

**ITEM D**

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

PLACE: Community Room  
234 Chestnut 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: Joann Arroyo  
Glenny Candelaria  
Ron Van Rensalier  
Vincent Wynter  
Ana Zielinksa – Passaic Affordable Housing Coalition

Meeting opened at 6:05 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 JANUARY 18, 2023 BOARD OF COMMISSIONERS' MEETING.**

A motion was made by Commissioner Navarro, seconded by Commissioner McNair to approve the minutes of the January 18, 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 JANUARY 18, 2023 BOARD OF COMMISSIONERS' MEETING APPROVED.***

### **AUDIT REPORT PRESENTATION BY RICH LARSEN.**

## **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.

**Angelica Grullon – 220 Sixth St. Apt. 3D:** I didn't come last year after I got inspected because I assumed he wrote down on his report the disgustingness of my bathroom. The paint on my tub is chipping; and my bathroom can't hold another mold stain. I emailed Jocelyn the pictures and spoke with her. Her solution was using the bathroom in a different unit on the first floor that is vacant. I live on the first floor. I have back problem and have issues going up and down the steps. I met Ana today and explained to her and showed her the pictures. I've never seen anyone have so much common sense. I am really glad she's here. She asked if Jocelyn offered to put me in a hotel. I almost cried because that is what I have been asking of Jocelyn. They're going to have to tread the walls with some chemicals. My child and I have asthma and cannot be in the unit. Then they have to re-glaze the bathtub and the tub can't be used for two days because that is how long it takes for it to dry. I see another BMW was hired, so now we have three. Is the cleaning schedule now every other day in the buildings? I saw them yesterday. They didn't

clean, they just picked up the garbage in the hallway. They didn't sweep and mop. Parking – I got home at 1:30am and could not find parking in any of the four parking lots. Meanwhile there are cars with Maryland plates, Georgia plates, temporary plates parking everywhere and there is a household with four vehicles – two of which are commercial. I had to park in front of the dumpster for two minutes because I had to use the bathroom. By the time I came back downstairs, my car was gone. They towed my car. And now I'm upset because not too long ago they called my cell phone at 2:00am to let me know I was parked in front of fire hydrant on the street. If they had the courtesy to call me when I was parked in front of the hydrant in the street, why didn't they give me the same courtesy when I was parked in front of the dumpster? Then I was told by the police department they can't tow vehicles. They towed mine! There are cars parked for long periods of time without moving. My car was parked for two days and they called me asking if I needed help towing my car.

**Ann Robinson – 228 Chestnut St:** I'm president of the Council for the buildings. Since the Coalition took over, work is not being done like it's supposed to. Jocelyn was told two times not to have anything to do in this rec room. She called me last week and said we need to go in and clean the rec room. I said I'm not cleaning anything because that's what maintenance is for. It's been one thing after another with her and I'm fed up. So I feel like I'd really like to resign and then she can do anything here that she wants to. Then, as you can see in my report, there's a girl that works in 52 that has a nasty attitude. She got nasty with me twice. I'm not no little girl; I'm 77 years old. She talked to me like I talked to her. I don't go up there cursing at her and I'd like to get the same respect.

**Evelyn T. Robinson – 222 Sixth St. Apt. 2D:** Welcome back Mr. Van Rensalier. We've worked many years together. As I have stated in my report, he's always had an open ear when it came to the residents, even if we disagree. The day he came in he called me and said he wants to sit down and go over what's happening with Vreeland and I appreciated that because that has not been happening. I thank you for that and I publicly help you. I keep repeating myself in these reports and I would like an update on the renovations. We had a tour with Haydee, but no response. I would like to know what's happening. There ended being a backup of sewage in our center and we lost a lot of stuff again. Something has to be done so there are preventative measures and we are not just reacting. The parking – I don't even have a car, but I get the complaints. Something has to be done. Spring is coming. Folks are starting to hang out already. They can sit on top of the hill and see when the police are coming. Why isn't the police patrolling? We have a quarter million budget with the police. We don't need police drive-bys. We need them walking the beat.

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.

**Chairman Rodriguez:** *If I may, before we move one, some of the issues that have been addressed here from the residents, especially from Vreeland. One of the things brought up a couple of months ago about the people hanging out and stuff like that. Once again, I'd like to reiterate. If the police officers go and ask people to disperse and ticket cars they identify don't belong and even tow them, we also need the other side. We can't complain that they're harassing people or*

*giving too many tickets or towing too many cars. Now we're on the other side. So what do we do now? Tell the cops to back off? We can't play both sides. Residents have to spread the message. We need the support of the residents. As far as the dog issue, it is being addressed.*

## **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: Chairman, just for the purpose of record, 2023-12 cite 40A:5A-17.*

2023-12 RESOLUTION CERTIFYING THAT PURSUANT TO N.J.S.A 40A:5A-17 EACH COMMISSIONER HAD PERSONALLY REVIEWED THE ANNUAL INDEPENDENT FINANCIAL AND COMPLIANCE AUDIT OF AUTHORITY PROGRAMS FOR THE PERIOD JANUARY 1, 2021 THROUGH DECEMBER 31, 2021

A motion was made by Commissioner Hiller, seconded by Commissioner McNair, to approve Resolutions 2023-12.

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

## **CONSENT AGENDA:**

2023-11 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF JANUARY 16, 2023 THROUGH FEBRUARY 10, 2023

2023-13 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT FOR SERVICE, REPAIR AND MAINTENANCE OF CLOSED-CIRCUIT TELEVISION, SURVEILLANCE SYSTEMS AND EQUIPMENT AT ALL AUTHORITY SITES FOR A PERIOD OF ONE (1) YEAR IN AN AMOUNT NOT TO EXCEED FIFTY-THOUSAND DOLLARS (\$50,000.00).

2023-14 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AWARDING A CONTRACT FOR ELEVATOR MAINTENANCE AND REPAIR AT THE HECHT AND MURPHY APARTMENTS FOR A TWO (2) YEAR PERIOD IN THE AMOUNT OF NINETEEN THOUSAND NINE HUNDRED SIXTY-EIGHT DOLLARS AND NO CENTS (\$19,968.00)

2023-15 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING THE AWARD OF A CONTRACT FOR THE FURNISHING AND DELIVERY OF ONE (1) 2023 GMC TERRAIN OR EQUIVALENT VEHICLE

- 2023-16 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING THE AWARD OF A TWO (2) YEAR CONTRACT FOR LANDSCAPE/GROUNDS MAINTENANCE SERVICES AUTHORITY OF THE CITY OF PASSAIC FOR THE DURATION OF ONE YEAR
- 2023-17 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO XCLUSIVEPC AND I.T. FOR MANAGED INFORMATION TECHNOLOGY SERVICES AND SUPPORT FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION TO EXTEND FOR ONE (1) ADDITIONAL YEAR AT AN ANNUAL FEE OF THIRTY THOUSAND DOLLARS (\$30,000) PER YEAR.
- 2023-18 RESOLUTION AUTHORIZING THE ANNUAL RENEWAL FOR SOFTWARE SUPPORT AND UPDATE SERVICE WITH TENMAST SOFTWARE IN AN AMOUNT NOT TO EXCEED THIRTY-THREE THOUSAND THREE HUNDRED ONE DOLLARS AND FORTY-FOUR CENTS (\$33,301.44)
- 2023-19 RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC TO SOLICIT FOR REQUEST FOR PROPOSALS FOR TECHNICAL CONSULTING SERVICES

A motion was made by Commissioner Fernandez, seconded by Commissioner Hiller, 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 2023-11, 2023-13, 2023-14, 2023-15, 2023-16, 2023-17, 2023-18 and 2023-19 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:**

- Commissioner Navarro: I have a questing regarding Section 8. I have a lot of people telling me that their portions of rent are going up. Is that Housing Authority wide? Are all Section 8 vouchers going up?

- Mr. Van Rensalier: We are exploring that. Part of the issue is that the rents are low. So we are conferring with HUD so that we can raise the payment standard. So that owners can rent their apartments at a higher rate.

- Chairman Rodriguez: I would like to welcome Mr. Van Rensalier as the interim right now. I appreciate his knowledge and experience. He loves his City and the residents. I know from speaking to him, he is very passionate about the residents. I want to give him the opportunity to say a couple of words, if he would like.

*- Mr. Van Rensalier: I would like to thank the Board of Commissionres and the City for their support. I see a lot of familiar faces. I'm very glad to be back. It's like coming home again. I look forward to working with and serving the residents for another opportunity. Thank you again. I also have some information for Commissioners that is going to commence this Friday. If any commissioner to go online and register. You can reach out to former Executive Director, Mr. Cirilo if you have any questions.*

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.

*- Chairman Rodriguez: The next meeting is on March 15, 2023 at 5:00 at City Hall. It is the Women's History Month Celebration.*

### **ADJOURNMENT**

6:39 p.m.

Respectfully submitted,

Ronald Van Rensalier  
Interim Executive Director