

ITEM E

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
June 17, 2020**

PLACE: Via Zoom Virtual Conference Call (Due to Covid19 Pandemic)
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 Meetings Act, the Housing Authority of Passaic is conducting this meeting via Zoom Meeting due to the Covid19 Pandemic to be held at 6:00 p.m. 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: Alan Juszcyk
Beatrice Johnson
Henry Navarro
L. Daniel Rodriguez
Ronald Van Rensalier

ABSENT: Delmis Fernandez
Majin Zuniga

ATTORNEY PRESENT: Eric M. Bernstein, Esq.

STAFF MEMBERS PRESENT: Joann Arroyo
Leidy Brito
Glenny Candelaria
John De La Cruz
Lismarie Guerrero
Nataly Hernandez
Joanna Lara
Pamela Mitchell
Natasha Pearson
Vincent Wynter

Meeting opened at 6:11 p.m.

ROLL CALL:

Commissioner Juszcyk: Present; Commissioner Johnson: Present; Commissioner Fernandez: Absent; Commissioner Navarro: Present; Commissioner Van Rensalier: Present; Commissioner Zuniga: Absent; Chairman Rodriguez: Present.

REMARKS BY CITIZENS

The following was read: 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 from 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.

Due to Covid19, members of the public who had questions or comments were asked to submit them in writing to the administrative office located at 52 Aspen Place or send them via email to the Executive Director at boardmeeting@passaichousing.org before the close of business day at 4:00 pm Wednesday, June 17, 2020.

There were no questions submitted via email and/or phone.

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

On roll call vote: Commissioner Juszcyk: Aye; Commissioner Johnson: Aye; Commissioner Fernandez: Absent; Commissioner Navarro: Aye; Commissioner Van Rensalier: Aye; Commissioner Zuniga: Absent; Chairman Rodriguez: Aye.

APPROVAL OF MINUTES

APPROVAL OF MINUTES OF THE MAY 20, 2020 BOARD OF COMMISSIONERS' MEETING.

A motion was made by Commissioner Navarro, seconded by Commissioner Johnson, to approve the minutes of the May 20, 2020 Board of Commissioners' Meeting.

On roll call vote: Commissioner Juszcyk: Aye; Commissioner Johnson: Aye; Commissioner Fernandez: Absent; Commissioner Navarro: Aye; Commissioner Van Rensalier: Aye; Commissioner Zuniga: Absent; Chairman Rodriguez: Aye.

MOTION: MINUTES OF THE MAY 20, 2020 BOARD OF COMMISSIONERS' MEETING APPROVED

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.

CHAIRMAN RODRIGUEZ ASKS IF THERE ARE ANY RESOLUTIONS ANY COMMISSIONER WOULD LIKE TO CONSIDER SEPARATELY.

Commissioner Juszcyk asked that Resolution 2020-42 and 2020-45 be considered separately.

2020-42 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF MAY 15, 2020 THROUGH JUNE 12, 2020.

A motion was made by Commissioner Navarro, seconded by Commissioner Juszcyk, to approve Resolution 2020-42.

- Commissioner Juszcyk: I am separating this resolution so that any commissioner with a relationship with the Passaic Valley Water Commission can abstain from payment to such agency; and there is a separate accounts I'd like to abstain on as well.

On roll call vote: Commissioner Juszcyk: Aye (Abstain on payments to Bernstein & Associates); Commissioner Johnson: Aye; Commissioner Fernandez: Abstain; Commissioner Navarro: Aye; Commissioner Van Rensalier: Aye (Abstain on PVWC); Commissioner Zuniga: Absent; Chairman Rodriguez: Aye (Abstain on PVWC).

MOTION: RESOLUTION 2020-42 APPROVED.

2020-45 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO NICKEL ELECTRIC INC. FOR ELECTRICIAN SERVICES AT ALL AUTHORITY SITES FOR A PERIOD OF ONE (1) YEAR IN AN AMOUNT NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000)

A motion was made by Commissioner Van Rensalier, seconded by Commissioner Navarro, to approve Resolution 2020-45.

- Commissioner Juszcyk: It says that we received three bids. The sheet has three entries, but two are Nickel Electric. Did Nickel Electric submit two separate bids?
- Executive Director Mitchell: Yes. The first one, he must have understood that it was going to be rejected, so he submitted again.

On roll call vote: Commissioner Juszcyk: Aye; Commissioner Johnson: Aye; Commissioner Fernandez: Absent; Commissioner Navarro: Aye; Commissioner Van Rensalier: Aye; Commissioner Zuniga: Absent; Chairman Rodriguez: Aye.

MOTION: RESOLUTION 2020-45 APPROVED.

CONSENT AGENDA:

- 2020-43 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT FOR SCAVENGER SERVICES AT VREELAND VILLAGE, CHESTNUT GARDENS, AND MILLER APARTMENTS TO ACTION CARTING/INTERSTATE WASTE SERVICES FOR THREE (3) YEARS BEGINNING JULY 2020 FOR AN AMOUNT NOT TO EXCEED ONE HUNDRED SIX THOUSAND NINE HUNDRED FIFTY-EIGHT DOLLARS AND FIFTY CENTS (\$106,958.50)
- 2020-44 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO RAPID PUMP & METER FOR QUARTERLY GENERATOR MAINTENANCE SERVICES AND AS NEEDED REPAIR AT ALL AUTHORITY SITES TWO (2) YEARS
- 2020-46 RESOLUTION AUTHORIZING AN EXTENSION OF THE CONTRACT WITH THE BOYS AND GIRLS CLUB OF PATERSON AND PASSAIC, INC. REGARDING THE SUMMER YOUTH PROGRAM FOR THE SUMMER OF 2020

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

On roll call vote: Commissioner Juszcyk: Aye; Commissioner Johnson: Aye; Commissioner Fernandez: Absent; Commissioner Navarro: Aye; Commissioner Van Rensalier: Aye; Commissioner Zuniga: Absent; Chairman Rodriguez: Aye.

MOTION: RESOLUTIONS 2020-43, 2020-44 AND 2020-46 APPROVED.

CORRESPONDENCE

Submitted.

- Commissioner Juszcyk: In the packet there were two reports from the Ad hoc Committee that was set up on October 30, 2019. But there wasn't any final report. Is there a final report from that Committee?
- Chairman Rodriguez: From my understanding, those are the two meetings that were had. I know we're going through the contract now with the City. Once that's finalized

- it's going to go through "Buildings and Grounds" and then it will be brought before the Board.
- Commissioner Juszcyk: So there'll be a final report forthcoming from the Ad hoc Committee, correct?
 - Chairman Rodriguez: No, those are the reports there. You requested the minutes. Those are the minutes for the Ad hoc Committee meetings.
 - Commissioner Juszcyk: I thought there was another meeting at City Hall after that.
 - Chairman Rodriguez: City Hall with who?
 - Commissioner Juszcyk: I don't know. I wasn't on the Committee. You'll have to find out who was there.
 - Chairman Rodriguez: Okay. We'll look that up and if there was something there, we'll make sure we have minutes for that.
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- Executive Director Mitchell: Also in the packet, under Item H, was a flyer that I wanted all the Commissioners to look and review just so we have a consensus. I did speak with the Chairman and I mentioned it to our labor counsel. It is relating to this Friday, June 19th and how the City is going to be closed to the public. I realized it's not a federal holiday and I also realize that the Housing Authority would not adopt this every year. But I wanted a clear consensus if all the Board members were okay with the Housing Authority being closed this Friday.
 - Commissioner Van Rensalier: I have a question for the attorney. Can the Board tonight adopt a resolution recognizing June 19th, this week and going forward, as a Housing Authority recognized holiday?
 - Mr. Bernstein: The answer is yes and no, Commissioner. Yes, the Board can as it relates to those individuals who are not covered by collective bargain agreement. To grant an additional holiday I would argue would be negotiable. In terms of maintenance people, I understand from Ms. Mitchell in a conversation she and I had earlier today that she needs some of the people to be available during a portion of this Friday and going forward. The discussion was to give them a half a day this Friday and another half a day just before the Fourth of July weekend. And to discuss going forward relative to Juneteenth with Teamster Local 469.
 - Commissioner Van Rensalier: That's acceptable to me. Thank you, sir.
 - Commissioner Johnson: That's acceptable to me, too.
 - Commissioner Juszcyk: I have a question for the Chairman. Is there any problem with HUD if we do this?
 - Chairman Rodriguez: I would leave that to Executive Director Mitchell. Did we contact HUD?
 - Executive Director Mitchell: Yes, but HUD doesn't implement our holidays. But they did acknowledge it's not a federal holiday. Those are the holidays we are currently off on.
 - Chairman Navarro: Forgive me if I'm out of the loop, but what's the reason for the day off?
 - Commissioner Johnson: It celebrates the freedom of slavery. The slaves became free and with everything that's been going on in society now the City just did it. Usually the Housing Authority follows the City when they're closed so I see where Pam is trying to maintain that.

- Commissioner Navarro: Understood.

A motion was made by Commissioner Navarro, seconded by Commissioner Van Rensalier, to recognize Juneteenth as a Housing Authority holiday.

On roll call vote: Commissioner Juszcyk: Aye; Commissioner Johnson: Aye; Commissioner Fernandez: Absent; Commissioner Navarro: Aye; Commissioner Van Rensalier: Aye; Commissioner Zuniga: Absent; Chairman Rodriguez: Aye.

MOTION: APPROVED

- Commissioner Van Rensalier: I would like to acknowledge and congratulate Chestnut. What the residents did as far as fixing up their back yards and decorating. I thought it was absolutely incredible what they did. I'd like to encourage that in the future and maybe we can even have a contest to see who does the best job.
- Commissioner Juszcyk: Me, too.

COMMITTEE REPORTS

Submitted.

- Commissioner Johnson: I sent a group of pictures regarding the building lights on Sixth Street in the complex and I didn't get a response. The Vice President asked me to walk around the complex with her the other night and there are several lights that are out.
- Chairman Rodriguez: Ms. Mitchell if you can look into that please and by next meeting have some type of answer for us as far as what's going on with the lights.
- Commissioner Johnson: Also, half of the playground is still up. The playground was dismantled but half of it is still up.
- Mr. Bernstein: In coordination with the Governor's executive order, people shouldn't be on the playground, period.
- Commissioner Johnson: I don't think postings were put up regarding that because residents are complaining about the playgrounds not being cleaned.
- Chairman Rodriguez: Ms. Mitchell if you can look into that and have a report for us on that also.
- Commissioner Johnson: People are still parking in front of the fire hydrant and in between the signs. She put up a flyer but it wasn't specific to no parking between the no tow away zone. Also, can a letter be sent to one of our section 8 landlords that owns the house right next to building 200? One of his tenants consistently parks in our parking lots.
- Chairman Rodriguez: Ms. Mitchell, if we can also have our security that we have for the time being monitor that hydrant and call the police. And maybe we can leave a kindly worded note on that car letting them know they will be towed if they continue to park there.

RESIDENT COUNCIL REPORTS

Submitted.

EXECUTIVE DIRECTOR'S REPORT

Submitted.

TREASURER'S REPORT

Submitted.

DIRECTOR OF FINANCE REPORT

Submitted.

DIRECTOR OF HOUSING ADMINISTRATION REPORT

Submitted.

DIRECTOR OF RESIDENT SERVICES' REPORT

Submitted.

- Commissioner Johnson: I know the summer program, we're still waiting for guidance. Germaine reached out to me about the opening of the summer program and what plans we had in place to adhere to social distancing. Did anyone think about utilizing the area where Head Start used to be and where the homeless were staying so we don't have to downsize the number of children if we do have a summer program?
- Executive Director Mitchell: Unfortunately, we cannot meet the guidelines that were stipulated/circulated throughout the state, so the Housing Authority will not have a summer program. But we will initiate the plan B. Which would be a certain number of our residents, primarily those who were already enrolled in our summer program here at Speer, may be able to convene at the Boys and Girls Club.
- Commissioner Van Rensalier: What specific guidelines are you referring to that the Housing Authority potentially cannot meet? What are the issues that would prevent the Housing Authority from having a summer program?
- Executive Director Mitchell: One of the first and primary reasons is they are only allotting us ten children per room and twenty outdoors. It's either or. Being that building 45 is the only space we have, even if we did a first come, first serve, we can't address the backlash coming from the tenants. The Boys and Girls Club are willing to give us a certain number. We don't have the certain number yet. The only thing that they are not going to accommodate, like the other two sites, is the transportation. So that resolution is on the agenda, if they follow through with the number they are going to give us.
- Commissioner Van Rensalier: The number that they give us, would that be more than the number we can accommodate?
- Executive Director Mitchell: We don't know. If they gave us ten, at least we can say first come, first serve and we do have the other two sites that are already at the Boys and Girls Club, which will fall under their numerical cut. But just the mere fact of us taking ten, we can't handle that.
- Commissioner Van Rensalier: Understood. Thank you.
- Commissioner Johnson: So is that information going to be relayed to the residents?

- Executive Director Mitchell: Glennie is primarily working on that now. She has to make sure she stays within the guidelines to meet whatever criteria is if she moves forward with the number of slots that the Boys and Girls Club would give. And remember, she has to reach out to the employees that she had on staff to ensure that they are willing and able. She probably won't be able to take them all back. To answer the question fully, yes the residents will get notification once everything is finalized.
- Commissioner Johnson: A senior tenant was paying short rent since February. I was just wondering did anyone reach out to the tenant to see what's going on?
- Executive Director Mitchell: The property manager is already on top of that. That's not a new occurrence. The property manager is aware and is addressing that concern.
- Commissioner Johnson: A tenant also pointed out to me there were no notices about submitting the questions for the meeting today. I'm not sure if it was an oversight at this building.
- Executive Director Mitchell: The notices were complete. I would have to link up with the property managers to see if the notices were delivered because those notices were done.

PROPERTY MANAGEMENT REPORT – PAHC

Submitted.

PROPERTY MANAGEMENT REPORT – AMP1

Submitted.

PROPERTY MANAGEMENT REPORT – PSH LLC

Submitted.

OLD BUSINESS

None.

NEW BUSINESS:

- Commissioner Van Rensalier: I'd like to wish all fathers a safe and enjoyable Father's Day.
- Executive Director Mitchell: I just wanted to let everyone know that there is a march that stems from here at Speer Village. I just found out about it right before the meeting. It's similar to the protest that Clifton had a couple of weeks ago. There was a flyer out. It was not addressed to the Housing Authority nor was the Housing Authority informed, but I noticed that they have Aspen Place Housing Projects on the flyer. FYI only.
- Chairman Rodriguez: That was actually just a starting point. The starting point is on the corner of Aspen. They just wanted a landmark of where people would go. They are marching up to Third Ward Park. That was at 5:00 today.

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

On roll call vote: Commissioner Juszcyk: Aye; Commissioner Johnson: Aye; Commissioner Fernandez: Absent; Commissioner Navarro: Aye; Commissioner Van Rensalier: Aye; Commissioner Zuniga: Absent; Chairman Rodriguez: Aye.

ADJOURNMENT

6:47 p.m.

Respectfully submitted,

Pamela Mitchell
Executive Director