

ITEM D

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

PLACE: Community Room
220-222 Sixth 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 Rhodes, Jr.
L. Daniel Rodriguez

ABSENT: Henry Navarro

ATTORNEY PRESENT: Eric M. Bernstein, Esq.

STAFF MEMBERS PRESENT: Jocelyn Aguilar – Passaic Affordable Housing Coalition
Joann Arroyo
Glenny Candelaria
Lismarie Guerrero
Joanna Lara
Natasha Pearson
Ron Van Rensalier
Mario Vasquez
Daryl Smoot – PPD, Security Liaison
Lt. Enrique Hernandez – PPD

Meeting opened at 6:11 p.m.

ROLL CALL:

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

Chairman Rodriguez: Commissioner Navarro asked to be excused. He will try to make it a little later. I would like to acknowledge the presence of our Mayor, Mayor Hector C. Lora.

APPROVAL OF MINUTES

APPROVAL OF MINUTES OF THE JUNE 21, 2023 BOARD OF COMMISSIONERS' MEETING.

A motion was made by Commissioner McNair, seconded by Commissioner Hiller to approve the minutes of the June 21, 2023 Board of Commissioner's Meeting.

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

MOTION: MINUTES FOR THE JUNE 21, 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.

Rene Griggs – 23 Aspen Pl. Apt. 6C: I would like to thank young Henry Rhodes, Jr., not only for taking on the task of being our resident Commissioner, but jumping right in there and helping facilitate some much needed items to the Speer Village Summer Youth Program. Thank you on behalf of the residents of Speer Village for the pool table, foosball, tvs, etc. It was much needed and much appreciated. And to Resolution #60, I am so happy to hear this might be happening. I

have worked with Ron Van Rensalier since 1991 with Housing issues, needs and concerns. His compassion, knowledge, commitment, sincerity and trustworthiness he has gained over the years with the residents makes us very happy glad that this is coming to pass. Mario Vasquez, who's in the office by himself, I told him when I get a lot of complaints from tenants, I know he's doing the right thing. And I get a lot of complaints, so I know he's doing the right thing. I hope that you work along with him. Let him get the education and support that he needs. Help him bring someone else in that office to help him and facilitate the daily needs of the residents of Speer Village. Natasha is greatly missed, but we're glad about her advancement.

Evelyn T. Robinson – 222 Sixth St. Apt. 2D: Welcome to Vreeland Village Community Center and Katie M. Johnson Complex. Mr. Van Rensalier, I started working with you on July 1, 1990. You are a strong supporter of our youth. Residents would come to you with issues and nothing was ever violated. Your doors were always open. You oversaw all of the sites and I saw you work very hard. I ask the Lord to continue blessing you. I congratulate you on your hard work and dedication. You earned this. I congratulate the Board on their selection of Mr. Van Rensalier. We deserve to have someone of his caliber and experience to be over us as Executive Director. I congratulate all those who are moving up, who I've watched grow. I hope those who are alone, as Mr. Vasquez, get the help they need. It's not fair to leave them short-handed.

A motion was made by Commissioner Fernandez, seconded by Commissioner McNair, 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: Absent; Commissioner Rhodes: Aye; Chairman Rodriguez: Aye.

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.

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

Chairman Rodriguez asks that 2023-60 be considered separately.

Chairman Rodriguez: I want this vote to be done separately, because it is worthy of having a separate vote.

CONSENT AGENDA:

2023-52 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF

JUNE 17, 2023 THROUGH JULY 12, 2023

- 2023-53 RESOLUTION AUTHORIZING AN AWARD OF CONTRACT TO BRAVO LANDSCAPING, LLC FOR LANDSCAPE/GROUNDS MAINTENANCE SERVICES AT ALL HACP SITES
- 2023-54 RESOLUTION AUTHORIZING AN AWARD OF CONTRACT TO EFA RENTAL RESOURCES, LLC FOR HQS SUPERVISORY INSPECTIONS
- 2023-55 RESOLUTION AUTHORIZING AN AWARD OF CONTRACT TO EFA RENTAL RESOURCES, LLC FOR HQS INSPECTION SERVICES FOR HACP RAD/PBV/LIHTC PROPERTIES
- 2023-56 RESOLUTION AUTHORIZING ATTENDANCE AND PAYMENT FOR LIVE WEBINAR FOR TWO (2) HACP EMPLOYEES
- 2023-57 RESOLUTION CONFIRMING THE HIRE OF A BOOKKEEPER
- 2023-58 RESOLUTION FOR MEMBER PARTICIPATION IN THE EDUCATIONAL COOPERATIVE PRICING SYSTEM
- 2023-59 RESOLUTION AUTHORIZING AN AWARD OF CONTRACT TO ERIC M. BERNSTEIN AND ASSOCIATES, LLC FOR LABOR COUNSEL
- 2023-61 RESOLUTION APPOINTING A REGISTERED PUBLIC PURCHASING SPECIALIST

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

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

MOTION: RESOLUTIONS 2023-52, 2023-53, 2023-54, 2023-55, 2023-56, 2023-57, 2023-58, 2023-59 and 2023-61 APPROVED.

- 2023-60 RESOLUTION AUTHORIZING THE APPOINTMENT OF AN EXECUTIVE DIRECTOR

A motion was made by Commissioner Fernandez, seconded by Commissioner McNair, to approve Resolution 2023-60.

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

MOTION: RESOLUTION 2023-60 APPROVED.

Chairman Rodriguez: Congratulations, Executive Director! I would like to take a break to allow our Mayor of the City of Passaic to say a few words.

Mayor Hector C. Lora: I came to inform Ron that you are no longer employed. You found a job that quick?! That's amazing! Honestly, Ron, it's an emotional day. With you having had so much experience, you have served nobly with great character and distinction. You have moved projects along with direct progress to the City. Previously mentioned are your willingness to understand the community, the sensitivity of confidentiality, trust and understanding. You now have a specific role to advocate for individuals who are often vulnerable, marginalized, lacking their voices be amplified by those who are on platforms and are entrusted the responsibility to do so. You are trusted with the awesome responsibility of working with these individuals of the Board, who volunteer their hours to be champions of this community. I want to say to God be the Glory because not once has he ever turned on you or turned his back on you. You are not here as a result of the hands of man. You are not here on the whims of politicians or officials of leaders or even the pressure of community. You are here to do a work God has placed you here to do. In the end, you will be accountable to Him. To this Board: Congratulations. Each of you was appointed with a desire that your representation and decisions be a reflection of the greatest needs of this community. I am so very proud of each and every one of you as Commissioners. You have not always agreed with me, but there hasn't been a single moment where I have doubted you.

Executive Director Ronald Van Rensalier: What a surreal moment. After 44 years beginning my professional Housing career at Passaic Housing Authority as a Building Maintenance Worker, I have just been hired as the new Executive Director. First, I want to thank God for his continuous blessings. Through Him, all things are possible. I want to acknowledge three very special women who mentored me during my career, who are absent from the body but are present in the spirit: my mother, Grace Van Rensalier, Katie Hooks and Katie Johnson. I would like to begin by thanking Mayor Hector C. Lora, who's guidance, support and encouragement made this possible. In addition, I want to thank my many Housing colleagues, coworkers, friends, family and especially residents who throughout the years were instrumental in my success. A special acknowledgement goes out to my friend and mentor, Rene Griggs "swiss cheese, swiss cheese". Finally, I would like to thank Chairman L. Daniel Rodriguez, who's support has been unwavering. And for all the Commissioners for the trust and confidence which you have placed in me. I look forward to this long journey of service to our residents, providing a pathway to a place of love, hope and dreams. Home is where love resides, memories are created, friends always belong, and laughter never ends.

All Commissioners thank and express their support to newly appointed Executive Director Ronald Van Rensalier.

EXECUTIVE SESSION

None.

CORRESPONDENCE

Submitted.

COMMITTEE REPORTS

None.

RESIDENT COUNCIL REPORTS

None.

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:

- Chairman Rodriguez: There is a presentation we would like to do. We have a new Commissioner. He has stepped up and gave back to the Rec Room at Aspen Place. A Certificate of Appreciation is presented Commissioner Henry Rhodes, Jr. for his generous donations to the Alfred Speer Village Summer Program.

- Glenny Candelaria: On behalf of the Summer Program staff and myself, we want to express our gratitude for everything you have done so far. Since day one, you didn't ask any questions; you just saw what we needed and made it happen. We learned today that you also donated a PlayStation 5 to the kids. You're amazing. Thank you so much. You've been a blessing.

-Commissioner Rhodes, Jr.: I'm appreciative of everyone giving me all of the credit, but it's not just me. There's a lot of people that are a part of Speer Village and outside of Speer Village that I went to and asked for help and they helped us. Even though a lot of them are not here to hear it, I want to give a shout out to them. I appreciate everybody. I just did what my heart told me to do. I love the youth. I give back to them. We have our organization, Coaches Association of Passaic, who also helped out a lot in everything that we did. Thank you, again.

-Mayor Lora: On Saturday we have our citywide campout. We encourage kids from the program to sign up. We have tents for children and families who don't have tents. Also, the City would like the Commissioners to consider allowing us to have a campout right at Housing. We'll have stargazing and the movies. We are willing to do it here on Sixth Street and on Aspen.

Commissioner McNair makes a motion to have a campout at Speer Village and Vreeland Village. Commissioner Hiller seconds the motion. All Commissioners present (Fernandez, Hiller, McNair, Rhodes and Rodriguez) vote Aye.

The next public meeting will be held on September 20, 2023 at 6:00 pm in the Community Room at 14-34 East Monroe Street.

Katie M. Johnson Day is August 19th.

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

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

ADJOURNMENT

6:46 p.m.

Respectfully submitted,

Ronald Van Rensalier
Executive Director