

ITEM D
HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
September 21, 2022

LOCATION: 14-34 East Monroe Street, Community Center
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 MEETING ACT, THE HOUSING AUTHORITY OF PASSAIC IS CONDUCTING THIS MEETING TO BE HELD AT 6:00 PM AT 220-222 SIXTH TREET COMMUNITY ROOM, PASSAIC NJ 07055, 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: Delmis Fernandez
Torise Hiller
Diane McNair- via telephone
Henry Navarro
L. Daniel Rodriguez

ABSENT: Null

ATTORNEY PRESENT: Eric Bernstein, Esq.

STAFF MEMBERS PRESENT: Jocelyn Aguilar (Passaic Affordable Housing Coalition)
Joann Arroyo
Haydee Capellan
John De La Cruz
Sully Garcia
Lismarie Guerrero
Nataly Hernandez
Clarissa Jackson
Joanna Lara
Pamela Mitchell
Tania Padilla
Natasha Pearson
Ignacio Rodriguez
Mario Vasquez
Vincent Wynter- via telephone

MEETING CALLED TO ORDER AT 6:09 p.m.

ROLL CALL:

Commissioner Fernandez: Present; Commissioner Hiller: Present; Commissioner McNair: Present (via phone); Commissioner Navarro: Present; Chairman Rodriguez: Present.

APPROVAL OF MINUTES

Approval of minutes of July 20, 2022 Board of Commissioner's Meeting.

A motion was made by Commissioner Navarro, seconded by Commissioner Fernandes to approve the minutes of July 20, 2022 Board of Commissioners' meeting.

ROLL CALL VOTE: Commissioner Fernandez: Aye; Commissioner Hiller: Aye;
Commissioner McNair: Aye; Commissioner Navarro Aye; Commissioner Rodriguez; Aye. *(Absent from July 20th meeting but did read and reviewed the minutes)*

MOTION: Minutes of July 20, 2022 Board of Commissioners' meeting approved.

REMARKS BY CITIZENS

MOTION WAS MADE BY COMMISSIONER FERNANDEZ AND SECONDED BY COMMISSIONER NAVARRO TO OPEN REMARKS BY CITIZENS.

THE FOLLOWING WAS READ: IN ACCORDANCE WITH THE OPEN PUBLIC ACT (N.J.S. 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 (5) 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 PUBLIC BODY TO PERMIT, PROHIBIT OR REGULATE THE ACTIVE PARTICIPATION OF THE 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 (5) 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.

Clarissa Jackson 585 Main Avenue #53: *I wrote something to the Board and I hope that I can get my point across within five (5) minutes. On behalf of myself and fellow coworkers we worked throughout an entire pandemic while other agencies were closed or working from home, unfortunately we did not have that luxury. We have staff that have taken on additional roles and have not been compensated. I am sure you are all aware that we are the lowest paid housing authority agency in the state of New Jersey. We have all been awaiting the results of the Cost and Analyst study that we were told was suppose to take place three years ago and yet, still nothing. Some of us were here seeking long-term careers and I say were because as you may already know I submitted my letter of resignation and this Friday will be my last day with the agency. Hopefully this will be somewhat of an eyeopener for the Board to see that they are losing good people that work hard, put in the long hours' day in and day out and have shown dedication to the agency and residents. I thank you all for granting me the opportunity to advance and grow to a position where I will be properly compensated. It took a lot of courage for me to speak up and although it may not change anything, and if it did I will not be here to witness greatness I will like to end it with this, PHA meant more to me than just nine (9) years to me, it was like a second home.*

Chairman Rodriguez: *Thanks Clarissa for her services for the last nine (9) years. When you work somewhere for a longtime people make friends in the job and I know it is always tough to move on to a different career path. First, I want to thank you and second of all wish you the best of luck. As far as the compensation part, the Board did hear you and placed a Resolution in to have a Comp. Study done, and RFP done. As a board we are just waiting for the results. As a board don't do, we aren't day to day operations. We approve things. Actually, I don't believe it was three (3) years ago that was voted in. The reason that it was put into place and we asked for the RFP for the Comp. Study is to make sure that whoever is not getting paid accordingly would be. And that was our goal as a Board when we met with the Personnel Committee the reason that went in front of the Board for vote which was approved unanimously was to make sure our staff is compensated compared to other agencies our size and for the work we do. We look forward to waiting for that report to come back and at that point we can discuss what we need to do as far as the Board. Do we have any update on where we are on the Study, Director Mitchell?*

Director Mitchell: *Mr. Bernstein is going to write our advertisement.*

Chairman Rodriguez: *Okay, so we are waiting for the RFP to come back so we can get the study done. As a Board we look forward to seeing it. It is out of our hands now, we did what we did on our side as far as approving it. Again, we are doing it because we want to make sure that everybody is compensated correctly and will help put numbers in our heads to say will this person get this and this title get that, it is the most fair way to ensure that our employees get compensated correctly. I am sorry to see you go. I hope that the career move that you are making is better for your family, for yourself, and for everything else. We look forward to hear how successful you are. From the interactions I have had with you personally, I know that you are a go-getter and you are going to go do what you need to do for yourself. I appreciate that.*

Chairman asked if other commissioners have any comments.

Commissioner Navarro: *I would like to wish you the best. I have known Clarissa since she has been in High School. I personally worked as a substitute. I have seen her develop into a professional young woman. She always demonstrated that she loved coming here and I really do wish you the best.*

Commissioner Hiller: *I have known Clarissa, she was a former student of mine as well. I just want you to be encouraged to know that when one door closes another one is opening. It takes courage to walk away from something that you know so well. Just know that something greater is around the corner and we wish you just the best. I pray for your growth and grace to continue to grow. God bless you.*

Commissioner Fernandez: *I want to wish you the best. Every time I came in it was always a smile, "hey Commissioner". Don't lose that grace. Don't lose that attitude. Keep striving, it will take you further and higher. Trust in God and the sky is the limit. Best of luck.*

Chairman Rodriguez: asks if anybody else would like to address the Board.

Commissioner McNair: *I just want to wish you well in your endeavors and let you know that I was always greeted with a smile by you and I truly appreciated specially when I became a Commissioner. Good luck with your endeavors.*

Angelica Grullon 226-Sixth St. # 3D: *No shade Jocelyn, you have been handling your business, it has nothing to do with you, don't take it personal. I have to let her know first, she has been handling business. We come here month after month, month after month, and we complain to the Board. The Board comes and dishes it all to the Executive Director. So, at the end of the day is not the Executive Director, is the management company. What do we do with this management company?*

I go in the hallway, the hallway are shitty, the walls are dirty, the rails. I am handicapped, I need the rails to walk up to the third (3rd) floor. I cannot use the rails because the rails are oxidized. Every time I walk up the rails, 'oh shit I forgot my gloves in the car'. When I take them off they are disgusting.

We come here, you guys vote it off, vote it off. In all of reality what is the Board's job? What are you guys here for? We come here, we complain, we complain, we complain. I am tired of complaining about the dirtiness in my building.

Last week was the best, they saw Jocelyn, they paint and waxed the floor. How do you wax before sweeping and mopping? The wall, with bigger shit and stain on it. Why do I got to live like this, why?

It's nice out now outside there isn't so much commotion and shit going on outside (excuse my language) but the inside is deteriorating. The poor girl doesn't have any help, give her some help. Pay these guys some more money, give them something. I know you all are tired of hearing me, because I am tired coming down to this mother.

In all of reality, what is it that the Board is suppose to do? Only do is write the resolutions, okay, so follow up. This management company, they have been slacking. It ain't Jocelyn's fault. I give

her credit she has been handling business, but she can just do so much. She got no help, the help that she do got I'm pretty sure you all are paying peanuts. Nothing is getting done. I am tired. I am tired of her telling me , I don't have no help, we have to wait, we have to wait. Why do you all have to keep waiting? I pay my rent on time. You all can't wait on my rent. If I don't pay my rent, you all are ready to take me to court, I got to pay court cost, this that, and the third. Come on now, you all got to pick up the pace. You're lacking on your macking, bro. Fire the Coalition, get a new management company, or provide them with more help. It's a shame. I really can't walk up the stairs. I literally need to hold on to the bottom rail because there is not oxidize and hold on to the wall like this (illustrates hand motions) and make sure my hand is not going to get shirt or dirt on it. Come on, I live on the third floor, it's hard for me to get upstairs. I just had surgery, I had screws in my back and in my neck. I am trying, I am trying. I pay my rent on time, I do this, I do that, but you all are not helping me. We have to do something, something has to be done, something has to give. At this point it is ridiculous. It is really really really ridiculous. You all come, you all come and look, you all fake it. We will do this, and nothing gets done. That's all I got to say.

Chairman Rodriguez: As a Board we are wondering too. At the end of the day I don't work for the Housing, I don't work, I am a volunteer overseeing the Board. There are resolutions, we are trying to make sure our employees get paid right. We are trying to get an idea of what the needs are. I can only do so much that is presented before us. There is someone that we have to hold accountable to and ultimately, it's Executive Director Mitchell, right. She's ultimately over the day-to-day operations of the Housing Authorities. I understand there are contracted negotiations that are going on now with the Coalition, going back and forth. The Passaic Housing Authority does not hire the Coalition employees. Those are the Coalition employees and what they pay them should be brought to the table to the Housing Authority so there can be a discussion done on it. As far as the Board, the resolutions are being passed, that's our job, to be presented with what is needed for the Housing Authority. The operations of it, the execution of it that is on the staff and on the Executive Director Mitchell to do that. It is unfair for the Board to say that we are not doing what we need to do because we don't, we are an independent Board that oversees the day to day and Executive Director Mitchell. Somebody is going to have to be held accountable. We are asking for Director Mitchell to provide to us as well as the Coalition. If it is Sixth Street that is going on and there are problem there then that needs to be addressed. The Coalition hires their own people, those are not the Housing Authority Employees. If there is an issue, they should be coming up to us and saying we can't do this. That's why we are negotiating a contract. We can only do what is presented to us.

Angelica Grullon 226-Sixth St. # 3D: Isn't Mr. Navarro on the Coalition Board? He is on both boards so he knows what is going on. I say, Ms. Mitchell, not for nothing Ms. Mitchell, fire the Coalition.

Chairman Rodriguez confirms that Commissioner Navarro also served on the Coalition Board.

Chairman Rodriguez reminds Ms. Grullon that her five (5) allotted minutes have been used.

Chairman Rodriguez; *Again, what is presented before us, which there are committees, there are things behind the scenes that happen. What we are presented we will look over. This Board has been more than open to make sure our staff is paid according, to make sure our residents get what they need. But unless we know what is needed, unless I know what is needed, how are we suppose to vote on something? So again, if there are issues it should be brought before us.*

Lismarie Guerrero 25 Millar Court, Paramus: *I just want to piggy-back off of what Clarissa was saying. It's not fair that we come to work every day, especially during the pandemic, and deal with the day to day problem, the attitudes, and what not, and we don't get compensated. It has been at least two years that we have been waiting for our raises. I remember Angie was working at that, calling housing authorities, trying to figure out how much people are getting paid so we may get our salary adjusted accordingly. What I want to know now is, how long is it going to take for Mr. Bernstein to finish the RFP so we can get our raises.*

Mr. Bernstein: That I can guaranteed. I got the last draft about four (4) days ago. It will be back to the Authority within the next week.

Rene Griggs 23 Aspen Place #6C: *The first two weeks of the summer program, someone called my home and told me of an issue that a young lady was told that she could not be hired because it was already too many African-Americans employed in the program. I called the Executive Director and had a meeting with said employee and I have not heard of anything else, any resolution, whatever came out of our meeting. And this same employee said that she was going to change the projectory of our lives. So, after speaking with recent graduates, two are Doctors in education, one is Wall St. financial person, who happens to be from Ghana. He does so well financially he follows around Ghana soccer team in whichever country they are playing in. Third Masters degree teachers, here in the city of Passaic. One principal that happened to be the Principal No. Six (6) school built in building nineteen (19). What projectory are you going to now change. We are tired of the superiority attitudes when people are employed. I do feel that people should be adequately compensated but it seems like when you get employed by the Housing Authority you get an air about yourself. You don't answer phones, you don't respond to tenants or clients in an approvable manner. And we are all the one that have the clock ticking, you have 10 day to comply, thirty days to comply, and sometimes we don't even get the proper response from the employees. I am here to put you all on notice that we are not satisfied, every one last of them said they are putting out money and we are going to sue this authority. Have a nice day. You have thirty (30) days after today to address my statement or we are bringing a lawsuit. All twelve (12) of us. That are financially sound to do so.*

Chairman Rodriguez: *Thank you. From the first statement, I don't like talking personnel issues, it's not appropriate...*

Rene Griggs 23 Aspen Place #6C: *No, you don't have to talk about it in here. I think you all should have a private meeting because it is coming. You have been put on notice, it is coming.*

Chairman Rodriguez: *... We will follow up on that. I am not sure what occurred, but...*

Rene Griggs 23 Aspen Place #6C: *Oh, it is coming.*

Chairman Rodriguez: *I tell everybody this is the greatest country in the world because you can ...*

Rene Griggs 23 Aspen Place #6C: *Well, you know what, I expected you to get snotty because you are the same one from the last meeting before the pandemic I addressed you for calling black male a boy, so I already know where you stand. I already know where you stand. So there for.*

Chairman Rodriguez: *Ms. Griggs we all know, alright am not going to go...*

Rene Griggs 23 Aspen Place #6C: *no, we all know that was true. We all know that was true.*

Chairman Rodriguez: *I am not here to defend that. I am not here to sit here and go back and forth.*

Rene Griggs 23 Aspen Place #6C: *Because you can't deny it. So, don't do it.*

Chairman Rodriguez: *The story is ...*

Rene Griggs 23 Aspen Place #6C: *Don't do it. Don't do it.*

Chairman Rodriguez: *Ms. Griggs, we will move on.*

Rene Griggs 23 Aspen Place #6C: *Yeah, I asked you to move on. Don't do it.*

Chairman Rodriguez: *Alright.*

Rene Griggs 23 Aspen Place #6C: *Don't do it*

Chairman Rodriguez: *Does anyone else would like to say...*

Rene Griggs 23 Aspen Place #6C: *In the next meeting our lawyers will be here so you think people playing, you all should know me- I don't play.*

Chairman Rodriguez: *I look forward to it.*

Rene Griggs 23 Aspen Place #6C: *Alright, thank you for that. Thank you. It is on tape- you look forward to it.*

Chairman Rodriguez: *Anyone else?*

Rene Griggs 23 Aspen Place #6C: *Alright, you gave us your answer. You don't have to give me thirty (30) days. I don't need your thirty (30) days. You just gave me your answer as the Chair.*

Chairman Rodriguez: *Ms. Griggs. Ms. Griggs.*

Rene Griggs 23 Aspen Place #6C: *You gave me your answer as the Chair. Thank you very much.*

Chairman Rodriguez: *Your five (5) minutes are up. Would anybody else like to speak.*

Evelyn T. Robinson 222 Sixth St. # 2D: *Also, I am here as president of the Vreeland Village Community Association and hopefully that will be able to change as soon as we get legal powers to have it change to Katie M. Johnson Community Association. Picking up on what was said, what is the contract for the Affordable Housing Coalition done, when is that up? Commissioner Navarro, no disrespect, but I think what is happening is, and I have shared this before, there are too many linkages in this board, with the Housing Authority, Board of Ed., City Council. Everything is all linked in. If there is a problem, honestly, we have been complaining about the Affordable Coalition since Leidy was here. Thans God you were able have to have Jocelyn. I feel really bad for her, I really do. You have somebody coming out, for those that don't know, we had an apartment that was really bad, she and her assistant cleaned up. They were hazmat, why I thought that was a contractor, I didn't know that was her. I was like, 'what is she doing?' What is that? We've residents who, people, who grew up in Sixth St. who applied for jobs and who have not been able to have that opportunity who prove they were comp, they were day to day under Leidy. They had applied for jobs and they have been, all because they have to see what Victor Cirilo was going to say or what the Coalition is going to say. Victor is handling the largest housing authority in the city of Newark. Why is he still over the housing, over the Coalition? I don't understand that, I don't get that. I don't understand you not asking for a clean break. If he left here, and nothing, I mean, thank you for the Turkeys that brought in November last year. Thank God. God bless him. My thing is, it ain't about that, it's about the day to day operations. 220 is the worst building and when we did the walkthrough we showed you, we showed you the feces that were on the wall. You remember, we showed you, the mailboxes, pull it open, there it is. We've shown you the discrepancies and its efficiencies at Vreeland Village. To me I feel like I have the best building, 222, move me from 222, I ain't moving, I am going to hold on to railwalk. Don't write that down. The standards that we have in our building should be in all of the building. Jocelyn, I don't know how she does it, I don't know. She got those cameras, she's been blasted because she get tickets an all of that. That is what she is suppose to do. We need assistance, we need help. I appreciate the meeting that we had, I thought that was a very positive meeting that we had via Zoom. I have my vice present here and my treasurer is here. There is a disconnect between Chestnut, Vreeland, and the Coalition. There is no accountability. You can't go to their meeting. We can't go to their meeting. I don't even know if you would be allowed to go to their meeting-you'd probably can, I don't know.*

I want to know where is the mindset of the Commissioners for the youth of Chestnut and Sixth St. All of this going on at Speer, and God bless them. I worked for the Housing Authority for twenty-three (23) years so my allegiance is for everybody but the children of Vreeland and Sixth Street and Chestnut they need the same type of assistance and attention and if their monies is not there then there needs tot be some grant money, I had to do grants for drug elimination, how is it that you have a five (5) week program three (3) trips. We had eight (8) weeks of a program, eight (8) trips. Every week those children went somewhere because we knew the parent's wouldn't go and we did what we can. That came out of a grant, that didn't come out of the Housing Authority, our salary did and the upkeep did but the program came out of a grant. There is plenty of money out here. See what can be done. I need Commissioners to say this is nice that we are voting for these services for the Boys and Girls Club. How many children are going to the Boys and Girls Club? They are so crowded up there. There is not focus on homework, there isn't. I have teachers

whose children went there and they pulled them out because they are not focusing on what we have always had on our tutorial program. It was a tutorial program and named that way because it was a tutorial program. Summer was for fun, games and education but tutorial from October to June was for homework, and our young people were the ones that were hired to work at your programs. Some of your own workers they worked in our office, they worked for our children who are now teachers, who are now professors, or are now doctors. Dr. Dean, Dr. ... Something has to be done. Can someone ask the question, how about the kids at Vreeland and Chestnut. Someone, can someone ask that question and come visit our kids. Boys & Girls Club is not the answer- they are too crowded and overwhelmed already.

Chairman Rodriguez: Thank you. The first question you asked was when the Coalition contract is up- I believe we are in negotiations, it is up already. We are discussing with them, we are waiting for their proposal and what their needs are. For the residents as far as the youth, for the other facilities I am going to ask that our Resident Committee meet and discuss those issues and discuss what we can do to come up with more programs for our youth, come up with ideas along with our Director of Resident Services and our Committee and see what we can do from there along with Director Mitchell and her recommendations.

Natasha Pearson 29 Federal St. Clifton, NJ: I first want to congratulate you, Clarissa. Your motion for moving on, your future endeavors, I wish you the best in all that you do. It is very well deserved. As Clarissa previously stated, we do have an issue with employees of the Housing Authority not being properly compensated. When you have staff doing things such as Ms. Eve mentioned that Jocelyn and her Assistant were in a unit cleaning. This is not something that property manager would normally do. But these are the things that the manager at the Housing Authority do, on a daily basis. Things that you all do not realize that we do on the daily basis- and the reason why we feel we are deserving of the raise. Now I don't know if you realize this, that there are, not only is Clarissa leaving the agency, we have quite a few more people that are planning to leave the agency because we are just tired of this, and nothing is being done about it. So, whether you care or not, I don't know, maybe not because you may just plan to slide whoever you wish to slide into the position once they are gone. However, you are not going to get the same work ethics that you get out of us. I know that you mentioned, Chairman, that the Board only signs off on resolutions, this the only authority that you all have. I think that there is a bit more to it than that, and Chair should be honest about everything here. I am praying that moving forward that you all will appreciate your staff, your residents, and actually stand up for us as you say you. I am done.

Chairman Rodriguez: Thank you. Anyone Else.

Joanna Lara 174 Malone Avenue, Belleville, NJ : I am the Director of the Housing Administration. I am talking, not just for them in general, I think someone asked me once why my staff leaves, or staff leaves in general- it is because of it. I feel even, it hurts me more, because I take the time to train them. To train them to get certified, we pay for that, you know. And then, it's like a school, we train them, we certify them, and then they leave. Doing the exact same thing they are doing making a lot more money. So now in my department alone, not only is Clarissa leaving, I have another person that has been here six (6) years that just gave me her resignation

today. And I have a fifteen (15) year staff member that is like my right hand that is leaving too. So in less than a month I have three (3) employee that they are not asking for a lot, they are just asking to be compensated. That is why I am talking. We are more with them than our own family. I take my time training them. I don't leave at four (4), four thirty (4:30), I be there six (6), seven (7), eight (8) o'clock. Sometimes coming in on Saturdays to make sure that the work is done to satisfy our clients, our landlords. And that is the reason why I am talking right now, I don't want to keep losing staff. Every person that comes to work here, when I tell them the salary, they laugh. I don't want to keep going through this over and over. It's also, it is me because I need to cover for the people that are leaving and is not fair to me, it's not fair to them, and is not fair to the Housing Authority. Thank you.

Chairman Rodriguez: *Thank you.*

Ruby Straight 14-34 East Monroe Street #6B: *I am glad I don't have these problems that these other people have, and I am glad that I don't work for any of you. I come in here to thank you to the Commissioners for having that cookout, I thank you for doing that for us because we need things like that. We live here, we need help, we need support for us. I come here to give you a thank you card for the cookout. I hope you give us another one next year too.*

Board thanks Ms. Straight

Chairman Rodriguez: *Anyone else?*

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

Commissioner Hiller: *Before we close, I just want to say this, we appreciate all of the concerns that have been addressed on today. I want to say, because I know I am newly to this position and so I am here to learn, I am here to listen, and I am also here to lead. I am still learning the ropes of this. However, without the people there is no Authority. Whatever we can do to listen and to continue to execute in the authority that we have been giving, then that is what we will do. It is unfortunate of somethings that has taken place, I don't know all of it, but I pray that we will come to a resolution sometime soon. I am just here, I am, we are listening. We are listening. I just felt the need to say that. We appreciate each of you.*

Chairman Rodriguez: *Thank you. Motion is on the floor. I need a roll call, please.*

ROLL CALL VOTE: Commissioner Fernandez: Aye; Commissioner Hiller; Aye;
Commissioner McNair: Aye; Commissioner Navarro; Aye; Chairman Rodriguez: Aye.

Chairman Rodriguez: *Before we move on, I am going to ask the Executive Director Mitchell, to come together with the Personnel Committee, the Finance Committee so we can go over some of the compensation of the non-union employees right now and see if there is any median or studies that we have until we wait for the audit to come out.*

Chairman Rodriguez asks Mr. Bernstein and Director Mitchell if there is a need for Executive Session.

Both stated no.

Chairman Rodriguez asks that item 2022-64 on the agenda be tabled until next month so the Finance Committee may review with the Executive Director.

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 ITEMS 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.

CONSENT AGENDA ITEMS:

- | | |
|---------|---|
| 2022-52 | RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF JULY 18, 2022 THROUGH SEPTEMBER 16, 2022. |
| 2022-53 | RESOLUTION APPROVING THE 2023 PHA AGENCY PLAN. |
| 2022-54 | RESOLUTION AUTHORIZING THE HIRE OF AN ACCOUNTING ASSISTANT. |
| 2022-55 | RESOLUTION CONFIRMING THE HIRE OF AN ASSISTANT PROPERTY MANAGER. |
| 2022-56 | RESOLUTION AUTHORIZING EXTENDING ASSIGNMENT FOR BARBARA RIVERA IN THE CAPACITY AND TITLE OF TEMPORARY PROJECT ASSISTANT THROUGH DECEMBER 30, 2022. |
| 2022-57 | RESOLUTION APPROVING AN EXTENSION TO THE EXISTING CONTRACT TO NICKEL ELECTRIC, INC. FOR ELECTRICIAN SERVICES AT ALL HOUSING AUTHORITY SITES FOR A PERIOD OF ONE (1) ADDITIONAL YEAR WITH THE SAME TERMS IN THE AMOUNT NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000.00). |
| 2022-58 | RESOLUTION AUTHORIZING ATTENDANCE AND PAYMENT FOR AN ONLINE TRAINING AND CERTIFICATION EXAM BY THE DIRECTOR OF HOUSING ADMINISTRATION JOANNA BETANCOURT-LARA ENTITLED "TAX CREDIT SPECIALIST" ON OCTOBER 17-20, 2022. |

- 2022-59 RESOLUTION ENTERING INTO A PRELIMINARY MEMORANDUM OF UNDERSTANDING (MOU) FOR THE “FULL-SERVICE COMMUNITY SCHOOLS PROJECT” PROPOSED BY THE PASSAIC PUBLIC SCHOOLS.
- 2022-60 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO M & N CONSTRUCTION SERVICES, INC. FOR THE CHIMNEY MODIFICATIONS AT HARRY K. HECHT AND JOHN J. MURPHY APARTMENTS IN AN AMOUNT NOT TO EXCEED TWO HUNDRED SIXTY-EIGHT THOUSAND DOLLARS (268,000.00).
- 2022-61 RESOLUTION AUTHORIZING ATTENDANCE AND PAYMENT FOR A WEBINAR BY TEN (10) HACP STAFF MEMBERS SPONSORED BY E & A TEAM ENTITLED “FAIR HOUSING” ON OCTOBER 12, 2022.
- 2022-62 RESOLUTION ADOPTING A FIELD TRIP POLICY AND PROCEDURES FOR THE HOUSING AUTHORITY OF THE CITY OF PASSAIC (HACP) YOUTH PROGRAMS.
- 2022-63 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC (HACP) TO ENTER INTO A SHARED SERVICES AGREEMENT WITH THE HOUSING AUTHORITY OF BERGEN COUNTY (HABC).
- ~~2022-64 RESOLUTION APPROVING A COLLECTIVE BARGAINING BETWEEN HOUSING AUTHORITY OF THE CITY OF PASSAIC (HACP) AND LOCAL UNION 854 AFFILIATED WITH ALMAGATED TRANSIT WORKERS.~~
- 2022-65 RESOLUTION AUTHORIZING THE HIRE OF A TENANT INTERVIEWER.

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

ROLL CALL VOTE: Commissioner Fernandez: Aye; Commissioner Hiller; Aye;
Commissioner McNair: Aye; Commissioner Navarro; Aye; Chairman Rodriguez: Aye.

Motion: Resolutions 2022-52, 2022-53, 2022-54, 2022-55, 2022-56, 2022-57, 2022-58, 2022-59, 2022-60, 2022-61, 2022-62, 2022-63, 2022-65. Approved.

EXECUTIVE SESSION

None.

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 LIAISON

Submitted.

OLD BUSINESS

None.

NEW BUSINESS

Chairman Rodriguez shares the successful event of renaming Vreeland Village to Katie M. Johnson Housing Complex. Expresses appreciation to Director Mitchell and Haydee, and the Board for their collaboration.

Announces that last night the Mayor and City Council voted the proclamation that every third (3rd) Saturday in August will be Katie M. Johnson Community Day. Sixth Street will be closed off so the City of Passaic may partake in celebrating.

Next Board meeting will be on October 19th, at 299 Gregory Avenue-Community Center.

ADJOURNMENT

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

ROLL CALL VOTE: Commissioner Fernandez: Aye; Commissioner Hiller; Aye;
Commissioner McNair: Aye; Commissioner Navarro; Aye; Chairman
Rodriguez: Aye.

6:52pm adjournment.

Respectfully Submitted,

Pamela Mitchell
Executive Director