

ITEM D

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
March 17, 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
Delmis Fernandez
Diane McNair
Henry Navarro
L. Daniel Rodriguez

ABSENT: Beatrice Johnson

ATTORNEY PRESENT: Eric M. Bernstein, Esq.

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

Meeting opened at 6:08 p.m.

WOMEN'S HISTORY MONTH CELEBRATION

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

APPROVAL OF MINUTES

APPROVAL OF MINUTES OF THE FEBRUARY 17, 2021 BOARD OF COMMISSIONERS' MEETING.

A motion was made by Commissioner Fernandez, seconded by Commissioner McNair, to approve the minutes of the February 17, 2021 Board of Commissioners' Meeting.

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

MOTION: MINUTES OF THE FEBRUARY 17, 2021 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, March 16, 2021.

Director Mitchell: We have one remark from citizens.

1.) Angie Grullon – 220 Sixth St. Apt. 3D: "Attached please find an email thread between Ms. Brito and I regarding the concerns in my unit. She states that she was in my unit multiple times but no notice was left. The only notice I found outside my door was one dated for the 26th and it was for unit 3B. You can clearly see that they were not in my unit according to the notice found outside in front of my door. So again how many times did you actually go in my unit?"

The other issue that I am having according to Ms. Brito, that the only window that needs to be replaced is the living room window. Well, I spoke to the Window Plus representative when he came on the 11th, and he stated that all the windows in my unit needed replacement. My question is the following will all the windows be replaced as per the knowledgeable

representative, or will only the living room window (according to Ms. Brito) be replaced. What about the screens when will they be installed?

I feel like you have it in for me since I sent you the email claiming work that should have been done in my unit before I moved in. You assessed a fine for smoking in the unit. What proof do you actually have that I smoke in the unit? As far as the cigarette butts not bud, I know I am not supposed to be smoking on the fire escape, but that is where I smoke, so therefore I emptied my ashtray in my garbage can. I know my garbage has a lid that closes automatically so what were you looking for in my garbage?

I told Ms. Brito about the paint chipping on the window sill, now she is trying to blame me for the poor work done in my unit.

I also would like to know how the hell did I loosen the vanity from the wall when you can clearly see the caulk is not strong enough to hold it.

The door knobs constantly loosen. So you Ms. Brito is trying to say that I purposely broke the door knobs. C'mon now let's be serious. You are just picking on me because I am requesting that you do the work that should have been done properly before I moved in and called you out on the lack of communication on behalf of the Property Manager and the Coalition.

Ms. Brito also stated that RD sales will be in my unit but what day next week.

Ms. Brito still did not respond as to why the cores to the locks were changed if they were working properly. They only provided me with 2 keys and I had paid for an extra key. Now I have to pay for another extra key when there was absolutely nothing wrong with the lock because the door still does not close properly.

So I guess in order not to be fined I have to keep my mouth shut about the repairs that are needed?"

- Chairman Rodriguez: Director Mitchell, I know sometimes these emails come in before the meeting. Were you able to address some of these issues with Ms. Brito?

- Director Mitchell: The Property Manager has been and is working on some things. There may be a few things faltering, but Ms. Brito is aware and has been in touch.

- Chairman Rodriguez: When you can, just send us an update of the items that were discussed within the email that was sent out.

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

On roll call vote: Commissioner Jusczyk: Aye; Commissioner Johnson: Absent; Commissioner Fernandez: Aye; Commissioner McNair: Aye; Commissioner Navarro: 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.

Commissioner Juszcyk asked that Resolutions 2021-17 be considered separately.

CONSENT AGENDA:

- 2021-18 RESOLUTION APPROVING THE ADOPTION OF THE 2021 BUDGET
- 2021-19 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AWARDING A CONTRACT TO REPLACE ON DHW BOILER AT ALFRED SPEER VILLAGE TO PK WELDING LLC DBA PK MECHANICAL SERVICES IN THE AMOUNT OF TWENTY-TWO THOUSAND EIGHT HUNDRED DOLLARS AND NO CENTS (\$22,800.00)
- 2021-20 RESOLUTION AUTHORIZING THE ADOPTION OF A COVID POLICY
- 2021-21 RESOLUTION AUTHORIZING APPROVAL FOR VIRTUAL ATTENDANCE BY EXECUTIVE DIRECTOR, PAMELA MITCHELL, AND STAFF TO ATTEND FAIR HOUSING AND TAX CREDIT COMPLIANCE TRAINING MAY 20-21, 2021
- 2021-22 RESOLUTION AUTHORIZING APPROVAL FOR THE DIRECTOR OF HOUSING ADMINISTRATION TO ATTEND PIC ONLINE VIRTUAL TRAINING SESSIONS SPONSORED BY MRI
- 2021-23 RESOLUTION AUTHORIZING APPROVAL FOR ATTENDANCE AT A ONE (1) HOUR VIRTUAL TRAINING MODULE BY THE EXECUTIVE DIRECTOR SPONSORED BY COMPLIANCE PRIME ON APRIL 1, 2021 ENTITLED "DOCUMENTING RESIDENT VIOLATIONS IN 2021"

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

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

MOTION: RESOLUTIONS 2021-18, 2021-19, 2021-20, 2021-21, 2021-22, and 2021-23 APPROVED.

2021-17 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF
FEBRUARY 16, 2021 THROUGH MARCH 12, 2021.

A motion was made by Commissioner Fernandez, seconded by Commissioner Navarro, to approve Resolution 2021-17.

- *Commissioner Juszcyk: I separated this resolution so that any commissioners with a relationship with the Passaic Valley Water Commission could abstain on payment to said agency.*

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

- *Commissioner Juszcyk: Question for Mr. Bernstein: with Commissioner Rodriguez abstaining from PVWC, will they still get paid since there is not a quorum voting yes on it?*

- *Mr. Bernstein: There is a quorum voting yes, Commissioner. We've got four members voting in favor that I'm aware. They are Fernandez, Navarro, McNair and yourself.*

MOTION: RESOLUTION 2021-17 APPROVED.

CORRESPONDENCE

Submitted.

COMMITTEE REPORTS

Submitted.

RESIDENT COUNCIL REPORTS

Submitted.

EXECUTIVE DIRECTOR'S REPORT

Submitted.

TREASURER'S REPORT

Submitted.

DIRECTOR OF FINANCE REPORT

Submitted.

DIRECTOR OF HOUSING ADMINISTRATION REPORT

Submitted.

DIRECTOR OF RESIDENT SERVICES REPORT

Submitted.

PROPERTY MANAGEMENT REPORT – PAHC

Submitted.

PROPERTY MANAGEMENT REPORT – AMP1

Submitted.

PROPERTY MANAGEMENT REPORT – PSH LLC

Submitted.

PUBLIC SAFETY LIAISON REPORT

Submitted.

- Commissioner Juszcyk: Can we request Mr. Smoot to expound on his reports? It was just one paragraph this time. So can we have longer, more detailed reports in the future.
- Chairman Rodriguez: I'll have Executive Director Mitchell work with him to get more information on there.

OLD BUSINESS

None.

NEW BUSINESS:

- Commissioner Juszcyk: I'd like to wish everyone a happy St. Patrick's Day.

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

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

ADJOURNMENT

7:01 p.m.

Respectfully submitted,

Pamela Mitchell

Executive Director