

**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 THAT WAS TO BE HELD AT THE **COMMUNITY CENTER, 33 ASPEN PLACE, PASSAIC, NEW JERSEY ON DECEMBER 15, 2020 AT 5:00 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

-ELECTION OF OFFICERS

-SWEARING IN OF VREELAND VILLAGE COMMUNITY ASSOCIATION

ITEM D: APPROVAL OF MINUTES OF OCTOBER 20, 2021 BOARD OF COMMISSIONERS' MEETING

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.

*12/13/21*

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.

2021-78 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF OCTOBER 18, 2021 THROUGH DECEMBER 13, 2021

2021-79 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC APPROVING REGULAR PUBLIC MEETINGS FOR THE YEAR 2022

2021-80 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC APPROVING HOLIDAYS FOR THE YEAR 2022

2021-81 RESOLUTION APPROVING (5.9%) SALARY INCREASES FOR NON-UNION EMPLOYEES FOR FISCAL YEAR 2022

2021-82 RESOLUTION AUTHORIZING EXTENSION UNTIL MARCH 31, 2022 OF PART TIME ADMINISTRATIVE STAFF PERSON FOR THE EXECUTIVE DIRECTOR.

2021-83 RESOLUTION APPOINTING A FUND COMMISSIONER TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND.

2021-84 RESOLUTION AUTHORIZING THE RENEWAL OF THE MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND.

2021-85 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING REJECTION OF TWO (2) BIDS RECEIVED FOR ELEVATOR UPGRADES AT NJ13-1-901 ALFRED SPEER VILLAGE.

2021-86 RESOLUTION AUTHORIZING REJECTION OF TWO (2) BIDS FOR INSTALLATION AND MONITORING OF WIRELESS MEDICAL ALERT SYSTEM AT THE SENIOR SITES.

- 2021-87 RESOLUTION APPROVING PROPOSED REVISIONS TO THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP).
- 2021-88 RESOLUTION AUTHORIZING THE PROPOSED CHANGES TO THE ADMINISTRATIVE PLAN (ADMIN PLAN).
- 2021-89 RESOLUTION AUTHORIZING CONTRACT TO R. D. SALES DOOR AND HARDWARE, LLC FOR THE REPAIR AND REPLACEMENT OF BUILDING ENTRANCE DOOR AND LOCKS BASED ON THE ANALYSIS COMPLETED AT VREELAND VILLAGE IN AN AMOUNT NOT TO EXCEED TWENTY-THREE THOUSAND THREE HUNDRED FORTY DOLLARS (\$23,340.00).
- 2021-90 RESOLUTION AUTHORIZING AWARD OF A SERVICE MAINTENANCE CONTRACT TO METRIC PLUMBING AND HEATING INC. FOR MONTHLY AO SMITH TANKLESS DHW AT VREELAND VILLAGE FOR A PERIOD OF TWELVE (12) MONTHS NOT TO EXCEED FIFTEEN THOUSAND EIGHT HUNDRED DOLLARS AND NO CENTS (\$15,800.00) NOT TO INCLUDE ADDITIONAL HOURLY CHARGES THAT MAY OCCUR OUTSIDE OF THE CONTRACT.
- ITEM H: CORRESPONDENCE
- NJ NAHRO CONFERENCE REPORTS:
- COMMISSIONER DIANE MCNAIR
- CHAIRPERSON L. DANIEL RODRIGUEZ
- ITEM I: COMMITTEE REPORTS
- BUILDINGS AND GROUNDS AND SECURITY REPORT - 10/29/21
- PERSONNEL COMMITTEE REPORT - 12/7/21
- ITEM J: RESIDENT COUNCIL REPORTS-
- CHESTNUT GARDENS RESIDENT COUNCIL
- 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  
NATASHA PEARSON

ITEM R: PROPERTY MANAGEMENT REPORT  
-PASSAIC SENIOR HOUSING LLC  
JOANN ARROYO

ITEM S: PUBLIC SAFETY LIAISON  
-DARRYL SMOOT  
Submitted by LT. DET. ENRIQUE HERNANDEZ

ITEM T: OLD BUSINESS

ITEM U: NEW BUSINESS

ITEM V: ADJOURNMENT