

ITEM D

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
APRIL 19, 2023**

PLACE: Community Room
14-34 E. Monroe 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 – arrived at 6:07 pm
L. Daniel Rodriguez

ABSENT: null

ATTORNEY PRESENT: Brian Hak, Esq.

STAFF MEMBERS PRESENT: Glenny Candelaria
Lismarie Guerrero
Wanda Estevez
Joanna Lara
Natasha Pearson
Darryl Smoot – Passaic Police Liaison
Ron Van Rensalier
Anna Zielinska – Passaic Affordable Housing Coalition

Meeting opened at 6:03 p.m.

ROLL CALL:

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

APPROVAL OF MINUTES

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

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

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

MOTION: MINUTES FOR THE MARCH 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.

Kenyana Brown – 286 Chestnut St: Received recertification papers in July. Did not receive papers back until November. Overpaid her rent in October because she got her letter late. Has been receiving notices saying that she owes money, but she has been paying her rent every month; have receipts to show that. I don't owe any balance. I have a new worker that no one ever told me about. I have been trying to get in contact with someone to figure out who is doing the calculations and why I'm being charged when I do not owe anything. I have my date stamped money order receipts to prove it.

- *Interim Executive Director Van Rensalier: I will have my assistant, Lismarie, reach out to you to work out any issues you have.*

Charleen Jackson – 221 Sixth St. Apt. 3A: I have a complaint about the security on Sixth St. My car was almost broken into on Sunday. Several cars have been broken into on Sixth St. We need more security out there. My husband saw them from the window trying to break into my car. The cameras aren't working. Police are not patrolling. They come after the fact. Something

needs to be done. I'm hoping Darryl can get the Sheriff's department to come down there because it seems like Passaic Police Department has too much going on that they can't help us out. I have pictures.

- *Chairman Rodriguez: We have a shared agreement with the City of Passaic. Although they are busy doing other stuff, they also have a responsibility to the Housing Authority. I know we've been talking lately about security issue. We'll continue talking with Smoot to make sure that he is involved on what's going on. We also have Lt. Hernandez here, who works with the Police Department, that'll bring back that information to the Officers to make sure that they are patrolling more because we don't want that to be a problem. We'll make sure that it gets addressed. If something doesn't get addressed, please reach out to Executive Director, Mr. Van Rensaler, or you can come back here in front of the Board.*

Evelyn T. Robinson – 222 Sixth St. Apt. 2D: I didn't receive my packet today. I'd like to have it for my records. Last night, someone tried to steal a motorcycle. My VP saw it and they drove off and the bike fell off the truck. I think it's so quiet on Sixth St, and with the camera situation and lights not working. After our meeting, we are going to walk the site and check lights that are out. We'll take pictures and videos and send it to our Manager as well as the Interim Executive Director. We're very pleased with the Easter Egg Hunt that we had. I'd like to give another shout out to our manager. We don't even ask for anything and she just shows up with things. I also commend the residents. They showed up and showed out. We received a lot of donations. We're planning fund raisers to go back to what we had before. We'd like to have a Moving Up Ceremony for Pre-K all the way up to the adults who are finishing high school. That will be in June. We'll have a car wash. Of course, we'll obtain all the permits we need through the City. We're open to ideas. We welcome all of you to attend to our meetings. We're getting a lot of folks coming down who have no business hanging around our complex. We have always advocated working with the City of Passaic Police Department, but it seems like the best coverage we had was when we had the contract with the County Police. It's nothing personal it's about our well-being and the safety and security of the residents.

- *Chairman Rodriguez: We're going to get a Building Grounds and Security Meeting scheduled to discuss what's going on. As far as the lights, I know the police go around and do a great job identifying lights that are out throughout the Housing Authority. You can get together with Darryl to go over what they have identified and maybe add on others they don't have. As far as the meetings, you have invited. Just for the record, we cannot all go at the same time because of the Sunshine Law. So if one or two of us can go that is okay. I saw the pictures of the Egg Hunt, it looked great. The last thing is: let me know how I can get one of those hoodies. I want to get one.*

Ann Lewis – 224 Sixth St. Apt. 2A: We have big rats running around. They jump at you when you're out there.

- *Chairman Rodriguez: Unfortunately, it's a citywide issue. Mostly a downtown problem right now. So as development is happening, it's waking up the rats and they are going to other areas. So it's not just Sixth St. The City is trying to work with the properties on the issue.*

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:

- 2023-31 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF MARCH 11, 2023 THROUGH APRIL 14, 2023
- 2023-32 RESOLUTION CONFIRMING PAYMENT FOR TRAINING FOR DIANE MCNAIR
- 2023-33 RESOLUTION APPOINTING A FUND COMMISSIONER TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND
- 2023-34 RESOLUTION RESCINDING CHANGE OF TITLE FOR JOHN DELACRUZ
- 2023-35 RESOLUTION CONFIRMING CHANGE OF TITLE FOR LISMARIE GUERRERO
- 2023-36 RESOLUTION CONFIRMING HIRE OF ADMINISTRATIVE CLERK
- 2023-37 RESOLUTION AUTHORIZING PAYMENT FOR MEMBERSHIP FEES
- 2023-38 RESOLUTION AUTHORIZING TRAVEL FOR LIHTC TRAINING
- 2023-39 RESOLUTION APPROVING AGREEMENT WITH PASSAIC COUNTY WORKFORCE DEVELOPMENT

A motion was made by Commissioner McNair, 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 2023-31, 2023-32, 2023-33, 2023-34, 2023-35, 2023-36, 2023-37, 2023-38 and 2023-39 APPROVED.

EXECUTIVE SESSION

None.

CORRESPONDENCE

Submitted.

COMMITTEE REPORTS

Personnel: We are continuing to look at positions that are open. As well as making sure that we compensate and get accurate staff.

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:

- Chairman Rodriguez: I just want to let the residents know, there is an election coming up on April 25th for the Board of Education. There are three seats up. There is also a budget question for the school, based on moving the budget forward. On May 9th there is another election for City Council. Voting is important. We fought for the right to vote. We're hoping that people come out and vote.

On May 6th, at the stadium, Passaic baseball and softball is having an alumni game. For the first time, we are also having a baseball clinic for special needs children and adults. It's a free event at the stadium.

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

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

The next meeting is May 19 in the community room at 33 Aspen Place.

ADJOURNMENT

6:23 p.m.

Respectfully submitted,

Ronald Van Rensalier
Interim Executive Director