

ITEM D

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
JANUARY 18, 2023**

PLACE: Community Room
299 Gregory Avenue
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
Joann Arroyo
Nataly Hernandez
Joanna Lara
Natasha Pearson
Daryl Smoot
Vincent Wynter

Meeting opened at 6:09 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 DECEMBER 21, 2022 BOARD OF COMMISSIONERS' MEETING.

A motion was made by Commissioner McNair, seconded by Commissioner Fernandez to approve the minutes of the December 21, 2022 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 DECEMBER 21, 2022 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'd like an explanation on Resolution 2023-04 - shared services with the agreement of the City and 2023-07 with regard to hiring a firm for temporary employment. And turning to my report, if you can look, this is the problem we're having at Vreeland with dogs. There was a little boy holding onto a dog and it lunged at me and I had to run in the other direction. He's not the only one, there are other pitbulls and dogs larger than pitbulls. Something has to be done; the pet policy has to be adhered to. One thing that came up that we're concerned about is the building on Wall Street is almost complete. What we're concerned about is parking. We're being bombarded in the most crowded part of the City of Passaic with buildings. There's a need for them, but something has to be done about the parking. I'm sure Mr. Smoot can tell you how many calls he gets regarding no parking. There are 82 parking spaces and 116 apartments. Some people have more than 1 car. When we had our family and friends event we had to have a van towed that was sitting in the lot for 3 months with Massachusetts plates on it.

- *Chairman Rodriguez: Resolution 2023-04 is going before the Board today for approval. It is a shared services agreement. As many of you may or may not know,*

Ms. Pamela Mitchell is entering her time of retirement as of December 31, 2022. She is not officially retired, but she is no longer here to run the day-to-day operations. We needed an interim Executive Director, so we're going to hopefully pass this resolution for a shared services agreement with the City where they will provide us someone with interim while complete the process of finalizing Ms. Mitchell's retirement and we can go out to find a new Executive Director. The interim is Mr. Ron Van Rensalier, who has experience with Housing. As for as 2023-07, Mr. Bernstein?

- *Mr. Bernstein: The request was made by administration to go out and seek the possibility of a temporary employment firm. No one has been hired yet. They're looking to solicit, subject to Board approval.*
- *Ms. Robinson: What was the rationale for that?*
- *Haydee Capellan: We currently have had a firm. It was Human Edge. Their agreement was for one year. There are projects within the agency that doesn't require a full time position. In section 8 there are 2 vacancies. They will help out with filing and interviews. It's a temporary matter so they will help us out.*
- *Chairman Rodriguez: I am aware of the parking issue. It is something we are working on with Mr. Smoot and the police department. I am also aware of the dog issue. What we're doing, from my understanding, is work with the City to find out what licenses were given to who, reconcile with our files, and Mr. Smoot is going assist in finding out who's supposed to have a dog and who's not supposed to. We're also looking at the policy to make it more direct.*
- *Commissioner Navarro: I thought the policy was specific to what size the dog can be.*
- *Chairman Rodriguez: I want to take a look at the policy directly. It's from a couple of years ago. There's also a fee; about \$150, which I can see may deter someone from registering their dog. So we're looking to reconcile everything with Mr. Smoot. We also need to make sure it's across the board.*

A motion was made by Commissioner Navarro, seconded by Commissioner Fernandez, 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.

Mr. Bernstein: I have -08 with me. We finally have it signed by the Union. I'm going to ask the Chairman, if the Board approves tonight, just to execute. For -09, I'm supposed to have a conversation that I've been waiting over a month for with the Union attorney. I'm supposed to talk to him tomorrow via Zoom to finalize that and we can authorize. The Chairman can execute once we finalize.

CONSENT AGENDA:

- 2023-01 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF DECEMBER 19,2022 THROUGH JANUARY 13, 2023
- 2023-02 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC APPROVING MODIFICATIONS TO THE REGULAR PUBLIC MEETINGS FOR THE YEAR 2023
- 2023-03 RESOLUTION CERTIFYING INFORMATION TO BE SUBMITTED TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) FOR FISCAL YEAR ENDING IN DECEMBER 31, 2022
- 2023-04 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC APPOINTING AN ACTING EXECUTIVE DIRECTOR
- 2023-05 RESOLUTION AUTHORIZING ATTENDANCE AND PAYMENT FOR A VIRTUAL TRAINING WITH CERTIFICATION EXAM ENTITLED “CERTIFIED OCCUPANCY SPECIALIST (COS)” FOR NATALY HERNANDEZ SPONSORED BY THE NATIONAL CENTER FOR HOUSING MANAGEMENT ON JANUARY 23-26, 2023
- 2023-06 RESOLUTION AUTHORIZING ATTENDANCE AND PAYMENT FOR A VIRTUAL TRAINING ENTITLED “QUIET QUITTING: HOW TO SPOT IT, STOP IT AND QUICKLY RE-ENGAGE & RE-ENERGIZE YOUR WORKFORCE” FOR JOANNA LARA SPONSORED BY SPIRE SOLUTIONS, INC. ON JANUARY 24, 2023 AT 1-2 PM
- 2023-07 RESOLUTION AUTHORIZING THE SOLICITATION AND AGREEMENT OF AN EMPLOYMENT FIRM TO PARTICIPATE IN OFFERING TEMPORARY EMPLOYMENT OPPORTUNITIES TO THE HOUSING AUTHORITY OF THE CITY OF PASSAIC FOR THE DURATION OF ONE YEAR
- 2023-08 RESOLUTION ADOPTING THE MOU BETWEEN HACP AND AMALGAMATED LOCAL 854
- 2023-09 RESOLUTION ADOPTING THE MOU BETWEEN HACP AND LUINA LOCAL 55
- 2023-10 RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT FOR THE PROVISION OF SHARED POLICE SERVICES WITH THE CITY OF PASSAIC FOR THE FISCAL YEAR 20232020-10 RESOLUTION

A motion was made by Commissioner Fernandez, seconded by Commissioner Navarro, 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 2023-01, 2023-02, 2023-03, 2023-04, 2023-05, 2023-06, 2023-07, 2023-08, 2023-09 and 2023-10 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:

Next meeting will be held on February 15, 2023 at Community Center at 234 Chestnut Street.

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

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

ADJOURNMENT

6:27 p.m.

Respectfully submitted,

Ronald Van Rensalier
Interim Executive Director