

ITEM D

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
January 20, 2021**

PLACE: Via Zoom Virtual Conference Call (Due to Covid19 Pandemic)
Passaic, New Jersey 07055

READING OF THE OPEN PUBLIC MEETINGS ACT:

As required by N.J.S.A. 10:4-6 et seq. known as the Open Public Meetings Act, the Housing Authority of Passaic is conducting this meeting via Zoom Meeting due to the Covid19 Pandemic to be held at 6:00 p.m. in accordance with Chapter 11 of the Public Laws of 2020. Adequate notice has been given to the Herald News, placed on the Authority website and distributed to all applicable parties.

COMMISSIONERS - PRESENT: Alan Juszcyk
Beatrice Johnson
Delmis Fernandez
Diane McNair
Henry Navarro
L. Daniel Rodriguez

ABSENT: null

ATTORNEY PRESENT: Eric M. Bernstein, Esq.

STAFF MEMBERS PRESENT: Joann Arroyo
Leidy Brito
Glenny Candelaria
Lismarie Guerrero
Joanna Lara
Pamela Mitchell
Natasha Pearson
Daryl Smoot
Vincent Wynter

Meeting opened at 6:05 p.m.

Mr. Bernstein reads a letter of resignation from Commissioner Ronald Van Rensalier.

ROLL CALL:

Commissioner Juszcyk: Present; Commissioner Johnson: Present; Commissioner Fernandez: Present; Commissioner McNair: Present; Commissioner Navarro: Present; Chairman Rodriguez: Present.

APPROVAL OF MINUTES

APPROVAL OF MINUTES OF THE DECEMBER 16, 2020 BOARD OF COMMISSIONERS' MEETING.

A motion was made by Commissioner Navarro, seconded by Commissioner Johnson, to approve the minutes of the December 16, 2020 Board of Commissioners' Meeting.

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

MOTION: MINUTES OF THE DECEMBER 16, 2020 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.

Due to Covid19, members of the public who had questions or comments were asked to submit them in writing to the administrative office located at 52 Aspen Place or send them via email to the Executive Director at boardmeeting@passaichousing.org before the close of business day at 4:00 pm Tuesday, January 19, 2021.

Director Mitchell: We have no remarks from citizens.

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

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

RESOLUTIONS

Mr. Bernstein asks that Resolution 2021-05 be pulled from the consent agenda. We are not prepared to take action on it tonight. We will, hopefully, be ready by next meeting or possibly have a special meeting between now and the next scheduled meeting.

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.

Commissioner Juszcyk asked that Resolution 2021-01 be considered separately.

CONSENT AGENDA:

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| 2021-02 | 2020-82 REVISED RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC APPROVING HACP HOLIDAYS FOR THE YEAR 2021 |
| 2021-03 | RESOLUTION AWARDING PURCHASE ORDER TO HOLDEN DISINFECTING SOLUTIONS TO SANITIZE, DISINFECT AND CLEAN COMMON AREAS AT ALL SITES IN AN AMOUNT NOT TO EXCEED FORTY-EIGHT THOUSAND FIVE HUNDRED FIFTY DOLLARS (\$48,550.00) |
| 2021-04 | RESOLUTION AUTHORIZING THE ADOPTION OF PROCEDURES AND REQUIREMENTS FOR PUBLIC COMMENT AT REMOTE PUBLIC MEETINGS |

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

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

MOTION: RESOLUTIONS 2021-02, 2021-03 and 2021-04 APPROVED.

2021-01 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF
DECEMBER 16, 2020 THROUGH JANUARY 15, 2021.

A motion was made by Commissioner Navarro, seconded by Commissioner Fernandez, to approve Resolution 2021-01.

- Commissioner Juszcyk: I separated this resolution so that any commissioners with a relationship with the Passaic Valley Water Commission could abstain on payment to such agency. I also have a question on Passaic Valley Water Commission water rates. Have they increased effective 1-1-21 and by what percentage?
- Chairman Rodriguez: As an employee of the PVWC I'm not sure of the answer to the second question. I can follow up with that, unless Executive Director Mitchell has that offhand.
- Executive Director Mitchell: No I don't.
- Commissioner Juszcyk: Would Mr. Wynter be aware of that?
- Mr. Wynter: I have had no notice of that.
- Chairman Rodriguez: I'll have Executive Director Mitchell send that out as soon as we get that information, Commissioner Juszcyk.

On roll call vote: Commissioner Juszcyk: Aye; Commissioner Johnson: Aye; Commissioner Fernandez: Aye; Commissioner McNair: Aye; Commissioner Navarro: Aye; Chairman Rodriguez: Aye (Abstain PVWC).

MOTION: RESOLUTION 2021-01 APPROVED.

CORRESPONDENCE

Submitted.

COMMITTEE REPORTS

None.

RESIDENT COUNCIL REPORTS

Submitted.

EXECUTIVE DIRECTOR'S REPORT

Submitted.

TREASURER'S REPORT

Submitted.

DIRECTOR OF FINANCE REPORT

Submitted.

DIRECTOR OF HOUSING ADMINISTRATION REPORT

Submitted.

DIRECTOR OF RESIDENT SERVICES REPORT

Submitted.

PROPERTY MANAGEMENT REPORT – PAHC

Submitted.

- Commissioner Juszcyk: I am disappointed by the rent percent collected – 69.25%. Would anyone like to comment on the low percentage.
 - Mr. Wynter: Residents are taking advantage of the moratorium. Although some people can afford to pay the rent, they have opted not to.
 - Commissioner Juszcyk: Can we anticipate that percentage going up in the near future?
 - Mr. Wynter: I think so because as soon as the moratorium is abated we will be having people in court. At that point we don't have to entertain repayment agreements. A lot of people might be out of housing.
- Commissioner Johnson: Can a notice go out reminding the residents, if they are taking advantage of the moratorium that when it's finished rent will be due. That way they'll have a full understanding.
- Mr. Wynter: We have sent out notices to residents detailing balances owed. The statements that are going out next week have another notice detailing exactly what you said. We are being proactive.

PROPERTY MANAGEMENT REPORT – AMP1

Submitted.

PROPERTY MANAGEMENT REPORT – PSH LLC

Submitted.

OLD BUSINESS

None.

NEW BUSINESS:

- Commissioner Johnson: Gerard Gathers, who's been working on Sixth St, has been doing an excellent job. Hopefully the bulk garbage can be picked up. It's been sitting out there for over two weeks. A couple of people have mentioned getting apartments ahead of other people, so I would like to suggest that a copy of the waitlist be sent to the commissioners for all waiting lists.
- Chairman Rodriguez: I just want to make sure that's something that can be done and can be shared because that has personal information on it.
- Commissioner Johnson: They can redact the information we can't see. But we are allowed to have a copy of it because I learned about it at a conference in New Orleans.

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

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

ADJOURNMENT

6:32 p.m.

Respectfully submitted,

Pamela Mitchell

Executive Director