

ITEM D

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
MARCH 15, 2023**

PLACE: City Hall – Council Chambers
330 Passaic 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 this meeting was provided in the following manner: Notice of this meeting specifying the date, time and location was placed on the Authority website and distributed to all applicable parties. Notice was also posted at all HACP sites.

COMMISSIONERS - PRESENT: Delmis Fernandez
Torise Hiller
Diane McNair
Henry Navarro
L. Daniel Rodriguez

ABSENT: null

ATTORNEY PRESENT: Eric M. Bernstein, Esq.

STAFF MEMBERS PRESENT: Jocelyn Aguilar – Passaic Affordable Housing Coalition
Glenny Candelaria
Lismarie Guerrero
Nataly Hernandez
Joanna Lara
Natasha Pearson
Ron Van Rensalier
Vincent Wynter

Meeting opened at 6:15 p.m.

ROLL CALL:

Commissioner Fernandez: Present; Commissioner Hiller: Present; Commissioner McNair: Present; Commissioner Navarro: Present; Chairman Rodriguez: Present.

APPROVAL OF MINUTES

APPROVAL OF MINUTES OF THE FEBRUARY 15, 2023 BOARD OF COMMISSIONERS' MEETING.

A motion was made by Commissioner Hiller, seconded by Commissioner Fernandez to approve the minutes of the February 15, 2023 Board of Commissioner's Meeting.

On roll call vote: Commissioner Fernandez: Aye; Commissioner Hiller: Aye; Commissioner McNair: Aye; Commissioner Navarro: Aye; Chairman Rodriguez: Aye.

MOTION: MINUTES FOR THE FEBRUARY 15, 2023 BOARD OF COMMISSIONERS' MEETING APPROVED.

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.

Evelyn T. Robinson – 222 Sixth St. Apt. 2D: I want to congratulate the Mistress of Ceremony Dr. Torise Hiller. You did an excellent job. I'd like to thank Glenny. Glenny is an integral part. I commend all women at the The Passaic Housing Authority in this Women's History Month. I want to thank Jocelyn for what she does for us. She does things on her own. I thank her for her work ethic and her empathy.

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

On roll call vote: Commissioner Fernandez: Aye; Commissioner Hiller: Aye; Commissioner McNair: Aye; Commissioner Navarro: Aye; Chairman Rodriguez: Aye.

RESOLUTIONS

CHAIRMAN RODRIGUEZ ASKS IF THERE ARE ANY RESOLUTIONS ANY COMMISSIONER WOULD LIKE TO CONSIDER SEPARATELY. ALL REMAINING ITEMS WILL BE CONSIDERED TOGETHER.

CONSENT AGENDA:

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| 2023-20 | RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF FEBRUARY 11, 2023 THROUGH MARCH 10, 2023 |
| 2023-21 | RESOLUTION APPROVING THE ADOPTION OF THE 2023 BUDGET |
| 2023-22 | RESOLUTION AUTHORIZING THE WRITE-OFF OF TENANT ACCOUNTS RECEIVABLE FOR THE FISCAL YEAR ENDED DECEMBER 31, 2022 |
| 2023-23 | RESOLUTION AUTHORIZING SICK PAY TERMINAL LEAVE BENEFIT TO DIRECTOR OF FINANCE & OPERATIONS, VINCENT WYNTER |
| 2023-24 | RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC APPOINTING AN INTERIM DIRECTOR OF FINANCE |
| 2023-25 | RESOLUTION APPOINTING A FUND COMMISSIONER TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND |
| 2023-26 | RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO EXECUTECH, INC. FOR TECHNICAL CONSULTING SERVICES FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION TO EXTEND FOR ONE (1) ADDITIONAL YEAR AT AN HOURLY RATE OF ONE HUNDRED SEVENTY-FIVE DOLLARS AND NO CENTS (\$175.00) PER HOUR, NOT TO EXCEED SEVENTY-FIVE THOUSAND DOLLARS (\$75,000.00) PER YEAR |
| 2023-27 | RESOLUTION REJECTING PROPOSALS FOR ORDINARY LEGAL SERVICES |
| 2023-28 | RESOLUTION AUTHORIZING AN AWARD OF CONTRACT TO ROGUT MCCARTHY, LLC FOR LEGAL SERVICES FOR LANDLORD/TENANT MATTERS FOR A PERIOD OF TWO (2) YEARS AT AN HOURLY RATE OF ONE HUNDRED FIFTY DOLLARS (\$150.00) PER HOUR, NOT TO EXCEED AN ANNUAL AMOUNT NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000.00) WITHOUT FURTHER APPROVAL FROM THE BOARD OF COMMISSIONERS |

2023-29 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM ATLANTIC CITY, NJ BY FOUR (4) COMMISSIONERS AND FIVE (5) STAFF MEMBERS FOR THE PURPOSE OF ATTENDING THE NJNAHRO SPRING CONFERENCE ON APRIL 23-26, 2023

2023-30 RESOLUTION AUTHORIZING CHANGE IN TITLE FROM ADMINISTRATIVE ASSISTANT TO TENANT INTERVIEWER

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

On roll call vote: Commissioner Fernandez: Aye; Commissioner Hiller: Aye; Commissioner McNair: Aye; Commissioner Navarro: Aye; Chairman Rodriguez: Aye.

MOTION: RESOLUTIONS 2023-20, 2023-21, 2023-22, 2023-23, 2023-24, 2023-25, 2023-26, 2023-27, 2023-28, 2023-29 and 2023-30 APPROVED.

EXECUTIVE SESSION

None.

CORRESPONDENCE

Submitted.

COMMITTEE REPORTS

Submitted.

RESIDENT COUNCIL REPORTS

Submitted.

EXECUTIVE DIRECTOR'S REPORT

Submitted.

TREASURER'S REPORT

Submitted.

DIRECTOR OF FINANCE REPORT

Submitted.

DIRECTOR OF HOUSING ADMINISTRATION PROGRAM'S REPORT

Submitted.

DIRECTOR OF RESIDENT SERVICES' REPORT

Submitted.

PROPERTY MANAGEMENT REPORT – PASSAIC AFFORDABLE HOUSING COALITION

Submitted.

PROPERTY MANAGEMENT REPORT – ALFRED SPEER VILLAGE

Submitted.

PROPERTY MANAGEMENT REPORT – PASSAIC SENIOR HOUSING, LLC

Submitted.

PUBLIC SAFETY LIASON REPORT

Submitted.

OLD BUSINESS

None.

NEW BUSINESS:

- Mr. Van Rensalier: I'd like to acknowledge the retirement of Mr. Vincent D. Wynter, who has been working with us for the past 18 years. Tonight, we'd like to recognize Vincent for all the years and commitment that he has given the Housing Authority of the City of Passaic. (Mr. Van Rensalier presented Mr. Wynter with a plaque.)

- Mr. Wynter: It is with mixed emotions that I accept this plaque of service and dedication from the Housing Authority of the City of Passaic. In the year 2005, I joined this Authority and signed a letter of commitment with the then Executive Director because the former candidate had rescinded his acceptance. I remember the words of my son before I came here. He said, "Dad, I hope you will work smarter, not harder." Those words have been with me every year because the job that was in front of me had some difficult times. My spirits were terrible. Having to go to HUD Washington and Congress and deal with the position here and ultimately remove 1100 people from our program. Those years were tough years. Tonight, that I am being given an award, it's with mixed emotions. I might be leaving, but I won't be gone. I will always cherish the experience I have working here. It has made me a better person in many ways. I want to thank you, especially my coworkers. I know we have difficulties at times and some may not like what I do or say sometimes, but I love my coworkers. I love you all. I can say that unequivocally. I will miss you all. I wish you all the success in your future endeavors. Thank you very much and God bless you all.

The Board of Commissioners expressed their gratitude and wished Mr. Wynter a happy retirement and much luck on his future endeavors.

A motion was made by Commissioner Fernandez, seconded by Commissioner McNair, to adjourn the meeting.

On roll call vote: Commissioner Navarro: Aye; Commissioner Fernandez: Aye; Commissioner McNair: Aye; Commissioner Navarro: Aye; Chairman Rodriguez: Aye.

ADJOURNMENT

6:34 p.m.

Respectfully submitted,

Ronald Van Rensalier
Interim Executive Director