lack of camaraderie amongst residents.

The Board expressed their concerns regarding issues affecting the seniors at East Monroe and asked the Executive Director to address them. The Executive Director addressed the Board regarding security concerns as well as other issues raised by Ms. Straight.

Katie Johnson, President, Vreeland Village Community Association – Ms. Johnson reported that the Executive Director responded to her request to have residents placed on Board committees, but she was seeking clarification, which was provided by the Executive Director. Ms. Johnson stated that the input provided in the past to the Security Committee by resident leaders was valuable because they know what is going on at their particular developments. She further stated that it does not have to be her, but would like to see a resident serving on the committees and added that the resident leaders have a good communication with one another and know what is going on at each other's site. She felt that the incident which occurred at East Monroe could have been prevented if there was resident involvement in the security committee – "How are you going run a housing authority without having involvement from the residents."

Rene Griggs, President, Alfred Speer Village Resident Council – Ms. Griggs thanked management for getting notification out to residents in a “swift and timely manner” regarding the ongoing work at the site. Ms. Griggs stated that Alfred Speer Village managers received word from “above” that she did not have any confidence in them. She wanted to clarify that statement made by her was “you removed the most knowledgeable person... not to say that anybody else was incompetent...” She reported that Alfred Speer Village is moving along with the 60th Anniversary celebration and letters to place ads in the journal are going out. She hosted the State Association meeting on Saturday and there was mention that Passaic is “well known.” She added “... We represent the residents of the City of Passaic with dignity and respect... we put Passaic on the map...our efforts give the Authority credit.” Ms. Griggs also supports Ms. Johnson regarding resident involvement in Board committees. She further made reference to certain comments made by a City official, which she found offensive and her feelings regarding issues raised earlier regarding the seniors.

REMARKS BY CITIZENS:

Khalia Levister, 24 State Street, Apt. 3A – Ms. Levister addressed the Board regarding the Alfred Speer Village After-School Program and asked for feedback regarding concerns raised at the last Board meeting. Commissioner Williams addressed Ms. Levister’s concerns.

Kasim Washington, Community Activist – Mr. Washington asked for a moment of silence on behalf of HACP resident Corie Mann. He said he received phone calls about the seniors being disrespected. He noted that “seniors are the beacons of our community....” He urged that respect be maintained toward senior residents.

Angerlener Austin, 222 Sixth Street, Apt. 1C – Ms. Austin spoke on behalf of her daughter who called and complained to a staff person regarding a Housing Choice Voucher Program client and allegedly there was a breach of confidentiality. HACP Attorney Terrence Corrison addressed Ms. Austin.

Keshona Mack, 77 Pennington Avenue – Daughter of Ms. Austin provided additional information regarding the aforementioned allegations. HACP Attorney Terrence Corrison addressed Ms. Mack.

Rene Griggs, 33 Aspen Place, Apt. 8A – Ms. Griggs noted that many residents are upset about a breach of confidentiality when reporting incidents to Security Coordinator. She cited part of the mission statement of the Housing Authority “...to provide safe, decent, affordable housing”.

Katie Johnson, 220 Sixth Street, Apt. 2B – Ms. Johnson asked that the HACP introduce newly appointed staff to residents to avoid confusion. She will be holding a meeting tomorrow night and invited the recently hired Investigator to introduce him to the residents. She added that residents “want to be kept in the loop.” The Security Coordinator provided some background information regarding the duties of the newly hired Investigator.

Commissioner Johnson noted that going forward she hopes trust and confidence is restored in HACP staff. She asked that a workshop be held regarding confidentiality with HACP staff.

Executive Director asked that the Board be notified when this workshop is scheduled.

A motion was made by Commissioner Allen, seconded by Commissioner Navarro, to close the public portion of the meeting.

On roll call vote: Commissioner Allen: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes.

RESOLUTIONS:

A motion was made by Commissioner Williams, seconded by Commissioner Johnson, to approve the following resolutions by unanimous consent.

- 2013-33 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD MARCH 25, 2013 THROUGH APRIL 18, 2013.
- 2013-34 RESOLUTION AUTHORIZING CHANGE ORDER NUMBER ONE (1) ON CONTRACT NUMBER C12-24 FOR GENERATOR REPLACEMENT AT NJ 13-2-902 VREELAND VILLAGE IN THE AMOUNT OF ONE THOUSAND TWO HUNDRED TWENTY-EIGHT DOLLARS (\$1,228.00).
- 2013-35 RESOLUTION AUTHORIZING CHANGE ORDER NUMBER ONE (1) ON CONTRACT NUMBER C12-23 FOR BRICK POINTING – MISCELLANEOUS BRICK REPAIRS TO THE CHIMNEY, ELEVATOR AND STAIR TOWER PENTHOUSES ON THE ROOFS OF THE BUILDINGS AT NJ 13-1-901 SPEER VILLAGE IN THE AMOUNT OF TWO THOUSAND FOUR HUNDRED SEVENTY-FIVE DOLLARS (\$2,475.00).
- 2013-36 RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR MARKET STUDY AND APPRAISAL OF ASSET MANAGEMENT PROPERTY THREE (2) FOR THE RENTAL DEMONSTRATION PROGRAM (RAD) TO VALUE RESEARCH GROUP, LLC FOR AN TOTAL AMOUNT NOT TO EXCEED TWENTY-EIGHT THOUSAND FIVE HUNDRED DOLLARS (\$28,500.00).
- 2013-37 RESOLUTION AUTHORIZING CHANGE ORDER NUMBER ONE (1) ON CONTRACT NUMBER C12-05 FOR REPLACEMENT OF VACUUM PUMPS AT NJ 13-1-901 SPEER VILLAGE FOR A REDUCTION OF TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500.00).
- 2013-38 2013 PASSAIC HOUSING AUTHORITY ADOPTED BUDGET RESOLUTION.
- 2013-39 RESOLUTION AUTHORIZING CHANGE ORDER NUMBER ONE (1) ON CONTRACT NUMBER C12-25 FOR PHA-WIDE PAVING, CURB, SIDEWALK AND MISCELLANEOUS SITE IMPROVEMENTS FOR A TOTAL AMOUNT OF TWO THOUSAND TWO HUNDRED SEVENTY-ONE DOLLARS AND TWENTY-FIVE CENTS (\$2,271.25).

On roll call vote: Commissioner Allen: Yes; Commissioner Johnson: Yes; Commissioner

LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes.

ACTION: APPROVED.

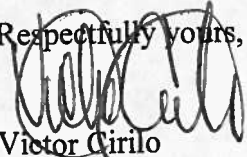
ADJOURNMENT:

A motion was made by Commissioner Allen, seconded by Commissioner Johnson, to adjourn the meeting.

On roll call vote: Commissioner Allen: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes.

The meeting was adjourned at 8:00 p.m.

Respectfully yours,



Victor Cirilo
Executive Director/Secretary

AGENDA	D
ITEM #	
BOARD	
MEETING	7/17/13
DATE	

ITEM D
HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
MAY 15, 2013

PLACE: COMMUNITY ROOM
 33 ASPEN PLACE
 PASSAIC, NEW JERSEY 07055

READING OF THE OPEN PUBLIC MEETINGS ACT:

As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the meeting was provided in the following manner: On May 10, 2013 a notice of the meeting was submitted to the Herald News and The Record and to the Clerk of the City of Passaic. Notice was also posted at all HACP sites.

PRESENT: Darrien Allen, Commissioner (arrived at 6:15 p.m.)
 Maria Guzman, Commissioner
 Beatrice Johnson, Commissioner
 Angel LaBoy, Commissioner
 Henry Navarro, Commissioner
 Germaine Williams, Commissioner
 Terrence J. Corrison, Esq.

STAFF MEMBERS PRESENT: Joann Arroyo
 Douglas Barber
 Andrew Barcia
 Amalio Barreto
 Victor Cirilo
 Joanna Lara
 Melody Villanueva-Arroyo
 Vincent Wynter

Meeting opened at 6:08 p.m.

APPROVAL OF MINUTES OF THE APRIL 24, 2013 BOARD OF COMMISSIONERS' MEETING.

A motion was made by Commissioner Johnson, seconded by Commissioner Navarro to approve the aforementioned minutes.

On roll call vote: Commissioner Johnson: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Guzman: Yes.

ACTION: APPROVED.

REMARKS BY CITIZENS:

Lynette Mann, 24 State Street – Very satisfied with cleanliness of her building and commended the custodial staff at her building.

A motion was made by Commissioner LaBoy, seconded by Commissioner Guzman, to close the public portion of the meeting.

On roll call vote: Commissioner Allen: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Guzman: Yes.

RESIDENT COUNCIL REPORTS:

Katie Johnson, President, Vreeland Village Community Association reported on the following issues:

- Commended Melody Villanueva-Arroyo for being “on top” of contractors during on-going work at Vreeland Village.
- 60th Year Anniversary Celebration for Vreeland Village “Friends and Family” Cookout.
- Policing patrol hours and trespassers at site after police shift ends.
- NJAPSHR Conference reservations and who would be handling it.

Rene Griggs, President, Alfred Speer Village Resident Council reported on the following issues:

- NJAPSHR Conference hotel reservation deadline is June 7th.
- Council meeting next week to select attendees. Written report from council will be forthcoming with number of attendees present.
- Meeting with management has been positive. Resident congregating in front of buildings has decreased.
- Residents have asked her about work being done on sprinkler heads and how would it be addressed in the future. She will work with management to avoid residents painting over sprinklers.
- Rent Collection policy.
- Requested a copy of the updated Admissions and Continued Occupancy Policy.
- Elections – Reported that it may be illegal to have bull horns and receiving complaints from senior residents regarding this issue. Resident Conduct during election.
- 60th Anniversary Celebration invitation will be reinvested into our community such as youth activities. Additional information will be forthcoming.

RESOLUTIONS:

A motion was made by Commissioner Johnson, seconded by Commissioner Navarro, to approve the following resolutions by unanimous consent.

- 2013-40 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD
APRIL 22, 2013 THROUGH MAY 9, 2013.
- 2013-41 RESOLUTION AUTHORIZING AN AWARD OF CONTRACT TO TARIFF
BILLING SPECIALIST CORPORATION FOR REVIEWING ALL
TELEPHONE AND OTHER TELE-COMMUNICATION BILLING TO
DETERMINE IF BILLING DISCREPANCIES EXIST WHICH WOULD
RESULT IN A REFUND TO THE AUTHORITY.
- 2013-42 RESOLUTION REVISING THE REGULAR PUBLIC MEETING SCHEDULE
OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF PASSAIC FOR THE YEAR 2013.
- 2013-43 RESOLUTION AUTHORIZING THE HIRING OF A RESIDENT
OPPORTUNITIES AND SELF-SUFFICIENCY (ROSS) COORDINATOR.

On roll call vote: Commissioner Allen: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Guzman: Yes.

ACTION: APPROVED.

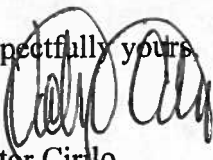
ADJOURNMENT:

A motion was made by Commissioner LaBoy, seconded by Commissioner Johnson, to adjourn the meeting.

On roll call vote: Commissioner Allen: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Guzman: Yes.

The meeting was adjourned at 7:15 p.m.

Respectfully yours,


Victor Cirilo
Executive Director/Secretary