

PUBLIC MEETING NOTICE
HOUSING AUTHORITY OF THE CITY OF PASSAIC

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PLEASE BE ADVISED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC WILL HOLD A MEETING AT THE **COMMUNITY ROOM, 299 GREGORY AVENUE, PASSAIC, NJ 07055 ON JANUARY 8, 2014 AT 6:00 P.M.** FORMAL ACTION WILL BE TAKEN AT THE MEETING. THE AGENDA, AS IT IS PRESENTLY KNOWN, IS AS FOLLOWS:

A G E N D A

- ITEM A: READING OF THE OPEN PUBLIC MEETINGS ACT
- ITEM B: INVOCATION AND PLEDGE OF ALLEGIANCE
- ITEM C: APPROVAL OF MINUTES OF THE DECEMBER 18, 2013 BOARD OF COMMISSIONERS' MEETING.
- ITEM D: RESIDENT COUNCIL REPORT.
- ITEM E: REMARKS BY CITIZENS:

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 of 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.

- ITEM F: RESOLUTIONS:
- 2014-01 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD DECEMBER 16, 2013 THROUGH JANUARY 3, 2014.

- 2014-02 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO NEW JERSEY SOLUTIONS AND ELECTRICAL, LLC FOR SERVICE, REPAIR AND MAINTENANCE OF CLOSED CIRCUIT TELEVISION AND SURVEILLANCE SYSTEMS AND EQUIPMENT AT ALL AUTHORITY SITES FOR A PERIOD OF ONE (1) YEAR IN AN AMOUNT NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000.00) PER YEAR.
- 2014-03 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO McMANIMON, SCOTLAND & BAUMANN, LLC, FOR REDEVELOPMENT COUNSEL FOR THE RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM AT ASSET MANAGEMENT PROPERTY THREE (AMP 3) FOR A RATE OF ONE HUNDRED SEVENTY-FIVE DOLLARS (\$175.00) PER HOUR IN THE AMOUNT NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000.00).
- 2014-04 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING TERMINAL PAYMENTS OF ANNUAL, UNUSUED SICK, AND PERSONAL TIME TO FORMER EMPLOYEE, ERIC KOLBE.
- ITEM G: CORRESPONDENCE
- ITEM H: * COMMITTEE REPORTS
- ITEM I: EXECUTIVE DIRECTOR'S REPORT
- ITEM J: TREASURER'S REPORT
- ITEM K: DIRECTOR OF FINANCE REPORT – VINCENT WYNTER
- ITEM L: DIRECTOR HOUSING CHOICE VOUCHER
PROGRAM'S REPORT – JOANNA LARA
- ITEM M: DIRECTOR OF RESIDENT SERVICES' REPORT
– GLENNY CANDELARIA
- ITEM N: SECURITY DIRECTOR'S REPORT – JEFFREY GORLEY
- ITEM O: OLD BUSINESS
- ITEM P: NEW BUSINESS
- ITEM Q: EXECUTIVE SESSION
- ITEM R: ADJOURNMENT

* NO WRITTEN REPORT.

1/8/14

PUBLIC MEETING NOTICE
HOUSING AUTHORITY OF THE CITY OF PASSAIC

◆

PLEASE BE ADVISED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC WILL HOLD A MEETING AT THE **COMMUNITY ROOM, 234 CHESTNUT STREET, PASSAIC, NJ 07055 ON FEBRUARY 19, 2014 AT 6:00 P.M.** FORMAL ACTION WILL BE TAKEN AT THE MEETING. THE AGENDA, AS IT IS PRESENTLY KNOWN, IS AS FOLLOWS:

A G E N D A

- ITEM A: READING OF THE OPEN PUBLIC MEETINGS ACT
- ITEM B: INVOCATION AND PLEDGE OF ALLEGIANCE
- ITEM C: APPROVAL OF MINUTES OF THE JANUARY 8, 2014 BOARD OF COMMISSIONERS' MEETING.
- ITEM D: RESIDENT COUNCIL REPORT.
- ITEM E: REMARKS BY CITIZENS:

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 of 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.

- ITEM F: RESOLUTIONS:
- 2014-05 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD JANUARY 7, 2014 THROUGH FEBRUARY 12, 2014.

- 2014-06 RESOLUTION AUTHORIZING THE WRITE-OFF OF TENANT
ACCOUNTS RECEIVABLE FOR THE FISCAL YEAR ENDED
DECEMBER 31, 2013.
- 2014-07 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL BY
COMMISSIONER ALAN JUSZCYK FOR THE PURPOSE OF COMPLETING
FIVE (5) COURSES MANDATED BY THE STATE OF NEW JERSEY.
- 2014-08 RESOLUTION APPROVING OFFICIAL TRAVEL TO AND FROM
WASHINGTON, D.C. BY EXECUTIVE DIRECTOR VICTOR CIRILO AND
CHAIRPERSON DARIEN ALLEN FOR THE PURPOSE OF ATTENDING
NAHRO'S 2014 LEGISLATIVE CONFERENCE ON MARCH 10-12, 2014.
- 2014-09 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING PAYMENT TO THE
CITY OF PASSAIC FOR POLICE SERVICES RETROACTIVE TO JANUARY 1,
2014 ON A MONTH TO MONTH BASIS IN AN AMOUNT NOT TO EXCEED
TWENTY THREE THOUSAND THREE HUNDRED AND THIRTY THREE
DOLLARS (\$23,333.00) PER MONTH.
- 2014-10 RESOLUTION ADOPTING A VIDEO SURVEILLANCE SYSTEM POLICY.
- ITEM G: CORRESPONDENCE
- ITEM H: COMMITTEE REPORTS
- ITEM I: EXECUTIVE DIRECTOR'S REPORT
- ITEM J: TREASURER'S REPORT
- ITEM K: DIRECTOR OF FINANCE REPORT – VINCENT WYNTER
- ITEM L: DIRECTOR HOUSING CHOICE VOUCHER
PROGRAM'S REPORT – JOANNA LARA
- ITEM M: DIRECTOR OF RESIDENT SERVICES' REPORT
– GLENNY CANDELARIA
- ITEM N: SECURITY DIRECTOR'S REPORT – JEFFREY GORLEY
- ITEM O: OLD BUSINESS
- ITEM P: NEW BUSINESS
- ITEM Q: EXECUTIVE SESSION
- ITEM R: ADJOURNMENT

HOUSING AUTHORITY of the CITY of PASSAIC

52 ASPEN PLACE
PASSAIC, NEW JERSEY 07055

MAIN OFFICE
(973) 365-6330
FAX (973) 365-0017

HCV (SECTION 8)
(973) 365-6335
FAX (973) 473-4132

SENIOR SITES
(973) 365-6772
FAX (973) 405-6412

ALFRED SPEER VILLAGE
(973) 365-6339
FAX (973) 249-0404

**CHESTNUT GARDENS &
VREELAND VILLAGE**
(973) 365-6778
FAX (973) 471-6774

NOTICE OF SPECIAL MEETING

Please be advised that the Board of Commissioners of the Housing Authority of the City of Passaic will hold a special meeting in the Conference Room at the Administrative Office, 52 Aspen Place, Passaic, NJ on March 6, 2014 at 4:45 p.m. Formal action may be taken at the meeting. The Agenda as it is presently known is as follows:

A G E N D A

- ITEM I: READING OF THE OPEN PUBLIC MEETINGS ACT.
- ITEM II: ROLL CALL.
- ITEM III: RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR ELEVATOR REHABILITATION, MAINTENANCE AND REPAIR SERVICE AT NJ13-1-901 SPEER VILLAGE AND NJ13-4A-903 HECHT APARTMENTS AND NJ13-4B-903 MURPHY APARTMENTS.
- ITEM IV: RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR ENTRANCE CANOPY UPGRADES AND MISCELLANEOUS PAINTING AT NJ 13-2-902 VREELAND VILLAGE.
- ITEM V: RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR HVAC UPGRADES AND BOILER REPLACEMENT AT 52 ASPEN PLACE.
- ITEM IV: ADJOURNMENT.

PUBLIC MEETING NOTICE
HOUSING AUTHORITY OF THE CITY OF PASSAIC

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PLEASE BE ADVISED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC WILL HOLD A MEETING AT THE **CITY COUNCIL CHAMBERS, 330 PASSAIC STREET, PASSAIC, NJ 07055 ON MARCH 19, 2014 AT 6:00 P.M.** FORMAL ACTION WILL BE TAKEN AT THE MEETING. THE AGENDA, AS IT IS PRESENTLY KNOWN, IS AS FOLLOWS:

A G E N D A

- ITEM A: READING OF THE OPEN PUBLIC MEETINGS ACT
- ITEM B: INVOCATION AND PLEDGE OF ALLEGIANCE
- ITEM C: ROLL CALL
- ITEM D: PRESENTATION - WOMEN'S HISTORY MONTH RECOGNITION.
- ITEM E: (1) APPROVAL OF MINUTES OF THE FEBRUARY 19, 2014 BOARD OF COMMISSIONERS' MEETING.
- (2) APPROVAL OF MINUTES OF THE MARCH 6, 2014 SPECIAL BOARD OF COMMISSIONERS' MEETING.
- ITEM F: RESIDENT COUNCIL REPORT.
- ITEM G: REMARKS BY CITIZENS:

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 of 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.

ITEM H: RESOLUTIONS:

- 2014-15 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD FEBRUARY 18, 2014 THROUGH MARCH 14, 2014.
- 2014-16 RESOLUTION CONFIRMING CERTIFIED INFORMATION 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, 2013.
- 2014-17 RESOLUTION RATIFYING THE LATE INTRODUCTION AND SUBMISSION OF THE AUTHORITY BUDGET (RESOLUTION #2013-90) FOR THE FISCAL YEAR JANUARY 1, 2014 TO DECEMBER 31, 2014.
- 2014-18 2014 HOUSING AUTHORITY OF THE CITY OF PASSAIC ADOPTED BUDGET RESOLUTION.
- 2014-19 RESOLUTION APPROVING SPONSORSHIP OF ONE TEAM WITH THE DEICH-BRADY GIRLS SOFTBALL LEAGUE AT A COST OF FOUR HUNDRED DOLLARS (\$400.00) AND SPONSORSHIP OF ONE TEAM WITH THE DEICH-BRADY JUNIOR BASEBALL TEAM AT A COST OF FOUR HUNDRED DOLLARS (\$400.00).
- 2014-20 RESOLUTION APPROVING OFFICIAL TRAVEL TO AND FROM ATLANTIC CITY, NJ BY COMMISSIONERS DARIEN ALLEN, GERMAINE GIBSON-WILLIAMS, AND BEATRICE JOHNSON, AND HACP EMPLOYEES, VICTOR CIRILO, JEFFREY GORLEY AND VINCENT WYNTER FOR THE PURPOSE OF ATTENDING NJNAHRO'S ANNUAL CONFERENCE AND TRADE SHOW ON APRIL 23-25, 2014.
- 2014-21 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.
- 2014-22 A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AFFIRMING CERTAIN PROPERTIES OF THE HOUSING AUTHORITY WILL REMAIN GOVERNED BY A COOPERATION AGREEMENT BY AND BETWEEN THE CITY OF PASSAIC AND THE HOUSING AUTHORITY OF THE CITY OF PASSAIC.
- 2014-23 RESOLUTION APPROVING A RESIDENTIAL CONSTRUCTION AND ENERGY EFFICIENCY COLLECTIVE BARGAINING AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF PASSAIC (HEREINAFTER THE "HACP") AND LIUNA RESIDENTIAL CONSTRUCTION & GENERAL SERVICE WORKERS LOCAL UNION 55 AFFILIATED WITH THE LABORER'S INTERNATIONAL UNION OF NORTH AMERICA.

ITEM I:	CORRESPONDENCE	
ITEM J:	COMMITTEE REPORTS	
ITEM K:	EXECUTIVE DIRECTOR'S REPORT	
ITEM L:	TREASURER'S REPORT	
ITEM M:	DIRECTOR OF FINANCE REPORT – VINCENT WYNTER	
ITEM N:	DIRECTOR HOUSING CHOICE VOUCHER PROGRAM'S REPORT – JOANNA LARA	
ITEM O:	DIRECTOR OF RESIDENT SERVICES' REPORT – GLENNY CANDELARIA	
ITEM P:	SECURITY DIRECTOR'S REPORT – JEFFREY GORLEY	
ITEM Q:	OLD BUSINESS	
ITEM R:	NEW BUSINESS	
ITEM S:	EXECUTIVE SESSION	
ITEM T:	ADJOURNMENT	3/14/14

PUBLIC MEETING NOTICE
HOUSING AUTHORITY OF THE CITY OF PASSAIC



PLEASE BE ADVISED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC WILL HOLD A MEETING AT THE **CITY 14-34 EAST MONROE STREET, PASSAIC, NJ 07055 ON APRIL 16, 2014 AT 6:00 P.M.** FORMAL ACTION WILL BE TAKEN AT THE MEETING. THE AGENDA, AS IT IS PRESENTLY KNOWN, IS AS FOLLOWS:

A G E N D A

ITEM A: READING OF THE OPEN PUBLIC MEETINGS ACT

ITEM B: INVOCATION AND PLEDGE OF ALLEGIANCE

ITEM C: ROLL CALL

ITEM D: APPROVAL OF MINUTES OF THE MARCH 19, 2014 BOARD OF COMMISSIONERS' MEETING.

ITEM E: RESIDENT COUNCIL REPORT.

ITEM F: REMARKS BY CITIZENS:

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 of 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.

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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.

ITEM G: RESOLUTIONS:

2014-24 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD MARCH 17, 2014 THROUGH APRIL 11, 2014.

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- 2014-25 RESOLUTION AUTHORIZING THE AWARD OF AN AGREEMENT FOR PLAIN OLD TELEPHONE SERVICE LINES (P.O.T.S) TO EARTHLINK BUSINESS, INC., FOR A PERIOD OF THIRTY-SIX (36) MONTHS IN AN AMOUNT NOT TO EXCEED AN ANNUAL COST OF SIXTEEN THOUSAND FIVE HUNDRED DOLLARS (\$16,500.00).
- 2014-26 RESOLUTION INTRODUCING PROPOSED REVISIONS TO THE LEASE, PET POLICY, AND THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) FOR A 30-DAY RESIDENT COMMENT PERIOD.
- 2014-27 RESOLUTION SUPPORTING THE DELAYING OF DRAINING THREE (3) RESERVOIRS ON GARRET MOUNTAIN AND REPLACING THEM WITH LARGE CONCRETE TANKS, UNTIL UPDATED RULES ARE RELEASED BY THE ENVIRONMENTAL PROTECTION AGENCY.
- 2014-28 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING THE CREATION OF A SINGLE PURPOSE ENTITY FOR THE REHABILITATION OF THE HARRY K. HECHT, JOHN J. MURPHY AND MAURICE S. MILLER APARTMENT COMPLEXES AND AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS FOR A QUALIFIED PARTNER.
- 2014-29 RESOLUTION AUTHORIZING THE HIRING OF A TENANT INTERVIEWER.
- 2014-30 RESOLUTION EXTENDING A MARKET RATE LOAN TO THE PASSAIC AFFORDABLE HOUSING COALITION TO INCREASE AFFORDABLE HOUSING OPPORTUNITIES.
- ITEM H: CORRESPONDENCE
- ITEM I: COMMITTEE REPORTS
- ITEM J: EXECUTIVE DIRECTOR'S REPORT
- ITEM K: TREASURER'S REPORT
- ITEM L: DIRECTOR OF FINANCE REPORT – VINCENT WYNTER
- ITEM M: DIRECTOR HOUSING CHOICE VOUCHER
PROGRAM'S REPORT – JOANNA LARA
- ITEM N: DIRECTOR OF RESIDENT SERVICES' REPORT
– GLENNY CANDELARIA
- ITEM O: SECURITY DIRECTOR'S REPORT – JEFFREY GORLEY
- ITEM P: OLD BUSINESS
- ITEM Q: NEW BUSINESS
- ITEM R: EXECUTIVE SESSION
- ITEM S: ADJOURNMENT

HOUSING AUTHORITY OF THE CITY OF PASSAIC

52 ASPEN PLACE
PASSAIC, NEW JERSEY 07055
(973) 365-6330 PHONE (973) 365-0017 FAX

NOTICE OF SPECIAL MEETING

Please be advised that the Board of Commissioners of the Housing Authority of the City of Passaic will hold a special meeting in the Conference Room at the **Administrative Office, 52 Aspen Place, Passaic, NJ on May 1, 2014 at 5:00 p.m.** Formal action may be taken at the meeting. The Agenda as it is presently known is as follows:

A G E N D A

ITEM A: READING OF THE OPEN PUBLIC MEETINGS ACT.

ITEM B: ROLL CALL.

ITEM C: RESOLUTION 2014-31

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AND RATIFYING THE EXECUTION OF DOCUMENTS RELATING TO THE FINANCE, REHABILITATION AND MANAGEMENT OF THE HARRY K. HECHT, JOHN J. MURPHY AND MAURICE S. MILLER APARTMENT COMPLEXES IN ACCORDANCE WITH THE RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM.

ITEM D: ADJOURNMENT.

PUBLIC MEETING NOTICE
HOUSING AUTHORITY OF THE CITY OF PASSAIC



PLEASE BE ADVISED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC WILL HOLD A PUBLIC HEARING/ MEETING AT THE **COMMUNITY ROOM, 33 ASPEN PLACE, PASSAIC, NJ 07055 ON MAY 21, 2014 AT 5:00 P.M.** FORMAL ACTION WILL BE TAKEN AT THE MEETING. THE AGENDA, AS IT IS PRESENTLY KNOWN, IS AS FOLLOWS:

A G E N D A

- ITEM A: READING OF THE OPEN PUBLIC MEETINGS ACT
- ITEM B: INVOCATION AND PLEDGE OF ALLEGIANCE
- ITEM C: ROLL CALL
- ITEM D: (1) APPROVAL OF MINUTES OF THE APRIL 16, 2014 BOARD OF
 COMMISSIONERS' MEETING.
- (2) APPROVAL OF MINUTES OF THE MAY 1, 2014 BOARD OF
 COMMISSIONERS' SPECIAL MEETING.
- PUBLIC HEARING ON PHA PLAN AMENDMENTS-
- ITEM E: RESIDENT COUNCIL REPORT.
- ITEM F: REMARKS BY CITIZENS:

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 of 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.

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MAY 21, 2014

ITEM G: RESOLUTIONS:

- 2014-32 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD APRIL 14, 2014 THROUGH MAY 16, 2014.
- 2014-33 RESOLUTION 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 2014.
- 2014-34 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM NEW ORLEANS, LOUISIANA BY THREE COMMISSIONERS AND A STAFF MEMBER TO ATTEND "PHADA's 2014 ANNUAL CONVENTION & EXHIBITION" ON JUNE 1-4, 2014.
- 2014-35 RESOLUTION APPROVING THE OPENING OF THE ALFRED SPEER VILLAGE PUBLIC HOUSING TWO (2) AND THREE (3) BEDROOM WAITING LISTS.
- 2014-36 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO MINERVINI VANDERMARK ARCHITECTURE FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR DEVELOPMENT OF SPECIFICATIONS, OVERSEE PROJECTS AND DEVELOP INVITATIONS TO BIDS IN RELATION TO THE RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM AT ASSET MANAGEMENT PROPERTY THREE (3) AT AN AMOUNT NOT TO EXCEED ONE HUNDRED EIGHTY-EIGHT THOUSAND THREE HUNDRED SEVEN DOLLARS (\$188,307.00).
- 2014-37 RESOLUTION APPROVING SIGNIFICANT AMENDMENTS TO THE HOUSING AUTHORITY OF THE CITY OF PASSAIC'S ANNUAL AGENCY PLAN.
- 2014-38 RESOLUTION APPROVING CERTAIN PERSONNEL ACTIONS.

ITEM H: CORRESPONDENCE

ITEM I: COMMITTEE REPORTS

ITEM J: EXECUTIVE DIRECTOR'S REPORT

ITEM K: TREASURER'S REPORT

ITEM L: DIRECTOR OF FINANCE REPORT – VINCENT WYNTER

ITEM M: DIRECTOR HOUSING CHOICE VOUCHER
PROGRAM'S REPORT – JOANNA LARA

ITEM N: DIRECTOR OF RESIDENT SERVICES' REPORT
– GLENNY CANDELARIA

MAY 21, 2014

ITEM O: SECURITY DIRECTOR'S REPORT – JEFFREY GORLEY

ITEM P: OLD BUSINESS

ITEM Q: NEW BUSINESS

ITEM R: EXECUTIVE SESSION

ITEM S: ADJOURNMENT

5/20/14

PUBLIC MEETING NOTICE
HOUSING AUTHORITY OF THE CITY OF PASSAIC



PLEASE BE ADVISED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC WILL HOLD A SPECIAL MEETING AT THE **COMMUNITY CENTER, 33 ASPEN PLACE, PASSAIC, NJ 07055 ON MAY 27, 2014 AT 6:00 P.M.** FORMAL ACTION WILL BE TAKEN AT THE MEETING. THE AGENDA, AS IT IS PRESENTLY KNOWN, IS AS FOLLOWS:

A G E N D A

ITEM A: READING OF THE OPEN PUBLIC MEETINGS ACT

ITEM B: INVOCATION AND PLEDGE OF ALLEGIANCE

ITEM C: ROLL CALL

- PRESENTATIONS -

ITEM D: RESOLUTIONS:

2014-34 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM NEW ORLEANS, LOUISIANA BY THREE COMMISSIONERS AND A STAFF MEMBER TO ATTEND "PHADA's 2014 ANNUAL CONVENTION & EXHIBITION" ON JUNE 1-4, 2014.

2014-37 RESOLUTION APPROVING SIGNIFICANT AMENDMENTS TO THE HOUSING AUTHORITY OF THE CITY OF PASSAIC'S ANNUAL AGENCY PLAN.

2014-38 RESOLUTION AUTHORIZING CERTAIN PERSONNEL ACTIONS.

ITEM E: ADJOURNMENT

5/22/14

PUBLIC MEETING NOTICE
HOUSING AUTHORITY OF THE CITY OF PASSAIC

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PLEASE BE ADVISED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC WILL HOLD A WORK SESSION AND REGULAR MEETING AT THE **COMMUNITY ROOM, 234 CHESTNUT STREET, PASSAIC, NJ 07055** **ON JUNE 18, 2014. WORK SESSION WILL BEGIN AT 5:00 P.M. AND REGULAR MEETING WILL BEGIN AT 6:00 P.M.** FORMAL ACTION WILL BE TAKEN AT THE REGULAR MEETING. THE AGENDA, AS IT IS PRESENTLY KNOWN, IS AS FOLLOWS:

A G E N D A

ITEM A: READING OF THE OPEN PUBLIC MEETINGS ACT

ITEM B: INVOCATION AND PLEDGE OF ALLEGIANCE

ITEM C: ROLL CALL

ITEM D: WORK SESSION

ITEM E: ELECTION OF TREASURER

-SPECIAL PRESENTATION-

ITEM F: MINUTES:

- (1) APPROVAL OF MINUTES OF THE MAY 21, 2014 BOARD OF COMMISSIONERS' MEETING.
- (2) APPROVAL OF MINUTES OF THE MAY 27, 2014 BOARD OF COMMISSIONERS' SPECIAL MEETING.

ITEM G: RESIDENT COUNCIL REPORT.

ITEM H: REMARKS BY CITIZENS:

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 of 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.

JUNE 18, 2014

ITEM I: APPROVAL OF CONSENT AGENDA:

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.

2014-39 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD MAY 19, 2014 THROUGH JUNE 13, 2014.

2014-40 RESOLUTION APPROVING SIGNIFICANT AMENDMENTS TO THE HOUSING AUTHORITY OF THE CITY OF PASSAIC'S ANNUAL AGENCY PLAN.

2014-41 RESOLUTION LIMITING COMMISSIONER TRAVEL TO TWO (2) REPRESENTATIVES UNDER CERTAIN CIRCUMSTANCES.

2014-42 RESOLUTION INCREASING THE NO-TO-EXCEED CAP TO NINETY FIVE THOUSAND DOLLARS (\$95,000.00) FOR CONTRACT NO. RFP 14-01 WITH MCMANIMON, SCOTLAND & BAUMANN, LLC. FOR REDEVELOPMENT COUNSEL FOR THE RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM AT ASSET MANAGEMENT PROPERTY THREE (AMP 3).

2014-43 RESOLUTION TO RENEW MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND.

ITEM J: CORRESPONDENCE

ITEM K: COMMITTEE REPORTS

ITEM L: EXECUTIVE DIRECTOR'S REPORT

ITEM M: TREASURER'S REPORT

ITEM N: DIRECTOR OF FINANCE REPORT – VINCENT WYNTER

ITEM O: DIRECTOR HOUSING CHOICE VOUCHER
PROGRAM'S REPORT – JOANNA LARA

ITEM P: DIRECTOR OF RESIDENT SERVICES' REPORT
– GLENNY CANDELARIA

ITEM Q: SECURITY DIRECTOR'S REPORT – JEFFREY GORLEY

ITEM R: OLD BUSINESS

ITEM S: NEW BUSINESS

ITEM T: EXECUTIVE SESSION

ITEM U: ADJOURNMENT

6/13/14

PUBLIC MEETING NOTICE
HOUSING AUTHORITY OF THE CITY OF PASSAIC

◆

PLEASE BE ADVISED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC WILL HOLD A REGULAR MEETING AT THE **COMMUNITY CENTER, 220-222 SIXTH STREET, PASSAIC, NJ 07055 ON JULY 16, 2014 AT 6:00 P.M.** FORMAL ACTION WILL BE TAKEN AT THE REGULAR MEETING. THE AGENDA, AS IT IS PRESENTLY KNOWN, IS AS FOLLOWS:

A G E N D A

ITEM A: READING OF THE OPEN PUBLIC MEETINGS ACT

ITEM B: INVOCATION AND PLEDGE OF ALLEGIANCE

ITEM C: ROLL CALL

*PRESENTATION OF THE AUDITED FINANCIALS
FOR 2013 – RICHARD LARSEN*

ITEM D: APPROVAL OF MINUTES OF THE JUNE 18, 2014 BOARD OF COMMISSIONERS' MEETING.

ITEM E: RESIDENT COUNCIL REPORT.

ITEM F: REMARKS BY CITIZENS:

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 of 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.

ITEM G: APPROVAL OF CONSENT AGENDA:

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.

JULY 16, 2014

- 2014-44 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD JUNE 16, 2014 THROUGH JULY 8, 2014.
- 2014-45 RESOLUTION AUTHORIZING AN 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).
- 2014-46 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO C. DOUGHERTY AND CO., INC., FOR BOILER MAINTENANCE AND REPAIR SERVICE AT ALL SITES FOR A PERIOD OF TWO (2) YEARS AND A TOTAL NOT TO EXCEED SEVENTY-NINE THOUSAND SEVENTY DOLLARS (\$79,070.00).
- 2014-47 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO SAAR, LLC, FOR GENERAL REPAIR AND UNIT REHABILITATION SERVICE, ON DEMAND, AS NEEDED, AT ALL SITES FOR A PERIOD OF ONE (1) YEAR FOR A TOTAL NOT TO EXCEED NINETY THOUSAND DOLLARS (\$90,000.00).
- 2014-48 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO SAAR, LLC, FOR PAINTING APARTMENTS FOR APARTMENT TURNOVER AT ALL SITES FOR A PERIOD OF ONE (1) YEAR FOR A TOTAL NOT TO EXCEED THIRTY-FIVE THOUSAND DOLLARS (\$35,000.00).
- 2014-49 RESOLUTION REVISING THE PERSONNEL POLICIES AND PROCEDURES MANUAL AND AN EMPLOYEE HANDBOOK.
- 2014-50 A RESOLUTION TO AFFIRM THE HOUSING AUTHORITY OF THE CITY OF PASSAIC'S CIVIL RIGHTS POLICY WITH RESPECT TO ALL OFFICIALS, APPOINTEES, EMPLOYEES, PROSPECTIVE EMPLOYEES, VOLUNTEERS, INDEPENDENT CONTRACTORS, AND MEMBERS OF THE PUBLIC THAT COME INTO CONTACT WITH MUNICIPAL EMPLOYEES, OFFICIALS AND VOLUNTEERS.
- 2014-51 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM COLORADO SPRINGS, CO BY EDSON SOTO-RIVERA TO ATTEND A PUBLIC HOUSING MANAGER SPECIALIST TRAINING (CS-PHM) ON SEPTEMBER 15-18, 2014.
- ITEM H: CORRESPONDENCE
- ITEM I: COMMITTEE REPORTS
- ITEM J: EXECUTIVE DIRECTOR'S REPORT
- ITEM K: TREASURER'S REPORT
- ITEM L: DIRECTOR OF FINANCE REPORT – VINCENT WYNTER

JULY 16, 2014

ITEM M: DIRECTOR HOUSING CHOICE VOUCHER
PROGRAM'S REPORT – JOANNA LARA

ITEM N: DIRECTOR OF RESIDENT SERVICES' REPORT – GLENNY CANDELARIA

ITEM O: SECURITY DIRECTOR'S REPORT – JEFFREY GORLEY

ITEM P: OLD BUSINESS

ITEM Q: NEW BUSINESS

ITEM R: EXECUTIVE SESSION

ITEM S: ADJOURNMENT

7/15/14

HOUSING AUTHORITY of the CITY of PASSAIC

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**CHESTNUT GARDENS &
VREELAND VILLAGE**
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FAX (973) 471-6774

NOTICE OF SPECIAL MEETING

Please be advised that the Board of Commissioners of the Housing Authority of the City of Passaic will hold a special meeting in the **Community Room, located at 234 Chestnut Street, Passaic, New Jersey on August 11, 2014 at 6:00 p.m.** Formal action will be taken at the meeting. The Agenda as it is presently known is as follows:

A G E N D A

- ITEM I: READING OF THE OPEN PUBLIC MEETINGS ACT.
- ITEM II: ROLL CALL.
- ITEM III: REMARKS BY CITIZENS:

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 of 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.

ITEM IV: RESOLUTIONS:

2014-52 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING THE EXECUTION OF A JOINT VENTURE AGREEMENT WITH PASSAIC AFFORDABLE HOUSING COALITION FOR THE REHABILITATION AND MANAGEMENT OF THE HARRY K. HECHT, JOHN J. MURPHY AND MAURICE J. MILLER APARTMENT COMPLEXES.

ITEM V: ADJOURNMENT.

PUBLIC MEETING NOTICE
HOUSING AUTHORITY OF THE CITY OF PASSAIC

◆

PLEASE BE ADVISED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC WILL HOLD A MEETING AT THE **COMMUNITY ROOM, 14-34 EAST MONROE STREET, PASSAIC, NEW JERSEY ON SEPTEMBER 17, 2014 AT 6:00 P.M.** FORMAL ACTION WILL BE TAKEN AT THE MEETING. THE AGENDA, AS IT IS PRESENTLY KNOWN, IS AS FOLLOWS:

A G E N D A

ITEM A: READING OF THE OPEN PUBLIC MEETINGS ACT

ITEM B: INVOCATION AND PLEDGE OF ALLEGIANCE

ITEM C: ROLL CALL.

ACKNOWLEDGMENT OF VOLUNTEERS

ITEM D: ELECTION OF CHAIRPERSON.

ITEM E: MINUTES:

(1) APPROVAL OF MINUTES OF THE JULY 16, 2014 BOARD OF COMMISSIONERS' MEETING.

(2) APPROVAL OF MINUTES OF THE AUGUST 11, 2014 BOARD OF COMMISSIONERS' MEETING.

ITEM F: RESIDENT COUNCIL REPORTS.

ITEM G: REMARKS BY CITIZENS:

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 of 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.

ITEM H: EXECUTIVE SESSION.

ITEM I: 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.

2014-53 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD JULY 10, 2014 THROUGH SEPTEMBER 12, 2014.

2014-54 RESOLUTION APPROVING CERTAIN PERSONNEL ACTIONS.

2014-55 RESOLUTION CERTIFYING THAT PURSUANT TO N.J.S.A. 40A:5A-17 EACH COMMISSIONER HAS PERSONALLY REVIEWED THE ANNUAL INDEPENDENT FINANCIAL AND COMPLIANCE AUDIT OF AUTHORITY PROGRAMS FOR THE PERIOD JANUARY 1, 2013 THROUGH DECEMBER 31, 2013.

ITEM J: CORRESPONDENCE

ITEM K: COMMITTEE REPORTS

ITEM L: EXECUTIVE DIRECTOR'S REPORT

ITEM M: TREASURER'S REPORT

ITEM N: DIRECTOR OF FINANCE REPORT – VINCENT WYNTER

ITEM O: DIRECTOR HOUSING CHOICE VOUCHER
PROGRAM'S REPORT – JOANNA LARA

ITEM P: DIRECTOR OF RESIDENT SERVICES' REPORT
– GLENNY CANDELARIA

ITEM Q: SECURITY DIRECTOR'S REPORT – JEFFREY GORLEY

ITEM R: OLD BUSINESS

ITEM S: NEW BUSINESS

ITEM T: ADJOURNMENT

PUBLIC MEETING NOTICE
HOUSING AUTHORITY OF THE CITY OF PASSAIC

◆

PLEASE BE ADVISED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC WILL HOLD A MEETING AT THE **COMMUNITY CENTER, 299 GREGORY AVENUE, PASSAIC, NEW JERSEY ON OCTOBER 8, 2014 AT 5:00 P.M.** FORMAL ACTION WILL BE TAKEN AT THE MEETING. THE AGENDA, AS IT IS PRESENTLY KNOWN, IS AS FOLLOWS:

A G E N D A

- ITEM A: READING OF THE OPEN PUBLIC MEETINGS ACT
- ITEM B: INVOCATION AND PLEDGE OF ALLEGIANCE
- ITEM C: ROLL CALL.
- ITEM D: APPROVAL OF MINUTES OF THE SEPTEMBER 17, 2014 BOARD OF COMMISSIONERS' MEETING.
- ITEM E: RESIDENT COUNCIL REPORTS.
- ITEM F: REMARKS BY CITIZENS:

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 of 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.

- ITEM G: EXECUTIVE SESSION.
- ITEM H: 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.

- 2014-56 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD SEPTEMBER 18, 2014 THROUGH OCTOBER 6, 2014.
- 2014-57 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL BY COMMISSIONER RONALD VAN RENSALIER FOR THE PURPOSE OF COMPLETING FIVE (5) COURSES MANDATED BY THE STATE OF NEW JERSEY.
- 2014-58 RESOLUTION CERTIFYING THAT PURSUANT TO N.J.S.A. 40A:5A-17 EACH COMMISSIONER HAS PERSONALLY REVIEWED THE ANNUAL INDEPENDENT FINANCIAL AND COMPLIANCE AUDIT OF AUTHORITY PROGRAMS FOR THE PERIOD JANUARY 1, 2013 THROUGH DECEMBER 31, 2013.
- 2014-59 RESOLUTION INTRODUCING REVISIONS TO THE BARRING (TRESPASS AND BAN) POLICY TO ALL PUBLIC HOUSING RESIDENTS FOR A 30-DAY COMMENT PERIOD.
- 2014-60 RESOLUTION TO APPROVE AN EMPLOYMENT AGREEMENT FOR EMPLOYMENT SERVICES BY AND BETWEEN THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AND THE HOUSING AUTHORITY OF THE TOWNSHIP OF BRICK.
- 2014-61 RESOLUTON AUTHORIZING CERTAIN PERSONNEL ACTION.
- 2014-62 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM BALTIMORE, MD BY ONE COMMISSIONER AND TWO RESIDENTS TO ATTEND NAHRO'S 2014 NATIONAL CONFERENCE & EXHIBITION OCTOBER 16-18, 2014.
- 2014-63 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM ATLANTIC CITY, NJ BY THREE COMMISSIONERS, THREE HACP STAFF MEMBERS AND THREE RESIDENTS TO ATTEND NJNAHRO TRAINING ON NOVEMBER 18-19, 2014.
- 2014-64 PHA CERTIFICATIONS OF COMPLIANCE WITH THE PHA PLANS AND RELATED REGULATIONS: BOARD RESOLUTIONS TO ACCOMPANY THE PHA 5-YEAR AND ANNUAL PHA PLAN.

- ITEM I: CORRESPONDENCE
- ITEM J: COMMITTEE REPORTS
- ITEM K: EXECUTIVE DIRECTOR'S REPORT
- ITEM L: TREASURER'S REPORT
- ITEM M: DIRECTOR OF FINANCE REPORT – VINCENT WYNTER
- ITEM N: DIRECTOR HOUSING CHOICE VOUCHER
PROGRAM'S REPORT – JOANNA LARA

- ITEM O: DIRECTOR OF RESIDENT SERVICES' REPORT
– GLENNY CANDELARIA
- ITEM P: SECURITY DIRECTOR'S REPORT – JEFFREY GORLEY
- ITEM Q: OLD BUSINESS
- ITEM R: NEW BUSINESS
- ITEM S: ADJOURNMENT

10/8/14

HOUSING AUTHORITY of the CITY of PASSAIC

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VREELAND VILLAGE**
(973) 365-6778
FAX (973) 471-6774

NOTICE OF SPECIAL MEETING

Please be advised that the Board of Commissioners of the Housing Authority of the City of Passaic will hold a special meeting in the **Conference Room, located at 52 Aspen Place, Passaic, New Jersey on November 5, 2014 at 5:00 p.m.** Formal action will be taken at the meeting. The Agenda as it is presently known is as follows:

A G E N D A

- ITEM I: READING OF THE OPEN PUBLIC MEETINGS ACT.
- ITEM II: INVOCATION AND PLEDGE OF ALLEGIANCE
- ITEM III: ROLL CALL.
- ITEM IV: REMARKS BY CITIZENS
- ITEM V: RESOLUTIONS:
- 2014-65 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM ATLANTIC CITY, NEW JERSEY BY TWO COMMISSIONERS, EXECUTIVE DIRECTOR, TWO RESIDENTS AND TWO HACP STAFF MEMBERS TO ATTEND THE NJNAHRO TRAINING ON NOVEMBER 18-19, 2014.
- ITEM VI: ADJOURNMENT.

10/31/14

PUBLIC MEETING NOTICE
HOUSING AUTHORITY OF THE CITY OF PASSAIC

◆

PLEASE BE ADVISED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC WILL HOLD ITS REGULAR MEETING AT THE **COMMUNITY CENTER, 33 ASPEN PLACE, PASSAIC, NEW JERSEY ON DECEMBER 17, 2014 AT 6:00 P.M.** FORMAL ACTION WILL BE TAKEN AT THE MEETING. THE AGENDA, AS IT IS PRESENTLY KNOWN, IS AS FOLLOWS:

A G E N D A

- ITEM A: READING OF THE OPEN PUBLIC MEETINGS ACT
- ITEM B: INVOCATION AND PLEDGE OF ALLEGIANCE
- ITEM C: ROLL CALL.
- ITEM D: ELECTION OF OFFICERS
- ITEM E: PRESENTATION OF AWARDS
- ITEM F: MINUTES:
- (1) APPROVAL OF MINUTES OF THE OCTOBER 8, 2014 BOARD OF COMMISSIONERS' MEETING.
- (2) APPROVAL OF MINUTES OF THE NOVEMBER 5, 2014 SPECIAL BOARD OF COMMISSIONERS MEETING.
- ITEM G: RESIDENT COUNCIL REPORTS.
- ITEM H: REMARKS BY CITIZENS:

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 of 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.

ITEM I: EXECUTIVE SESSION.

ITEM J: 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.

2014-66 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OCTOBER 6, 2014 THROUGH DECEMBER 12, 2014.

2014-67 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC APPROVING REGULAR PUBLIC MEETINGS FOR THE YEAR 2015.

2014-68 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL BY COMMISSIONER L. DANIEL RODRIGUEZ FOR THE PURPOSE OF COMPLETING FIVE (5) COURSES MANDATED BY THE STATE OF NEW JERSEY.

2014-69 RESOLUTION ADOPTING REVISIONS TO THE BARRING (NO TRESPASSING) POLICY FOR ALL PUBLIC HOUSING RESIDENTS AFTER THE REQUIRED 30-DAY COMMENT PERIOD.

2014-70 RESOLUTION AUTHORIZING CERTAIN PERSONNEL ACTIONS.

2014-71 RESOLUTION FOR THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORIZING THE EXISTING CONTRACT FOR TECHNICAL CONSULTING SERVICE FOR RAD PROGRAM ON A MONTH TO MONTH BASIS IN AN AMOUNT NOT TO EXCEED THE ORIGINAL TERMS OF AGREEMENT THROUGH JANUARY 31, 2015.

2014-72 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 (\$100.00).

2014-73 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO EXCLUSIVE CONTRACTING LLC FOR LANDSCAPE/GROUNDS MAINTENANCE SERVICE AT ALL AUTHORITY SITES FOR AN AMOUNT NOT TO EXCEED EIGHTY THOUSAND NINE HUNDRED NINETY-NINE DOLLARS AND THIRTY-SIX CENTS (\$80,999.36) FOR A PERIOD OF TWO (2) YEARS.

2014-74 RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR FEE ACCOUNTING SERVICES TO POLCARI & CO., CPAs, ON AN “AS NEEDED BASIS” FOR A TOTAL AMOUNT NOT TO EXCEED SIXTY THOUSAND DOLLARS (\$60,000.00) FOR THE PERIOD OF JANUARY 1, 2015 THROUGH DECEMBER 31, 2016.

- 2014-75 RESOLUTION AUTHORIZING AN AWARD OF A BLANKET PURCHASE ORDER TO P.C. RICHARD AND SON FOR SIXTY-FIVE (65) 18 CU. FT. REFRIGERATORS, FORTY (40) GAS STOVES WITH ELECTRIC IGNITION-THIRTY INCHES (30") WIDE, THIRTY (30) GAS STOVES WITH ELECTRIC IGNITION TWENTY-FOUR INCHES (24") WIDE, SIX (6) ELECTRIC STOVES TWENTY INCHES (20") WIDE, FOUR (4) ELECTRIC STOVES - THIRTY INCHES (30") WIDE, FIFTEEN (15) 15 CU.FT. REFRIGERATORS AND FOUR (4) 9.6 CU. FT. REFRIGERATORS IN AN AMOUNT NOT TO EXCEED FIFTY-NINE THOUSAND THIRTY-SIX (\$59,036.00).
- 2014-76 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO NEXT ELECTRIC CORPORATION FOR ELECTRICAL REPAIR 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.
- 2014-77 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO FALLON & LARSEN, LLP TO PERFORM AN INDEPENDENT FINANCIAL COMPLIANCE AUDIT OF AUTHORITY PROGRAMS FOR FISCAL YEAR ENDING DECEMBER 31, 2014 AND DECEMBER 31, 2014 IN AN AMOUNT OF SIXTEEN THOUSAND SIX HUNDRED TWENTY DOLLARS (\$16, 620.00).
- 2014-78 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO BUG ELIMINATORS TERMITE AND PEST CONTROL, INC. FOR EXTERMINATION AND PEST CONTROL SERVICES AT ALL AUTHORITY SITES IN AN AMOUNT NOT TO EXCEED TWELVE THOUSAND DOLLARS (\$12,000.00) FOR A PERIOD OF ONE YEAR.
- 2014-79 RESOLUTION AUTHORIZING APPROVAL OF THE RESIDENT SERVICES ACTIVITIES BUDGET OF THE CHESTNUT GARDENS RESIDENT COUNCIL, INC. FOR THE FISCAL YEAR OF 2015 IN AN AMOUNT NOT TO EXCEED ONE THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$1,750.00).
- 2014-80 RESOLUTION APPOINTING A FUND COMMISSIONER TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND
- 2014-81 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM PITTSBURGH, PENNSYLVANIA BY ELVIS REYNOSO AND LISMARIE GUERRERO FOR THE PURPOSE OF ATTENDING A SEMINAR ENTITLED "HCV SPECIALIST AND CERTIFICATION EXAM" SPONSORED BY NANMCKAY ON FEBRUARY 2-6, 2015.
- 2014-82 RESOLUTION BY THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AN AWARD OF A CONTRACT TO WILLIAM J. GUARINI, INC., FOR GENERAL PLUMBING SERVICE, ON DEMAND AS NEEDED AT ALL SITES FOR A PERIOD OF TWO (2) YEARS AND A TOTAL NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000.00) PER YEAR.

- 2014-83 RESOLUTION AUTHORIZING AN EXTENSION OF A CONTRACT TO BUG ELIMINATORS TERMITE & PEST CONTROL, INC., FOR K-9 INSPECTIONS & BED BUG TREATMENT ON DEMAND AS NEEDED AT ALL AUTHORITY SITES IN AN AMOUNT NOT TO EXCEED THIRTY THOUSAND DOLLARS (\$30,000.00) FOR A PERIOD OF ONE (1) YEAR.
- 2014-84 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 PREMIUM.
- 2014-85 RESOLUTION AUTHORIZING A CONTRACT WITH THE CITY OF PASSAIC FOR POLICE SERVICES FOR A TERM COMMENCING JANUARY 1, 2015 AND TERMINATING DECEMBER 31, 2016 WITH A ONE YEAR OPTION FOR AN ANNUAL MOUNT NOT TO EXCEED TWO HUNDRED EIGHTY THOUSAND DOLLARS (\$280,000).
- 2014-86 2015 HOUSING AUTHORITY OF THE CITY OF PASSAIC BUDGET RESOLUTION.
- ITEM K: CORRESPONDENCE
- ITEM L: COMMITTEE REPORTS
- ITEM M: EXECUTIVE DIRECTOR'S REPORT
- ITEM N: TREASURER'S REPORT
- ITEM O: DIRECTOR OF FINANCE REPORT – VINCENT WYNTER
- ITEM P: DIRECTOR HOUSING CHOICE VOUCHER PROGRAM'S REPORT
– JOANNA LARA
- ITEM Q: DIRECTOR OF RESIDENT SERVICES' REPORT
– GLENNY CANDELARIA
- ITEM R: SECURITY DIRECTOR'S REPORT – JEFFREY GORLEY
- ITEM S: OLD BUSINESS
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