

ITEM B
HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
JANUARY 25, 2012

PLACE: COMMUNITY CENTER
299 GREGORY AVENUE
PASSAIC, NEW JERSEY 07055

READING OF THE OPEN PUBLIC MEETINGS ACT:

Mr. Cirilo: As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the meetings of the Board of Commissioners of the Housing Authority of the City of Passaic has been given by publishing the annual schedule of meetings, which provided the date, time and place of said meetings to the Herald News and the Record on December 30, 2011. Notice of the annual schedule of meetings was also posted at the City of Passaic's bulletin board on December 28, 2011 and at all HACP developments on January 10, 2012.

PRESENT: Nancy Everett, Commissioner
Germaine Gibson, Commissioner
Maria Guzman, Commissioner
Beatrice Johnson, Commissioner
Angel LaBoy, Commissioner
Terrence Corrison, Esq.

ABSENT: Darien Allen, Commissioner

STAFF MEMBERS PRESENT: Joann Arroyo
Douglas Barber
Victor Cirilo
Jose Colon
Jeffrey C. Gorley
Angelica Marti
Joanna Lara
Pamela Mitchell
Bárbara Rivera
Evelyn Robinson
William Snyder
Vincent Wynter

Meeting opened at 7:00 p.m.

APPROVAL OF THE DECEMBER 21, 2011 BOARD OF COMMISSIONERS' MEETING.

ACTION: APPROVED.

A motion was made by Commissioner Guzman, seconded by Commissioner Gibson to approve the minutes.

On roll call vote: Commissioner Everett: Yes; Commissioner Gibson: Yes;
Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes.

REMARKS BY CITIZENS:

Several residents spoke regarding Housing Authority issues.

RESOLUTIONS APPROVED BY CONSENT AGENDA:

- 2012-1 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD DECEMBER 19, 2011 THROUGH JANUARY 23, 2012.
- 2012-2 RESOLUTION APPROVING AN AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AND BERKELEY COLLEGE TO PARTICIPATE IN AN OFF- CAMPUS FEDERAL WORK STUDY PROGRAM.
- 2012-3 RESOLUTION TO DESIGNATE VINCENT WYNTER AS THE AFFIRMATIVE ACTION OFFICER OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC.
- 2012-4 RESOLUTION AUTHORIZING APPROVAL OF THE RESIDENT SERVICES ACTIVITIES BUDGET OF THE ALFRED SPEER VILLAGE RESIDENT COUNCIL, INC. FOR THE FISCAL YEAR OF 2012 IN AN AMOUNT NOT TO EXCEED NINE THOUSAND FIVE HUNDRED DOLLARS (\$9,500.00).
- 2012-5 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING APPROVAL OF THE RESIDENT SERVICES ACTIVITIES BUDGET OF THE CHESTNUT GARDENS RESIDENT COUNCIL, INC. FOR THE FISCAL YEAR OF 2012 IN AN AMOUNT NOT TO EXCEED \$1,725.00.
- 2012-6 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING APPROVAL OF THE RESIDENT SERVICES ACTIVITIES BUDGET OF THE VREELAND VILLAGE COMMUNITY ASSOCIATION, INC. FOR THE FISCAL YEAR OF 2012 IN AN AMOUNT NOT TO EXCEED TWO THOUSAND EIGHT HUNDRED SEVENTY FIVE DOLLARS (\$2,875.00).
- 2012-7 RESOLUTION AUTHORIZING A CONTRACT WITH THE CITY OF PASSAIC FOR POLICE PATROL SERVICES AT A RATE OF TWO HUNDRED EIGHTY THOUSAND DOLLARS (\$280,000) PER YEAR WITH A ONE (1) YEAR OPTION.

- 2012-8 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM CENTEREACH, NY BY CHARMAINE SHEPHERD-RIVERA AND MICHELLE FALVO FOR THE PURPOSE OF ATTENDING A NAN MCKAY & ASSOCIATES "HCV SPECIALIST SEMINAR AND CERTIFICATION EXAM" ON MARCH 19-23, 2012.
- 2012-9 RESOLUTION APPROVING A SALARY COMPARABILITY STUDY AS REQUIRED BY PIH NOTICE 2011-48.
- 2012-10 RESOLUTION AUTHORIZING AN AWARD OF A BLANKET PURCHASE ORDER TO P.C. RICHARD AND SON FOR SEVENTY (70) 18 CU.FT. REFRIGERATORS, THIRTY (30) GAS STOVES WITH ELECTRIC SPARK- THIRTY INCHES (30") WIDE, FIFTEEN (15) GAS STOVES WITH ELECTRIC SPARK –TWENTY FOUR INCHES (24") WIDE, FOUR (4) ELECTRIC STOVES – TWENTY (20") INCHES WIDE, TWO (2) ELECTRIC STOVES – THIRTY INCHES (30") WIDE, TEN (10) 16 CU. FT. REFRIGERATORS, AND FOUR (4) 9.6 CU. FT. REFRIGERATORS, IN AN AMOUNT NOT TO EXCEED FORTY SEVEN THOUSAND THREE HUNDRED TWENTY DOLLARS (\$47,320.00).
- 2012-11 RESOLUTION AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER TO ALL AMERICAN FORD FOR A 2012 FORD ESCAPE FOR A TOTAL AMOUNT OF TWENTY THOUSAND FIVE HUNDRED SEVENTEEN DOLLARS (\$20,517.00).
- 2012-13 RESOLUTION AUTHORIZING THE HIRING OF A RESIDENT OPPORTUNITIES AND SELF –SUFFICIENCY (ROSS) COORDINATOR.

ACTION: APPROVED.

A motion was made by Commissioner Guzman, seconded by Commissioner Everett to approve the aforementioned resolutions by unanimous consent.

On roll call vote: Commissioner Everett: Yes; Commissioner Gibson: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes.

- 2012-14 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AWARD OF A CONTRACT TO DIRECT ENERGY BUSINESS, LLC TO PROVIDE ELECTRICITY AND HESS CORPORATION FOR THE PROVISION OF NATURAL GAS.

ACTION: APPROVED.

A motion was made by Commissioner Guzman, seconded by Commissioner Everett to approve Resolution 2012-14.

On roll call vote: Commissioner Everett: Yes; Commissioner Gibson: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes.

MOTION TO ENTER EXECUTIVE SESSION:

ACTION: APPROVED.

A motion was made by Commissioner LaBoy, seconded by Commissioner Everett to enter into Executive Session to discuss Resolution 2012-12.

On roll call vote: Commissioner Everett: Yes; Commissioner Gibson: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes.

2012-12 RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR'S SALARY ADJUSTMENT.

MOTION TO OPEN THE MEETING TO THE PUBLIC:

ACTION: APPROVED.

A motion was made by Commissioner Johnson, seconded by Commissioner LaBoy to open the meeting to the public.

On roll call vote: Commissioner Everett: Yes; Commissioner Gibson: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes.

2012-12 RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR'S SALARY ADJUSTMENT.

ACTION: APPROVED.

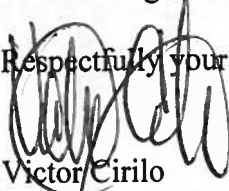
A motion was made by Commissioner LaBoy, seconded by Commissioner Everett to approve Resolution 2012-12.

On roll call vote: Commissioner Everett: Yes; Commissioner Gibson: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes.

ADJOURNMENT:

A motion was made by Commissioner Guzman, seconded by Commissioner LaBoy, to adjourn the meeting.

The meeting was adjourned at 8:35 p.m.

Respectfully yours,

Victor Cirilo
Executive Director/Secretary

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
FEBRUARY 15, 2012**

PLACE: COMMUNITY CENTER
234 CHESTNUT STREET
PASSAIC, NEW JERSEY 07055

READING OF THE OPEN PUBLIC MEETINGS ACT:

Mr. Cirilo: As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the meetings of the Board of Commissioners of the Housing Authority of the City of Passaic has been given by publishing the annual schedule of meetings, which provided the date, time and place of said meetings to the Herald News and the Record on December 30, 2011. Notice of the annual schedule of meetings was also posted at the City of Passaic's bulletin board on December 28, 2011 and at all HACP developments on January 10, 2012.

PRESENT: Darien Allen, Commissioner
Germaine Gibson, Commissioner
Beatrice Johnson, Commissioner
Angel LaBoy, Commissioner
Terrence Corriston, Esq.

ABSENT: Maria Guzman, Commissioner

STAFF MEMBERS PRESENT: Joann Arroyo
Andrew Barcia
Douglas Barber
Victor Cirilo
Jeffrey C. Gorley
Joanna Lara
Pamela Mitchell
Bárbara Rivera
Evelyn Robinson
William Snyder
Vincent Wynter

Meeting opened at 7:00 p.m.

APPROVAL OF THE JANUARY 25, 2012 BOARD OF COMMISSIONERS' MEETING.

ACTION: APPROVED.

A motion was made by Commissioner LaBoy, seconded by Commissioner Gibson to approve the minutes.

On roll call vote: Commissioner Allen: Yes; Commissioner Gibson: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes.

REMARKS BY CITIZENS:

Several residents spoke regarding Housing Authority issues.

RESOLUTIONS APPROVED BY CONSENT AGENDA:

- | | |
|---------|---|
| 2012-15 | RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD JANUARY 24, 2012 THROUGH FEBRUARY 9, 2012. |
| 2012-16 | RESOLUTION AUTHORIZING THE WRITE-OFF OF TENANT ACCOUNTS RECEIVABLE FOR THE FISCAL YEAR ENDED DECEMBER 31, 2011. |
| 2012-17 | RESOLUTION AUTHORIZING THE ANNUAL RENEWAL FOR SOFTWARE SUPPORT AND UPDATE SERVICE WITH TENMAST SOFTWARE IN THE AMOUNT NOT TO EXCEED SEVENTEEN THOUSAND SIX HUNDRED EIGHTY FIVE DOLLARS (\$17685.00). |
| 2012-18 | RESOLUTION APPROVING OFFICIAL TRAVEL TO AND FROM WASHINGTON, D.C. BY EXECUTIVE DIRECTOR VICTOR CIRILO FOR THE PURPOSE OF ATTENDING NAHRO'S 2012 LEGISLATIVE CONFERENCE ON MARCH 25-28, 2012. |
| 2012-19 | RESOLUTION AUTHORIZING CHANGE ORDER NUMBER TWO (2) ON CONTRACT 2011-36 INSTALLATION OF INTERCOM/ACCESS CONTROL SYSTEM UPGRADES AT VREELAND VILLAGE, INCREASING THE TOTAL CONTRACT AMOUNT BY NINE THOUSAND ONE HUNDRED DOLLARS (\$9,100.00) TO A TOTAL OF TWO HUNDRED THIRTEEN THOUSAND NINE HUNDRED TWENTY ONE DOLLARS (\$213,921.00) |
| 2012-20 | RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM LEXINGTON, KENTUCKY BY VINCENT D. WYNTER FOR THE PURPOSE OF ATTENDING THE "TENMAST 2012 NATIONAL USER CONFERENCE" SPONSORED BY TENMAST SOFTWARE ON APRIL 17 THROUGH APRIL 20, 2012. |
| 2012-21 | RESOLUTION AUTHORIZING THE EXECUTION OF DOCUMENTS FOR THE ADOPTION OF DOCUMENTS FOR THE ADDITION OF A DEFERRED COMPENSATION PLAN WITH METLIFE. |
| 2012-22 | RESOLUTION CERTIFYING INFORMATION SUBMITTED TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT |

2012-23 FOR THE PUBLIC HOUSING ASSESSMENT SYSTEM (PHAS).
RESOLUTION CERTIFYING INFORMATION TO BE SUBMITTED
TO THE US DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT (HUD) FOR THE SECTION 8 MANAGEMENT
ASSESSMENT PROGRAM (SEMAP) FOR FISCAL YEAR ENDING
DECEMBER 31, 2011.

ACTION: APPROVED.

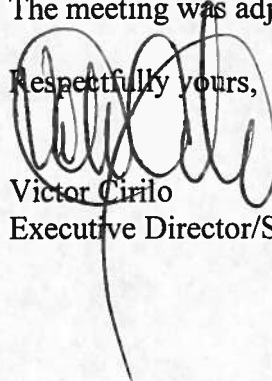
A motion was made by Commissioner Allen, seconded by Commissioner Gibson to approve Resolutions by consent agenda.

ADJOURNMENT:

A motion was made by Commissioner Allen, seconded by Commissioner LaBoy, to adjourn the meeting.

The meeting was adjourned at 8:10 p.m.

Respectfully yours,



Victor Cirilo
Executive Director/Secretary

AGENDA	
ITEM #	
BOARD	
MEETING	
DATE	4/18/12

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
MARCH 28, 2012**

PLACE: CITY COUNCIL CHAMBERS
330 PASSAIC STREET
PASSAIC, NEW JERSEY 07055

READING OF THE OPEN PUBLIC MEETINGS ACT:

Mr. Cirilo: As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the meetings of the Board of Commissioners of the Housing Authority of the City of Passaic has been given by publishing the annual schedule of meetings, which provided the date, time and place of said meetings to the Herald News and the Record on December 30, 2011. Notice of the annual schedule of meetings was also posted at the City of Passaic's bulletin board on December 28, 2011 and at all HACP developments on January 10, 2012.

PRESENT: Darien Allen, Commissioner
Germaine Gibson, Commissioner
Beatrice Johnson, Commissioner
Angel LaBoy, Commissioner
Terrence Corriston, Esq.

ABSENT: Maria Guzman, Commissioner

STAFF MEMBERS PRESENT: Joann Arroyo
Douglas Barber
Andrew Barcia
Amalio Barreto
Victor Cirilo
Jeffrey C. Gorley
Joanna Lara
Pamela Mitchell
Elisa Pagan
Bárbara Rivera
Evelyn Robinson
William Snyder
Vincent Wynter

Meeting opened at 7:00 p.m.

**APPROVAL OF THE FEBRAURY 15, 2012 BOARD OF COMMISSIONERS'
MEETING.**

ACTION: APPROVED.

A motion was made by Commissioner Allen, seconded by Commissioner Gibson to approve the minutes.

On roll call vote: Commissioner Allen: Yes; Commissioner Gibson: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes.

REMARKS BY CITIZENS:

Several residents spoke regarding Housing Authority issues.

RESOLUTIONS BY CONSENT AGENDA:

- 2012-24 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD FEBRUARY 14, 2012 THROUGH MARCH 26, 2012.
- 2012-25 RESOLUTION APPROVING THE 2012 ANNUAL CAPITAL FUND STATEMENT BUDGET HUD FORM 50075.1
- 2012-26 RESOLUTION APPROVING SPONSORSHIP OF ONE TEAM WITH THE DEICH-BRADY GIRLS SOFTBALL LEAGUE AT A COST OF THREE HUNDRED DOLLARS (\$300.00) AND SPONSORSHIP OF ONE TEAM WITH THE DEICH-BRADY JUNIOR BASEBALL TEAM AT A COST OF THREE HUNDRED DOLLARS (\$300.00).
- 2012-28 RESOLUTION BY THE HOUSING AUTHORITY BOARD OF COMMISSIONERS APPROVING AN AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AND THE PASSAIC COUNTY WORKFORCE DEVELOPMENT CENTER TO PARTICIPATE IN A SUMMER YOUTH EMPLOYMENT AND TRAINING PROGRAM FOR 2012.
- 2012-29 RESOLUITON REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND LONG BRANCH, NJ BY HACP STRAFF MEMBERS FOR THE PURPOSE OF ATTENDING A NJAHRA TRAINING SESSION TITLED "SCREENING AND RECORDKEEPING" ON APRIL 27, 2012.
- 2012-30 RESOLUTION AUTHORIZING AN AGREEMENT WITH GILSON SOFTWARE SOLUTIONS FOR SOFTWARE SUPPORT AND MAINTENANCE AND UPDATE SERVICE IN AN AMOUNT NOT TO EXCEED ONE THOUSAND NINE HUNDRED TWENTY FIVE DOLLARS (\$1,925.00) FOR THE INITIAL COST AND AFTER THE FIRST YEAR, ANNUAL MAINTENANCE FEES IN AN MOUNT NOT TO EXCEED TWO HUNDRED TWELVE DOLLARS AND FIFTY CENTS (\$212.50).

A motion was made by Commissioner Allen, seconded by Commissioner Gibson to approve Resolutions by unanimous consent.

ACTION: APPROVED

RESOLUTIONS AMENDED BY HACP COUNSEL:

2012-27 RESOLUTION AUTHORIZING A JOINT SERVICES AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AND THE UPPER MONROE STREET IMPROVEMENT CORPORATION.

Amendment to UMSIC Agreement by HACP Counsel-- Number 4. Indemnification and Insurance add word "*UMSIC*" before *Board*.

2012-31 RESOLUTION AUTHORIZING THE AWARD OF AN AGREEMENT FOR INTERNET ACCESS, WIDE AREA NETWORK SERVICES (W.A.N.) AND VOICE OVER INTERNET PROTOCOL (VOIP) HOSTED PBX TELEPHONE SYSTEM TO EARTHLINK BUSINESS IN AN AMOUNT NOT TO EXCEED AN ANNUAL COST OF SIXTEEN THOUSAND DOLLARS (\$16,000.00).

Amendment to Resolution by HACP Counsel --

WHEREAS, in accordance with its Procurement Policy the Housing Authority of the City of Passaic solicited quotes for Internet Access, Wide Area Network (W.A.N.) services and Voice Over Internet Protocol (VOIP) Hosted PBX Telephone System; and

WHEREAS, EarthLink Business, Inc. submitted the proposal, which is most advantageous to the Housing Authority of the City of Passaic; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Passaic hereby authorizes the Executive Director to execute the attached Agreement with EarthLink Business Inc., for Internet Access, Wide Area Network (W.A.N.) services and the VOIP hosted PBX telephone system in an amount not to exceed an annual cost of Sixteen Thousand Dollars (\$16,000.00) for the period beginning April 1, 2012 and ending March 31, 2015.

A motion was made by Commissioner LaBoy, seconded by Commissioner Allen to approve Resolutions 2012-27 and 2012-31 as amended.

On roll call vote: Commissioner Allen: Yes; Commissioner Gibson: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes.

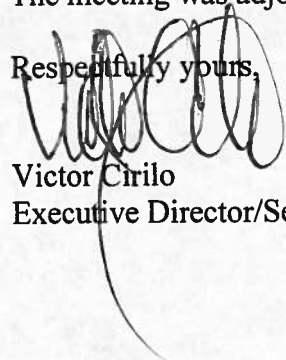
ACTION: APPROVED.

ADJOURNMENT:

A motion was made by Commissioner Allen, seconded by Commissioner Gibson, to adjourn the meeting.

The meeting was adjourned at 9:15 p.m.

Respectfully yours,



Victor Cirilo
Executive Director/Secretary

AGENDA	
ITEM #	C
BOARD	
MEETING	
DATE	5/16/12

ITEM C
HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
APRIL 18, 2012

PLACE: COMMUNITY CENTER
14-34 EAST MONROE STREET
PASSAIC, NEW JERSEY 07055

READING OF THE OPEN PUBLIC MEETINGS ACT:

Mr. Cirilo: As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the meetings of the Board of Commissioners of the Housing Authority of the City of Passaic has been given by publishing the annual schedule of meetings, which provided the date, time and place of said meetings to the Herald News and the Record on December 30, 2011. Notice of the annual schedule of meetings was also posted at the City of Passaic's bulletin board on December 28, 2011 and at all HACP developments on January 10, 2012.

PRESENT: Darien Allen, Commissioner
Germaine Gibson, Commissioner (Arrived at 7:23 p.m.)
Maria Guzman, Commissioner
Beatrice Johnson, Commissioner
Angel LaBoy, Commissioner
Terrence Corriston, Esq.

STAFF MEMBERS PRESENT: Joann Arroyo
Douglas Barber
Andrew Barcia
Amalio Barreto
Victor Cirilo
Jeffrey C. Gorley
Joanna Lara
Pamela Mitchell
Bárbara Rivera
Evelyn Robinson

Meeting opened at 7:15 p.m.

APPROVAL OF THE MARCH 28, 2012 BOARD OF COMMISSIONERS' MEETING.

ACTION: APPROVED.

A motion was made by Commissioner LaBoy, seconded by Commissioner Gibson to approve the minutes.

On roll call vote: Commissioner Allen: Yes; Commissioner Gibson: Yes; Commissioner

Guzman: Abstained. Commissioner Johnson: Yes; Commissioner LaBoy: Yes.

REMARKS BY CITIZENS:

Several residents spoke regarding Housing Authority issues.

RESOLUTIONS BY CONSENT AGENDA:

- 2012-32 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD MARCH 27, 2012 THROUGH APRIL 13, 2012.
- 2012-33 2012 PASSAIC HOUSING AUTHORITY ADOPTED BUDGET RESOLUTION.
- 2012-34 RESOLUTION ADOPTING PERSONNEL POLICIES AND PROCEDURES MANUAL AND EMPLOYEE HANDBOOK.
- 2012-35 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO VEOLIA ES SOLID WASTE OF NJ, INC. TO PROVIDE SCAVENGER SERVICE FOR A TOTAL OF SEVENTY TWO THOUSAND FIVE HUNDRED SEVENTY EIGHT DOLLARS AND FIFTY TWO CENTS (\$72,578.52) FOR A PERIOD OF THREE (3) YEARS AT NJ13-2 VREELAND VILLAGE, NJ13-8 MILLER APARTMENTS AND NJ13-10 CHESTNUT GARDENS.

A motion was made by Commissioner LaBoy, seconded by Commissioner Allen to approve Resolutions by unanimous consent.

ACTION: APPROVED.

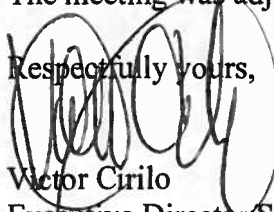
On roll call vote: Commissioner Allen: Yes; Commissioner Gibson: Yes; Commissioner Guzman: Yes; Commissioner Johnson: Yes; Commissioner LaBoy: Yes.

ADJOURNMENT:

A motion was made by Commissioner LaBoy, seconded by Commissioner Gibson, to adjourn the meeting.

The meeting was adjourned at 9:20 p.m.

Respectfully yours,


Victor Cirilo
Executive Director/Secretary

AGENDA	
ITEM #	
BOARD	
MEETING	
DATE	6/27/12

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
MAY 16, 2012**

PLACE: COMMUNITY CENTER
33 ASPEN PLACE COMMUNITY CENTER
PASSAIC, NEW JERSEY 07055

READING OF THE OPEN PUBLIC MEETINGS ACT:

Mr. Cirilo: As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the meetings of the Board of Commissioners of the Housing Authority of the City of Passaic has been given by publishing the annual schedule of meetings, which provided the date, time and place of said meetings to the Herald News and the Record on December 30, 2011. Notice of the annual schedule of meetings was also posted at the City of Passaic's bulletin board on December 28, 2011 and at all HACP developments on January 10, 2012.

PRESENT: Darien Allen, Commissioner (Arrived at 7:10 p.m.)
Germaine Gibson, Commissioner
Maria Guzman, Commissioner
Angel LaBoy, Commissioner
Henry Navarro, Commissioner
Terrence Corriston, Esq.

ABSENT: Beatrice Johnson, Commissioner

STAFF MEMBERS PRESENT: Joann Arroyo
Douglas Barber
Andrew Barcia
Victor Cirilo
Joanna Lara
Pamela Mitchell
Bárbara Rivera
Evelyn Robinson
William Snyder

Meeting opened at 7:00 p.m.

**APPROVAL OF THE APRIL 18, 2012 BOARD OF COMMISSIONERS'
MEETING.**

ACTION: APPROVED.

A motion was made by Commissioner Guzman, seconded by Commissioner Gibson to approve the minutes.

On roll call vote: Commissioner Allen: Yes; Commissioner Gibson: Yes; Commissioner Guzman: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Abstained.

REMARKS BY CITIZENS:

Several residents spoke regarding Housing Authority issues.

Commissioner Henry Navarro requested that Resolution 2012-42 be removed from the Consent Agenda.

RESOLUTIONS BY CONSENT AGENDA:

- 2012-36 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD
APRIL 16, 2012 THROUGH MAY 11, 2012.
- 2012-37 RESOLUTION EXTENDING ORDINARY AND LANDLORD/TENANT
LEGAL SERVICES CONTRACT WITH BRESLIN AND BRESLIN, P.A. FOR
15 DAYS.
- 2012-38 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO
AND FROM HIGH POINT, NORTH CAROLINA BY MELODY N.
VILLANUEVA-ARROYO FOR THE PURPOSE OF ATTENDING TRAINING
AND CERTIFICATION ENTITLED "PROCUREMENT AND SECTION 3"
SPONSORED BY NAN MCKAY & ASSOCIATES ON JUNE 5-7, 2012.
- 2012-39 RESOLUTION CONFIRMING APPROVAL FOR OFFICIAL TRAVEL TO
AND FROM MONROE TWP., NEW JERSEY BY ANGELICA MARTI FOR
THE PURPOSE OF ATTENDING A SEMINAR TITLED "CRITICISM &
DISCIPLINE" SPONSORED BY N.J.N.A.H.R.O. ON MAY 11, 2012.
- 2012-40 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO
AND FROM PHILADELPHIA, PA BY ANDREW BARCIA, VICTOR
CIRILO, AND LINNETTE SALOUKHA TO ATTEND A UPCS
FUNDAMENTALS TRAINING AND CERTIFICATION EXAM ON MAY 30-
31, 2012.
- 2012-41 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL BY
COMMISSIONER HENRY NAVARRO FOR THE PURPOSE OF
COMPLETING FIVE (5) COURSES MANDATED BY THE STATE OF
NEW JERSEY.
- 2012-43 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO
AND FROM ATLANTIC CITY, NEW JERSEY BY THREE (3) RESIDENTS
FROM ALFRED SPEER VILLAGE, ONE (1) RESIDENT FROM CHESTNUT
GARDENS AND TWO (2) RESIDENTS FROM VREELAND VILLAGE FOR
THE PURPOSE OF ATTENDING A NEW JERSEY ASSOCIATION OF
PUBLIC AND SUBSIDIZED HOUSING RESIDENTS, INC. (NJAPSHR, INC.)
SPRING CONFERENCE ON JUNE 24-27 2012.
- 2012-44 RESOLUTION AUTHORIZING THE USE OF COMPETITIVE
CONTRACTING FOR THE PROCUREMENT OF LEGAL SERVICES
PURSUANT TO N.J.S.A.40A:11-4.1 ET SEQ.

A motion was made by Commissioner Guzman, seconded by Commissioner Allen to approve Resolutions 2012-36-41 and 2012-43-2012-44 by unanimous consent.

ACTION: APPROVED.

On roll call vote: Commissioner Allen: Yes; Commissioner Gibson: Yes; Commissioner Guzman: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes.

2012-42 **RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO
TAKE CERTAIN PERSONNEL ACTIONS.**

ACTION: APPROVED.

On roll call vote: Commissioner Allen: Yes; Commissioner Gibson: Yes; Commissioner Guzman: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Abstained.

ADJOURNMENT:

A motion was made by Commissioner Guzman, seconded by Commissioner Gibson, to adjourn the meeting.

The meeting was adjourned at 7:58 p.m.

Respectfully yours,



Victor Cirilo
Executive Director/Secretary

AGENDA	C
ITEM #	
BOARD	
MEETING	7/18/12
DATE	

ITEM C

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
JUNE 27, 2012**

PLACE: COMMUNITY CENTER
234 CHESTNUT STREET
PASSAIC, NEW JERSEY 07055

READING OF THE OPEN PUBLIC MEETINGS ACT:

Mr. Cirilo: As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of this meeting of the Board of Commissioners of the Housing Authority of the City of Passaic has been transmitted to the Herald News and the Record by faxing notice of the date, time and place of this meeting as well as any agenda then known, to said newspapers and City Hall on June 14, 2012 and was posted at the City of Passaic's designated bulletin board in City Hall as well as all HACP developments and the Management Office.

PRESENT: Darien Allen, Commissioner
Germaine Gibson, Commissioner
Henry Navarro, Commissioner
Beatrice Johnson, Commissioner
Donald Caminiti, Esq.

ABSENT: Maria Guzman, Commissioner
Angel LaBoy, Commissioner

STAFF MEMBERS PRESENT: Joann Arroyo
Douglas Barber
Andrew Barcia
Victor Cirilo
Joanna Lara
Pamela Mitchell
Bárbara Rivera
Evelyn Robinson

Meeting opened at 7:15 p.m.

**APPROVAL OF THE MAY 16, 2012 BOARD OF COMMISSIONERS'
MEETING.**

ACTION: APPROVED.

A motion was made by Commissioner Johnson, seconded by Commissioner Allen to approve the minutes.

On roll call vote: Commissioner Allen: Yes; Commissioner Gibson: Yes; Commissioner Navarro: Yes; Commissioner Johnson: Yes.

REMARKS BY CITIZENS:

Several residents spoke regarding Housing Authority issues.

RESOLUTIONS BY CONSENT AGENDA:

- 2012-45 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD MAY 17, 2012 THROUGH JUNE 20, 2012.
- 2012-46 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AWARD OF A CONTRACT TO BRESLIN AND BRESLIN, P.A. FOR ORDINARY LEGAL SERVICES AND LANDLORD/TENANT ISSUES FOR A PERIOD OF THREE (3) YEARS AT A FEE OF SIXTY-ONE THOUSAND FIVE HUNDRED DOLLARS (61,500.00) FOR YEAR ONE (1) AND SIXTY-THREE THOUSAND FIVE HUNDRED DOLLARS (\$63,500.00) FOR YEARS TWO (2) AND THREE (3).
- 2012-47 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AWARD OF CONTRACT FOR ELEVATOR SERVICE AND MAINTENANCE AT NJ 13-1-901 SPEER VILLAGE AND NJ 13-4A-903 HECHT APARTMENTS AND NJ 13-4B-903 MURPHY APARTMENTS TO UNITED STATES ELEVATOR INC. FOR A TOTAL AMOUNT OF THIRTY-THREE THOUSAND THREE HUNDRED FOUR DOLLARS (\$33,304.00) FOR A PERIOD OF ONE (1) YEAR.
- 2012-48 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC APPROVING THE OPENING OF THE PUBLIC HOUSING WAITING LIST FOR CERTAIN BEDROOM SIZES.
- 2012-49 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM PARSIPPANY, NEW JERSEY BY VICTOR CIRILO AND LINNETE SALOUKHA TO ATTEND A SEMINAR TITLED "HOW TO CREATE AND DELIVER AMAZING POWERPOINT PRESENTATIONS" ON JULY 19, 2012.
- 2012-50 RESOLUTION CONFIRMING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM ATLANTIC CITY, NEW JERSEY BY EVELYN ROBINSON FOR THE PURPOSE OF ATTENDING A NEW JERSEY ASSOCIATION OF PUBLIC AND SUBSIDIZED HOUSING RESIDENTS, INC. (NJAPSHR, INC.) SPRING CONFERENCE ON JUNE 24-27 2012.

ACTION: APPROVED.

A motion was made by Commissioner Allen, seconded by Commissioner Gibson to approve the resolutions by consent agenda.

On roll call vote: Commissioner Allen: Yes; Commissioner Gibson: Yes; Commissioner Navarro: Yes; Commissioner Johnson: Yes.

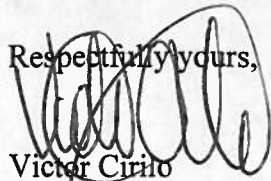
ADJOURNMENT:

A motion was made by Commissioner Gibson, seconded by Commissioner Navarro, to adjourn the meeting.

On roll call vote: Commissioner Allen: Yes; Commissioner Gibson: Yes; Commissioner Navarro: Yes; Commissioner Johnson: Yes.

The meeting was adjourned at 7:55 p.m.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Victor Cirilo", is written over the typed name.

Victor Cirilo
Executive Director/Secretary

AGENDA	C(1)
ITEM #	
BOARD	
MEETING	9/5/12
DATE	

ITEM C(1)
HOUSING AUTHORITY OF THE CITY OF PASSAIC
SPECIAL BOARD OF COMMISSIONERS' MEETING
JULY 13, 2012

PLACE: CONFERENCE ROOM
 52 ASPEN PLACE
 PASSAIC, NEW JERSEY 07055

READING OF THE OPEN PUBLIC MEETINGS ACT:

Mr. Cirilo: As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of this meeting of the Board of Commissioners of the Housing Authority of the City of Passaic has been transmitted to the Herald News and the Record by faxing notice of the date, time and place of this meeting as well as any agenda then known, to said newspapers and City Hall on September 11, 2012 and was posted at the City of Passaic's designated bulletin board in City Hall as well as all HACP developments and the Management Office.

PRESENT: Darien Allen, Commissioner
 Angel LaBoy, Commissioner
 Henry Navarro, Commissioner
 Beatrice Johnson, Commissioner
 Terrence Corrison, Esq.

ABSENT: Germaine Gibson, Commissioner
 Maria Guzman, Commissioner

STAFF MEMBERS PRESENT: Victor Cirilo
 Bárbara Rivera

Meeting opened at 3:00 p.m.

RESOLUTIONS BY CONSENT AGENDA:

- 2012-51: RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR MISCELLANEOUS INTERIOR UPGRADES AT NJ13-1-901 SPEER VILLAGE AND NJ13-2-902 VREELAND VILLAGE.
- 2012-52: RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR THE REPLACEMENT OF VACUUM PUMPS AT NJ13-1-901 SPEER VILLAGE.
- 2012-53: RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR MISCELLANEOUS SITE RENOVATIONS AT NJ13-1-901 SPEER VILLAGE.

ACTION: APPROVED.

A motion was made by Commissioner LaBoy, seconded by Commissioner Allen, to approve the resolutions by consent agenda.

On roll call vote: Commissioner Allen: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Johnson: Yes.

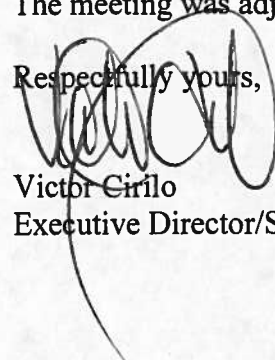
ADJOURNMENT:

A motion was made by Commissioner LaBoy, seconded by Commissioner Allen, to adjourn the meeting.

On roll call vote: Commissioner Allen: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Johnson: Yes.

The meeting was adjourned at 4:10 p.m.

Respectfully yours,



Victor Cirilo
Executive Director/Secretary

AGENDA	
ITEM #	C(2)
BOARD	
MEETING	
DATE	9/5/12

ITEM C (2)
HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
JULY 18, 2012

PLACE: COMMUNITY CENTER
220-222 SIXTH STREET
PASSAIC, NEW JERSEY 07055

READING OF THE OPEN PUBLIC MEETINGS ACT:

Mr. Cirilo: As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the meetings of the Board of Commissioners of the Housing Authority of the City of Passaic has been given by publishing the annual schedule of meetings, which provided the date, time and place of said meetings to the Herald News and the Record on December 30, 2011. Notice of the annual schedule of meetings was also posted at the City of Passaic's bulletin board on December 28, 2011 and at all HACP developments on January 10, 2012.

PRESENT: Darien Allen, Commissioner
Germaine Gibson, Commissioner (Arrived at 7:19 p.m.)
Angel LaBoy, Commissioner
Henry Navarro, Commissioner
Beatrice Johnson, Commissioner
Terrence J. Corriston, Esq.

ABSENT: Maria Guzman, Commissioner

STAFF MEMBERS PRESENT: Joann Arroyo
Douglas Barber
Andrew Barcia
Victor Cirilo
Joanna Lara
Pamela Mitchell
Bárbara Rivera

Meeting opened at 7: 05 p.m.

APPROVAL OF THE JUNE 27, 2012 BOARD OF COMMISSIONERS' MEETING.

ACTION: APPROVED.

A motion was made by Commissioner LaBoy, seconded by Commissioner Allen to approve the minutes.

On roll call vote: Commissioner Allen: Yes; Commissioner Gibson: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Johnson: Yes.

REMARKS BY CITIZENS:

Several residents spoke regarding Housing Authority issues.

RESOLUTIONS BY CONSENT AGENDA:

- 2012-54 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD JUNE 21, 2012 THROUGH JULY 13, 2012.
- 2012-55 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM NEW ORLEANS, LA BY SECURITY DIRECTOR JEFFREY GORLEY TO ATTEND A NATIONAL CRIME SYMPOSIUM PART I ON OCTOBER 9-12, 2012.
- 2012-56 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO JOSEPH M. WENZEL FOR LEGAL SERVICES AS IT PERTAINS TO LABOR COUNSEL FOR A PERIOD OF ONE (1) YEAR AT AN HOURLY FEE OF ONE HUNDRED TWENTY DOLLARS PER HOUR (\$120.00) FOR AN AMOUNT NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000) WITHOUT FURTHER AUTHORIZATION OF THE BOARD OF COMMISSIONERS.

ACTION: APPROVED.

A motion was made by Commissioner Allen, seconded by Commissioner Gibson to approve the resolutions by Consent Agenda.

On roll call vote: Commissioner Allen: Yes; Commissioner Gibson: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Johnson: Yes.

EXECUTIVE SESSION:

ACTION: APPROVED.

A motion was made by Commissioner Allen, seconded by Commissioner Johnson to enter into Executive Session.

On roll Call vote: Commissioner Allen: Yes; Commissioner Gibson: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Johnson: Yes.

MOTION TO OPEN THE MEETING TO THE PUBLIC:

ACTION: APPROVED.

A motion was made by Commissioner Allen, seconded by Commissioner Navarro to open meeting to the public.

On roll Call vote: Commissioner Allen: Yes; Commissioner Gibson: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Johnson: Yes.

2012-57 RESOLUTION APPROVING CONSULTANT PROPOSAL BY THE
BREEDEN GROUP.

ACTION: APPROVED.

A motion was made by Commissioner LaBoy, seconded by Commissioner Gibson to approve Resolution 2012-57.

On roll Call vote: Commissioner Allen: Yes; Commissioner Gibson: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Johnson: Yes.

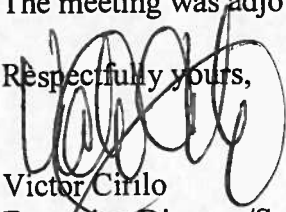
ADJOURNMENT:

A motion was made by Commissioner LaBoy, seconded by Commissioner Navarro, to adjourn the meeting.

On roll call vote: Commissioner Allen: Yes; Commissioner Gibson: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Johnson: Yes.

The meeting was adjourned at 8:00 p.m.

Respectfully yours,



Victor Cirilo
Executive Director/Secretary

AGENDA	C
ITEM #	
BOARD	
MEETING	
DATE	10/17/12

ITEM C
HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
SEPTEMBER 5, 2012

PLACE: COMMUNITY CENTER
14-34 EAST MONROE STREET
PASSAIC, NEW JERSEY 07055

READING OF THE OPEN PUBLIC MEETINGS ACT:

Mr. Cirilo: As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the meetings of the Board of Commissioners of the Housing Authority of the City of Passaic has been given by publishing the annual schedule of meetings, which provided the date, time and place of said meetings to the Herald News and the Record on December 30, 2011. Notice of the annual schedule of meetings was also posted at the City of Passaic's bulletin board on December 28, 2011 and at all HACP developments on January 10, 2012.

PRESENT: Maria Guzman, Commissioner
Angel LaBoy, Commissioner
Henry Navarro, Commissioner (Arrived at 7:08 p.m.)
Germaine Williams, Commissioner
Beatrice Johnson, Commissioner
Terrence J. Corrison, Esq.

ABSENT: Darien Allen, Commissioner

STAFF MEMBERS PRESENT: Douglas Barber
Andrew Barcia
Victor Cirilo
Jeffrey Gorley
Joanna Lara
Bárbara Rivera

Meeting opened at 7: 00 p.m.

APPROVAL OF THE JULY 13, 2012 SPECIAL BOARD OF COMMISSIONERS' MEETING.

ACTION: APPROVED.

A motion was made by Commissioner Navarro, seconded by Commissioner Williams to approve the minutes.

On roll call vote: Commissioner Guzman: Abstained; Commissioner LaBoy: Yes;
Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Johnson:
Yes.

APPROVAL OF THE JULY 18, 2012 REGULAR BOARD OF COMMISSIONERS' MEETING.

ACTION: APPROVED.

A motion was made by Commissioner LaBoy, seconded by Commissioner Williams to approve the minutes.

On roll call vote: Commissioner Guzman: Abstained; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Johnson: Yes.

REMARKS BY CITIZENS:

Several residents spoke regarding Housing Authority issues.

MOTION TO TABLE RESOLUTIONS 2012-61 AND 2012-64 FROM CONSENT AGENDA.

ACTION: APPROVED

A motion was made by Commissioner Williams, seconded by Commissioner Navarro to table Resolutions 2012-61 and 2012-64.

On roll call vote: Commissioner Guzman: Yes; Commissioner LaBoy: Abstained; Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Johnson: Yes.

2012-61 RESOLUTION AUTHORIZING AWARD OF A TWO (2) YEAR CONTRACT TO WILLIAM F. SNYDER C/O EXECU-TECH, INC. FOR MANAGEMENT CONSULTING SERVICES AT AN ANNUAL AMOUNT NOT TO EXCEED TWENTY THOUSAND DOLLARS (\$20,000.00).

2012-64 RESOLUTION AUTHORIZING AWARD OF A TWO (2) YEAR CONTRACT FOR MANAGEMENT CONSULTING SERVICES- QUALITY CONTROL TO ROY ROGERS MANAGEMENT CONSULTANTS, LLC. ON AN AS NEEDED BASIS, AT AN HOURLY RATE OF SEVENTY-FIVE DOLLARS (\$75/HR).

RESOLUTIONS BY CONSENT AGENDA:

2012-58 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD JULY 17, 2012 THROUGH AUGUST 30, 2012.

2012-59 RESOLUTION APPROVING A RECOVERY AGREEMENT BETWEEN HOUSING AUTHORITY OF THE CITY OF PASSAIC AND THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

- 2012-60 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM ATLANTIC CITY, NEW JERSEY BY THREE COMMISSIONERS, THE EXECUTIVE DIRECTOR AND TWO HACP STAFF MEMBERS TO ATTEND THE 2012 N.J.A.H.R.A. ANNUAL CONFERENCE/TRADE SHOW ON SEPTEMBER 23-25, 2012.
- 2012-62 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING REJECTION OF THE ONE (1) BID RECEIVED FOR GENERATOR SERVICE AND MAINTENANCE.
- 2012-63 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF PASSAIC TO PARTICIPATE IN THE U.S. COMMUNITIES MASTER INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT.
- 2012-65 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AWARD OF A CONTRACT TO HABITECH ARCHITECTS, P.C. FOR ARCHITECTURAL AND ENGINEERING SERVICE FOR DEVELOPMENT OF SPECIFICATIONS, OVERSEE PROJECTS AND DEVELOP REQUESTS FOR PROPOSALS FOR THE CAPITAL FUND PROGRAM AT ALL AUTHORITY SITES IN THE AMOUNT NOT TO EXCEED SEVENTY THOUSAND DOLLARS (\$70,000.00).
- 2012-66 RESOLUTION AUTHORIZING CHANGE ORDER NUMBER ONE (1) ON CONTRACT NUMBER C12-04 FOR MISCELLANEOUS SITE RESTORATIONS AT NJ 13-2-901 SPEER VILLAGE IN THE AMOUNT OF FOUR HUNDRED FIFTY DOLLARS (\$450.00).

ACTION: APPROVED.

A motion was made by Commissioner Navarro, seconded by Commissioner Williams to approve the resolutions by Consent Agenda.

On roll call vote: Commissioner Guzman: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Johnson: Yes.

MOTION TO EXTEND THE CONTRACT TO WILLIAM F. SNYDER C/O EXECU-TECH, INC. FOR MANAGEMENT CONSULTING SERVICES FOR ONE MONTH.

ACTION: APPROVED.

A motion was made by Commissioner Guzman, seconded by Commissioner Navarro to extend the Contract to William F. Snyder c/o Execu-Tech, Inc. for Management Consulting Services for One Month.

On roll call vote: Commissioner Guzman: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Johnson: Yes.

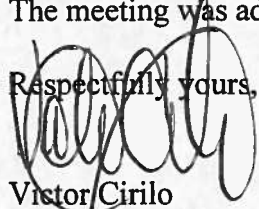
ADJOURNMENT:

A motion was made by Commissioner LaBoy, seconded by Commissioner Navarro, to adjourn the meeting.

On roll call vote: Commissioner Guzman: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Johnson: Yes.

The meeting was adjourned at 8:40 p.m.

Respectfully yours,



Victor Cirilo

Executive Director/Secretary

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
OCTOBER 17, 2012**

PLACE: COMMUNITY CENTER
299 GREGORY AVENUE
PASSAIC, NEW JERSEY 07055

READING OF THE OPEN PUBLIC MEETINGS ACT:

Mr. Cirilo: As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the meetings of the Board of Commissioners of the Housing Authority of the City of Passaic has been given by publishing the annual schedule of meetings, which provided the date, time and place of said meetings to the Herald News and the Record on December 30, 2011. Notice of the annual schedule of meetings was also posted at the City of Passaic's bulletin board on December 28, 2011 and at all HACP developments on January 10, 2012.

PRESENT: Darien Allen, Commissioner
Maria Guzman, Commissioner
Angel LaBoy, Commissioner
Henry Navarro, Commissioner
Germaine Williams, Commissioner
Beatrice Johnson, Commissioner
Terrence J. Corrison, Esq.

STAFF MEMBERS PRESENT: Joann Arroyo
Douglas Barber
Andrew Barcia
Victor Cirilo
Jeffrey Gorley
Joanna Lara
Pamela Mitchell
Bárbara Rivera
Melody Villanueva-Arroyo
Vincent Wynter

Meeting opened at 7: 00 p.m.

**APPROVAL OF THE SEPTEMBER 5, 2012 BOARD OF COMMISSIONERS'
MEETING.**

ACTION: APPROVED.

A motion was made by Commissioner Guzman, seconded by Commissioner Williams to approve the minutes.

On roll call vote: Commissioner Allen: No; Commissioner Guzman: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Johnson: Yes.

SWEARING IN CEREMONY OF THE VREELAND VILLAGE COMMUNITY ASSOCIATION BOARD MEMBERS:

Newly elected Board members of the Vreeland Village Community Association officers were sworn in by Ms. Evelyn Robinson and they were presented with certificates. New Board members are: President – Katie Johnson, Vice-President – Angerlener Austin, Secretary – Beatrice Johnson, Asst. Secretary – Sharlene Arroyo, Treasurer – Michelle Smallwood, Chaplain – Doretta James, At-Large Bldg. Reps. Nancy Leverett, Eula Washington, Cynthia Rice and Paulette Gathers.

RESIDENT COUNCIL REPORTS:

Katie Johnson – Vreeland Village Resident and President of the Vreeland Village Community Association congratulated the newly elected Board members.

Ms. Johnson stated she read all the reports submitted by individuals who attended the conferences and said she will be submitting a report to the Board regarding a conference she recently attended. She inquired as to why she was not invited to the RAB meeting; She made reference to resolution 2012-70 regarding hiring process and why the positions were only posted internally and inquired as to the hiring the process.

Rene Griggs, President of the Alfred Speer Village Resident Council, commended the staff and security personnel for the manner in which the process was handled during the in-take of applications for the 2-bedroom senior waiting list and the 4-bedroom family waiting list at the Alfred Speer Village family site; She expressed her dissatisfaction because her parking proposal was never addressed by the Housing Authority's Building and Grounds; She clarified that the Speer Village is a private organization and as such is not required to produce minutes to the Housing Authority or any other entity and are not obligated to invite the Board of Commissioners or staff to every meeting held by their organization; She also discussed an incident that happened during the Alfred Speer Village elections and her feelings regarding same.

REMARKS BY CITIZENS:

Angerlener Austin – Vreeland Village Resident was pleased with the manner the inspections were conducted.

Debra Norris – Vreeland Village Resident spoke about a paint ball fight and on-going parking issues at her development.

Katie Johnson – Vreeland Village Resident suggested that someone look into the regulations regarding decorum at public meetings to avoid future incidents of this nature.

Robin Miller – Inquired about the law regarding handicap designated parking – she would like to know whether she needs to have the plates and a resident parking decal.

Paulette Gathers – Vreeland Village resident spoke on behalf of her mother residing at 221 Sixth Street, Apt. 2B who was unable to sleep due to a party being held at 221, Apt. 2D and that the police was called and they passed through but did not get out of the car.

Rene Griggs – Alfred Speer Village Resident agreed that there are harbor houses for criminals at her development and reiterated the fact that her proposal for parking was ignored by the Board of Commissioners.

RESOLUTIONS:

- 2012-67 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD SEPTEMBER 4, 2012 THROUGH OCTOBER 12, 2012.
- 2012-68 RESOLUTION REQUESTING APPROVAL OF APPLICATION FOR THE RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM.
- 2012-69 RESOLUTION BY THE HOUSING AUTHORITY BOARD OF COMMISSIONERS APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE HOUSING AUTHORITY OF THE CITY OF PASSAIC RESIDENT OPPORTUNITY SELF-SUFFICIENCY PROGRAM AND PASSAIC FAMILY HEAD START.
- 2012-70 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE CERTAIN PERSONNEL ACTIONS.
- 2012-71 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO ALPHA COMPOSITION CORPORATION FOR BOILER MAINTENANCE AND REPAIR SERVICE AT ALL SITES FOR A PERIOD OF TWO (2) YEARS AND A TOTAL NOT TO EXCEED SIXTY-FIVE THOUSAND NINE HUNDRED TWENTY DOLLARS (\$65,920.00).
- 2012-72 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO RAPID PUMP AND METER SERVICE CO., INC. FOR GENERATOR REPAIR SERVICE AND MAINTENANCE AT ALL SITES FOR A PERIOD OF TWO (2) YEARS AND A TOTAL NOT TO EXCEED TWENTY-ONE THOUSAND SEVEN HUNDRED SIXTY DOLLARS (\$21,760.00).
- 2012-73 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO THE INSPECTION GROUP, INC. FOR UNIFORM PHYSICAL CONDITION STANDARD (UPCS) INSPECTION SERVICES FOR A PERIOD OF ONE (1) YEAR AT A FEE OF SIX THOUSAND NINE HUNDRED AND NINETY FIVE DOLLARS (\$6,995.00).
- 2012-74 RESOLUTION AUTHORIZING AWARD OF A TWO (2) YEAR CONTRACT FOR MANAGEMENT CONSULTING SERVICES –

QUALITY CONTROL TO WILLIAM A. ELIAS, ON AN AS NEEDED BASIS AT AN HOURLY RATE OF ONE HUNDRED DOLLARS (\$100/HR).

- 2012-75 RESOLUTION AUTHORIZING AWARD OF A ONE (1) YEAR CONTRACT TO WILLIAM F. SNYDER C/O EXECU-TECH, INC. FOR MANAGEMENT CONSULTING SERVICES AT AN AMOUNT NOT TO EXCEED TWENTY THOUSAND DOLLARS (\$20,000.00).
- 2012-76 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM PEORIA, IL BY NATASHA PEARSON TO ATTEND A PHM SPECIALIST TRAINING ON NOVEMBER 5-9, 2012.
- 2012-77 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM ATLANTIC CITY, NEW JERSEY BY THREE COMMISSIONERS, THE EXECUTIVE DIRECTOR AND THREE HACF STAFF MEMBERS TO THE NJNAHRO ANNUAL MEETING & TRADE SHOW ON NOVEMBER 14-16, 2012.
- 2012-78 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM NEW BRUNSWICK, NEW JERSEY FOR THE PURPOSE OF ATTENDING A STATE MANDATED COURSE "SKILLS FOR COMMISSIONERS" ON NOVEMBER 10, 2012.
- 2012-79 PHA CERTIFICATIONS OF COMPLIANCE WITH THE PHA PLANS AND RELATED REGULATIONS: BOARD RESOLUTIONS TO ACCOMPANY THE PHA 5-YEAR AND ANNUAL PHA PLAN.

A motion was made by Commissioner LaBoy, seconded by Commissioner Navarro, to approve the aforementioned resolutions by unanimous consent.

On roll call vote: Commissioner Allen: Yes; Commissioner Guzman: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Johnson: Yes.

ACTION: APPROVED.

MOTION TO ENTER INTO EXECUTIVE SESSION TO DISCUSS MATTERS OF LITIGATION.

A motion was made by Commissioner Williams, seconded by Commissioner Navarro to enter into Executive Session.

On roll call vote: Commissioner Allen: Yes; Commissioner Guzman: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Johnson: Yes.

ACTION: APPROVED.

MOTION TO OPEN THE MEETING TO THE PUBLIC.

A motion was made by Commissioner Guzman, seconded by Commissioner Navarro to open the meeting to the public.

On roll call vote: Commissioner Allen: Yes; Commissioner Guzman: Yes;
Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes;
Commissioner Johnson: Yes.

ACTION: APPROVED

ADJOURNMENT:

A motion was made by Commissioner LaBoy, seconded by Commissioner Navarro, to adjourn the meeting.

On roll call vote: Commissioner Allen: Yes; Commissioner Guzman: Yes;
Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes;
Commissioner Johnson: Yes.

The meeting was adjourned at 8:45 p.m.

Respectfully yours,



Victor Cirilo
Executive Director/Secretary

AGENDA	
ITEM #	C
BOARD	
MEETING	
DATE	1/23/13

ITEM C
HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
DECEMBER 19, 2012

PLACE: COMMUNITY CENTER
33 ASPEN PLACE
PASSAIC, NEW JERSEY 07055

READING OF THE OPEN PUBLIC MEETINGS ACT:

Mr. Cirilo: As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the meetings of the Board of Commissioners of the Housing Authority of the City of Passaic has been given by publishing the annual schedule of meetings, which provided the date, time and place of said meetings to the Herald News and the Record on December 30, 2011. Notice of the annual schedule of meetings was also posted at the City of Passaic's bulletin board on December 28, 2011 and at all HACP developments on January 10, 2012.

PRESENT: Darien Allen, Commissioner (Arrived at 6:27 p.m.)
Maria Guzman, Commissioner
Angel LaBoy, Commissioner
Henry Navarro, Commissioner
Germaine Williams, Commissioner
Beatrice Johnson, Commissioner
Terrence J. Corriston, Esq.

STAFF MEMBERS PRESENT: Joann Arroyo
Douglas Barber
Andrew Barcia
Victor Cirilo
Jeffrey Gorley
Joanna Lara
Pamela Mitchell
Bárbara Rivera
Melody Villanueva-Arroyo
Vincent Wynter

Meeting opened at 6: 20 p.m.

APPROVAL OF THE OCTOBER 17, 2012 BOARD OF COMMISSIONERS' MEETING.

ACTION: APPROVED.

A motion was made by Commissioner Williams, seconded by Commissioner LaBoy to approve the minutes.

On roll call vote: Commissioner Guzman: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Johnson: Yes.

RESIDENT COUNCIL REPORTS:

Evelyn Robinson conveyed a message from Ann Robinson, President of the Chestnut Gardens Resident Council, excusing herself due to illness and wishing everyone a happy and healthy New Year.

Rene Griggs – Alfred Speer Village Resident Council reported that the newly elected board held their first meeting. She reported that the HACP anniversary fund raising committee has met its obligation and paid a deposit for said event and extended an invitation to everyone present. She also made reference to a recent trip to Atlantic City held at a Resort & Casino Hotel by staff and Board members. She stated that HUD travel guidelines seem to apply only to the residents.

Ms. Griggs made reference to report submitted by Management Consultant Bill Snyder and expressed that the residents feel that the Housing Authority is moving toward tearing down Alfred Speer Village and are very concerned about this proposal. Ms. Griggs stated that after reading reports and documentation received in recent years certain aspects appeal to her artistic nature, but many of the residents she represents do not approve of it and hope that funding is never approved.

SWEARING IN CEREMONY OF THE ALFRED SPEER VILLAGE BOARD MEMBERS:

Newly elected Board members of the Alfred Speer Village Resident Council officers were sworn in by Ms. Evelyn Robinson and they were presented with certificates.

REMARKS BY CITIZENS:

Rene Griggs – 33 Aspen Place, Apt. 8A – She remembered Kenneth “Count” Washington and his contributions to the residents. She thanked Mr. Cirilo and Evelyn for allowing her to express her feelings and sentiments about Mr. Washington.

Lester Sheppard – 23 Aspen Place, Apt. 7C spoke about the recent demise of Kenneth “Count” Washington, his relationship with him and also expressed his concerns about a scam going on with insurance fraud and relayed a personal experience he recently went through and cautioned residents who have life insurance policies to be make sure that they know and for everyone to be aware.

Commissioner Williams, on behalf of the Board of Commissioners, recognized the hard work of the resident council members and for being the voice of the HACP families and seniors alike.

Rene Griggs, Alfred Speer Village President, made an acceptance speech on behalf of the other resident council presidents, Ann Robinson and Katie Johnson, who were unable to attend the meeting.

A motion was made by Commissioner LaBoy, seconded by Commissioner Allen to close the public portion of the meeting.

On roll call vote:

RESOLUTIONS:

A motion was made by Commissioner Allen, seconded by Commissioner Navarro, to approve the following resolutions by unanimous consent.

- 2012-80 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OCTOBER 15, 2012 THROUGH DECEMBER 14, 2012.
- 2012-81 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC APPROVING REGULAR PUBLIC MEETINGS FOR THE YEAR 2013.
- 2012-82 RESOLUTION REQUESTING THE EXECUTIVE DIRECTOR TO TAKE CERTAIN PERSONNEL ACTIONS.
- 2012-83 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO FAIRVIEW INSURANCE AGENCY ASSOCIATES, INC. FOR PROFESSIONAL RISK MANAGEMENT SERVICES FOR A PERIOD OF TWO (2) YEARS FOR AN AMOUNT NOT TO EXCEED 6% OF THE HOUSING AUTHORITY'S ANNUAL INSURANCE ASSESSMENT.
- 2012-84 RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR FEE ACCOUNTING SERVICES TO POLCARI & CO., CPAs, ON AN "AS NEEDED BASIS" FOR AN TOTAL AMOUNT NOT TO EXCEED ONE HUNDRED THIRTY DOLLARS (\$130.00) AN HOUR.
- 2012-85 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO FALLON & LARSEN, LLP TO PERFORM AN INDEPENDENT FINANCIAL AND COMPLIANCE AUDIT OF AUTHORITY PROGRAMS FOR THE PERIOD JANUARY 1, 2012 THROUGH DECEMBER 31, 2012 IN AN AMOUNT OF SIXTEEN THOUSAND FOUR HUNDRED FORTY DOLLARS (\$16,440.00).
- 2012-86 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO NEXT ELECTRIC CORPORATION FOR ELECTRICAL SERVICES AT ALL AUTHORITY SITES FOR A PERIOD OF TWO (2) YEARS IN AN AMOUNT NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000.00) PER YEAR.
- 2012-87 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM OAKDALE, NY BY NATASHA PEARSON AND AMALIO BARRETO TO ATTEND A PHM SPECIALIST TRAINING ON JANUARY 28-31, 2013.

- 2012-88 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO ENVIROCON, LLC, FOR GENERATOR REPLACEMENT AT NJ 13-2-902 VREELAND VILLAGE FOR A TOTAL AMOUNT OF FIFTY-SIX THOUSAND THREE HUNDRED FIFTY-FIVE DOLLARS (\$56,355.00).
- 2012-89 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO PROFESSIONAL GRADE CONSTRUCTION GROUP, INC., FOR PLAYGROUND SURFACE UPGRADES AT NJ 13-1-901 SPEER VILLAGE AND NJ 13-2-902 VREELAND VILLAGE FOR A TOTAL AMOUNT OF EIGHTY-NINE THOUSAND NINE HUNDRED EIGHTY-FIVE DOLLARS (\$89,985.00)
- 2012-90 RESOLUTION AUTHORIZING REJECTION OF THE BIDS RECEIVED TO PURCHASE RANGES AND REFRIGERATORS.
- 2012-91 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO PENNROSE PROPERTIES, LLC FOR A PRIVATE DEVELOPMENT PARTNER TO DRAFT AND PROPOSE THE BEST USE FOR THE ALFRED SPEER VILLAGE DEVELOPMENT IN AN AMOUNT UP TO TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00).
- 2012-92 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AWARD OF A CONTRACT TO EMG FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR THE PREPARATION OF A PHYSICAL CONDITION ASSESSMENT (PCA) AND PUBLIC BIDDING DOCUMENTS FOR THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM AT ASSET MANAGEMENT PROJECT THREE (AMP 3) IN THE AMOUNT OF THIRTEEN THOUSAND DOLLARS (\$13,000.00).
- 2012-93 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO SPARTAN CONSTRUCTION, INC. FOR BRICK POINTING – MISCELLANEOUS BRICK REPAIRS TO THE CHIMNEY, ELEVATOR AND STAIR TOWER PENTHOUSES ON THE ROOFS OF THE BUILDINGS AT NJ 13-1-901 SPEER VILLAGE FOR A TOTAL AMOUNT OF SIXTY-TWO THOUSAND FIVE HUNDRED DOLLARS (\$62,500.00).
- 2012-94 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO D & L PAVING CONTRACTORS, INC. FOR PHA-WIDE SIDEWALK, CURB AND MISCELLANEOUS SITE SURFACE IMPROVEMENTS FOR A TOTAL AMOUNT OF EIGHTY-SEVEN THOUSAND NINE HUNDRED TWENTY-FIVE DOLLARS (\$87,925.00).
- 2012-95 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AWARD OF A CONTRACT TO NW FINANCIAL GROUP, LLC FOR INVESTMENT BANKING

SERVICES TO ASSIST IN THE FINANCING FOR THE CONVERSION OF ITS ELDERLY HOUSING STOCK TO PROJECT BASED ASSISTANCE UNDER HUD'S RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM IN THE AMOUNT OF SEVENTY-FIVE THOUSAND DOLLARS (\$75,000.00).

2012-97 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO EXCLUSIVE CONTRACTING LLC FOR LANDSCAPE/GROUNDS MAINTENANCE AT ALL AUTHORITY SITES FOR AN AMOUNT NOT TO EXCEED EIGHTY-ONE THOUSAND DOLLARS (\$81,000.00) FOR A PERIOD OF TWO YEARS.

2012-100 RESOLUTION AUTHORIZING AWARD TO SUSAN V. LENZ, LLC, FOR THE PREPARATION OF A FOUR PERCENT (4%) LOW INCOME HOUSING TAX CREDIT (LIHTC) APPLICATION AT AN AMOUNT NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000.00) PER APPLICATION.

2012-101 2012 HOUSING AUTHORITY OF THE CITY OF PASSAIC—
HOUSING AUTHORITY BUDGET RESOLUTION.

On roll call vote: Commissioner Allen: Yes; Commissioner Guzman: Yes;
Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes;
Commissioner Johnson: Yes.

ACTION: APPROVED.

RESOLUTIONS CONSIDERED SEPARATELY:

2012-96 RESOLUTION AUTHORIZING REJECTION OF THE PROPOSALS
RECEIVED FOR EMPLOYEE DENTAL INSURANCE.

Attorney Corrison asked that a revision be made to the resolution's third WHEREAS, as follows:

WHEREAS, the proposals received exceeded the cost estimate and were not advantageous to the Authority or its employees; and

A motion was made by Commissioner Guzman, seconded by Commissioner Williams to approve Resolution 2012-96 as amended.

On roll call vote: Commissioner Allen: Yes; Commissioner Guzman: Yes;
Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes;
Commissioner Johnson: Yes.

ACTION: APPROVED AS AMENDED.

2012-98 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AWARD OF A CONTRACT TO BIG DOG CONSTRUCTION, LLC, FOR GENERAL REPAIR SERVICE, ON DEMAND, AS NEEDED, AT ALL SITES FOR A PERIOD OF TWO (2) YEARS IN AN AMOUNT NOT TO EXCEED NINETY THOUSAND DOLLARS (\$90,000.00) PER YEAR.

Attorney Corrison asked that a revision be made to the resolution's second WHEREAS and fourth WHEREAS, as follows:

WHEREAS, the Housing Authority of the City of Passaic did properly advertise for and did receive two bids (one responsive bid and one non-responsive bid) on November 27, 2012; and,

WHEREAS, Big Dog Construction, LLC submitted the only responsive responsible bid; and

There was additional discussion and Executive Director Cirilo directed procurement person to change the specifications and lower the threshold regarding experience to two years as the present 5-year experience requirement is too astringent. Attorney Corrison will talk with procurement person to see if specifications for other contracts may need to be revised as well.

A motion was made by Commissioner Johnson, seconded by Commissioner Allen, to approve Resolution 2012-98 as amended.

On roll call vote: Commissioner Allen: Yes; Commissioner Guzman: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Johnson: Yes.

ACTION: APPROVED AS AMENDED.

2012-99 RESOLUTION BY THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AN AWARD OF A CONTRACT TO WILLIAM J. GUARINI, INC., FOR GENERAL PLUMBING SERVICES AT ALL AUTHORITY SITES FOR A PERIOD OF TWO (2) YEARS AND A TOTAL NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000.00) PER YEAR.

Attorney Corrison asked that Resolution 2012-99 sixth WHEREAS, be revised as follows:

WHEREAS, William J. Guarini, Inc., submitted the lowest responsible bid; and

A motion was made by Commissioner Allen, seconded by Commissioner Williams, to approve Resolution 2012-99 as amended.

On roll call vote: Commissioner Allen: Yes; Commissioner Guzman: Yes;
Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes;
Commissioner Johnson: Yes.

**2012-102 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF
PASSAIC AUTHORIZING AWARD OF CONTRACT TO ADVISORS
ENERGY TO PROVIDE ELECTRICITY AND NATURAL GAS.**

A motion was made by Commissioner Guzman, seconded by Commissioner Navarro, to
approve Resolution 2012-102.

On roll call vote: Commissioner Allen: Yes; Commissioner Guzman: Yes;
Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes;
Commissioner Johnson: Yes.

ACTION: APPROVED.

Chairperson Beatrice Johnson wished everyone present and their families a Happy New
Year.

2013 ELECTION OF OFFICERS:

Chairperson:

A nomination was made by Commissioner Williams to elect Commissioner Maria
Guzman as Chairperson.

There were no other nominations made.

Attorney Corrison asked the Board to cast a unanimous vote to elect Maria Guzman as
Chairperson.

A motion was made by Commissioner Allen, seconded by Commissioner LaBoy to elect
Maria Guzman as Chairperson.

On roll call vote: Commissioner Allen: Yes; Commissioner Guzman: Yes;
Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes;
Commissioner Johnson: Yes.

Commissioner Maria Guzman was elected Chairperson.

Vice-Chairperson:

A nomination was made by Commissioner Johnson to elect Commissioner Darien Allen
as Vice-Chairperson.

There were no other nominations made.

Attorney Corrison asked the Board to cast a unanimous vote to elect Darien Allen as Vice-Chairperson.

A motion was made by Commissioner Johnson, seconded by Commissioner Williams to elect Darien Allen as Vice-Chairperson.

On roll call vote: Commissioner Allen: Yes; Commissioner Guzman: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Johnson: Yes.

Commissioner Darien Allen was elected Vice-Chairperson.

Treasurer:

A nomination was made by Commissioner Johnson to elect Commissioner Henry Navarro as Treasurer.

There were no other nominations made.

Attorney Corrison asked the Board to cast a unanimous vote to elect Henry Navarro as Treasurer.

A motion was made by Commissioner LaBoy, seconded by Commissioner Williams to elect Henry Navarro as Treasurer.

On roll call vote: Commissioner Allen: Yes; Commissioner Guzman: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Johnson: Yes.

Commissioner Henry Navarro was elected Treasurer.

Chairperson Maria Guzman reaffirmed her commitment to work united with the Board and resident council members "...whatever is done here is for the residents." She wished everyone a happy holiday, Merry Christmas and a blessed New Year.

Commissioner Allen: "I would like to thank the commissioners for their confidence as well for this opportunity, and to backing Chairwoman Guzman up and making sure that things run in the manner that they are supposed to run...and to give back to the community..." He wished everyone "Happy holidays, God bless and everybody to continue to be safe and I wish everyone well."

Treasurer Henry Navarro thanked the Board for the opportunity and wished everyone present Happy Holidays, Merry Christmas and be safe."

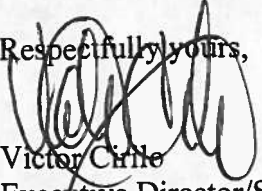
ADJOURNMENT:

A motion was made by Commissioner Allen, seconded by Commissioner Williams, to adjourn the meeting.

On roll call vote: Commissioner Allen: Yes; Commissioner Guzman: Yes;
Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes;
Commissioner Johnson: Yes.

The meeting was adjourned at 8:15 p.m.

Respectfully yours,



Victor Cirilo
Executive Director/Secretary