

**ITEM C**  
**HOUSING AUTHORITY OF THE CITY OF PASSAIC**  
**BOARD OF COMMISSIONERS' MEETING**

**JANUARY 8, 2014**

**PLACE:**       COMMUNITY ROOM  
                  299 GREGORY AVENUE  
                  PASSAIC, NEW JERSEY 07055

**READING OF THE OPEN PUBLIC MEETINGS ACT:**

As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the Annual Schedule of Meetings of the Board of Commissioners of the Housing Authority of the City of Passaic was provided in the following manner: On December 20, 2013 the annual schedule of meetings was submitted to the Herald News and The Record and to the Clerk of the City of Passaic. Notice was also posted at all HACP sites.

**PRESENT:**   Darien Allen, Commissioner  
                  Maria Guzman, Commissioner  
                  Alan Juszcyk, Commissioner  
                  Beatrice Johnson, Commissioner  
                  Angel LaBoy, Commissioner  
                  Germaine Williams, Commissioner  
                  Terrence J. Corrison, Esq.

**ABSENT:**     Henry Navarro, Commissioner

**STAFF MEMBERS PRESENT:**   Douglas Barber  
                                      Andrew Barcia  
                                      Amalio Barreto  
                                      Glenny Candelaria  
                                      Victor Cirilo  
                                      Linda Colon  
                                      Jeffrey Gorley  
                                      Clarissa Jackson  
                                      Joanna Lara  
                                      Natasha Pearson  
                                      Barbara Rivera  
                                      Melody Villanueva-Arroyo  
                                      Vincent Wynter

Meeting opened at 6:15 p.m.

Commissioner Alan Juszcyk was sworn in by Attorney Terrence J. Corrison.

**APPROVAL OF MINUTES OF THE DECEMBER 18, 2013 BOARD OF COMMISSIONERS' MEETING.**

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

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

**ACTION: APPROVED.**

**RESIDENT COUNCIL REPORTS:**

**Katie Johnson, President, Vreeland Village Resident Council:**

- Ms. Johnson introduced herself and congratulated the newly elected officers.
- Congratulated the newly appointed Commissioner Alan Juszcyk.
- Thanked BMWs for the nice job done during the storm and keeping the residents safe. She also thanked the Director of Maintenance for calling the men to come in on a Sunday, which was very cold and slippery.
- Thanked Commissioner Williams for the job done during the holidays for the children of the Housing Authority. She remarked the children were very happy.
- Thanked the Tutorial staff for the good job being done – the children are doing well in school.
- Thanked Glenn Candelaria for organizing the Obama Care informational sessions at City Hall.

**REMARKS BY CITIZENS:**

**Jeffrey Dye – 443 Howe Avenue:** Mr. Dye thanked Rene Griggs for assisting with a request submitted to place a plaque in honor of Kenneth Washington at the Alfred Speer Village development. He also thanked Mr. Cirilo and the Board members.

**RESOLUTIONS:**

A motion was made by Commissioner LaBoy, seconded by Commissioner Williams, to approve the following resolutions by unanimous consent. Commissioner Juszcyk requested that resolutions 2014-03 and 2014-04 be removed from the consent agenda and voted on separately.

- 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.

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

ACTION: APPROVED.

Commissioner LaBoy requested that the Accounts Payable listing be reformatted because wording is cut-off. Mr. Cirilo explained that it was a TenMast issue. Mr. Wynter stated that by the summer 2014 the problem should be corrected.

- 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).

A motion was made by Commissioner Johnson, seconded by Commissioner Guzman to approve resolution 2014-03.

Commissioner Juszcyk requested an explanation as to why the highest vendor was chosen and expected reimbursables. Executive Director Victor Cirilo and Attorney Corriston addressed Commissioner Juszcyk's inquiries.

*Revised as follows: in an amount not to exceed \$35,000 instead of \$50,000.00 without reimbursables.*

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

ACTION: APPROVED AS AMENDED.

2014-04 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING TERMINAL PAYMENTS OF ANNUAL, UNUSED SICK, AND PERSONAL TIME TO FORMER EMPLOYEE, ERIC KOLBE.

A motion was made by Commissioner Johnson, seconded by Commissioner Williams to approve resolution 2014-04.

Commissioner Juszcyk requested an explanation regarding the period of time it took to pay this individual and payment amounts. Executive Director Victor Cirilo, Finance Director Vincent Wynter, and Attorney Terrence Corrison addressed Commissioner Juszcyk's concerns.

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

ACTION: APPROVED.

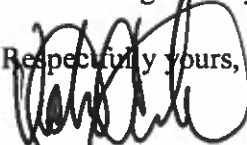
Chairperson Darien Allen informed Commissioner Juszcyk that the Personnel Committee met and discussed this matter and suggested that moving forward information be distributed to the full Board in a timely fashion.

**ADJOURNMENT:**

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

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

The meeting was adjourned at 7:05 p.m.

Respectfully yours,  


Victor Cirilo  
Executive Director/Secretary

**ITEM E (1)**  
**HOUSING AUTHORITY OF THE CITY OF PASSAIC**  
**BOARD OF COMMISSIONERS' MEETING**  
**FEBRUARY 19, 2014**

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

**READING OF THE OPEN PUBLIC MEETINGS ACT:**

As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the Annual Schedule of Meetings of the Board of Commissioners of the Housing Authority of the City of Passaic was provided in the following manner: On December 20, 2013 the annual schedule of meetings was submitted to the Herald News and The Record and to the Clerk of the City of Passaic. Notice was also posted at all HACP sites.

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

ABSENT:     Maria Guzman, Commissioner

STAFF MEMBERS PRESENT:   Joann Arroyo  
                                  Douglas Barber  
                                  Andrew Barcia  
                                  Glenny Candelaria  
                                  Victor Cirilo  
                                  Linda Colon  
                                  Jeffrey Gorley  
                                  Joanna Lara  
                                  Natasha Pearson  
                                  Barbara Rivera  
                                  Vincent Wynter

Meeting opened at 6:16 p.m.

**APPROVAL OF MINUTES OF THE JANUARY 8, 2014 BOARD OF COMMISSIONERS' MEETING.**

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

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

**ACTION: APPROVED.**

**RESIDENT COUNCIL REPORTS:**

**Rene Griggs, President, Alfred Speer Village Resident Council:**

- Wished everyone a happy new year.
- Commended Joann Arroyo on taking in applications from senior during a snow storm.
- Commended Maintenance Department and its Director for job well done removing snow at the Alfred Speer Village site.
- Resident Council met on February 14<sup>th</sup> and executed By-Laws. Members were removed due to poor attendance and new members will be appointed.

**Katie Johnson, President, Vreeland Village Resident Council:**

- Expressed satisfaction that Board committees are meeting and stated that residents should be involved in Board committees.
- Commended Glenn Candelaria for her work with the children as well as residents.
- Welcomes the idea of having Mental Health Clinic involved.
- Reported that the Vreeland Village Tutorial Program Supervisor is very involved with the children.
- Commended Andrew for making sure the sites were safe for the residents during the snow storm.
- She asked for clarification regarding the position of Security Monitor and Part-time Investigator.
- Inquired about access to security camera footage.
- Inquired about an Environmental Study.

Mr. Cirilo addressed Ms. Johnson's inquiries.

Chairperson Allen thanked the Resident Council Presidents for their reports and jobs well done.

**REMARKS BY CITIZENS:**

**Katie Johnson – 200 Sixth Street, Apt. 2B:**

- Very pleased with job done by HACP staff.

- Tutorial Program is still waiting for a copier.

**Rene Griggs – 33 Aspen Place, Apt. 8A:**

- Thanked everyone who helped her in December. She reported that the boys received their “superbowl rings”.
- Reported that HACP youth, Kasim J. Cook, a 14 year old, is being honored by the Optimist Club. The Chairperson asked Ms. Griggs to provide the Authority with information regarding the event.

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

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

**RESOLUTIONS:**

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

- |         |   |
|---------|---|
| 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.   |

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner

LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Yes; Commissioner Allen: Yes.

ACTION: APPROVED.

The Board requested that the Personnel Committee revisit the Travel Policy to review the per diem expenditures.

**NEW BUSINESS:**

Commissioner Johnson requested Vreeland Village manager sends a flier to the residents to move cars and not put furniture to hold parking spaces.

Commissioners Johnson and Williams commended Glenney Candelaria and maintenance department for a job well done.

Chairperson Allen and Commissioner Williams commended Joann Arroyo for her efforts during the opening of the senior waiting list.

Commissioner Juszcyk remarked that there have been a lot of damages to structure because of the snow and asked whether there has been any damage at our sites. Mr. Cirilo replied "no." In addition, he inquired about the salt supply at the present time. Mr. Cirilo addressed this issue.

Commissioner LaBoy inquired about the overtime cost for snow removal. Mr. Wynter will do an assessment and report back to the Board at a later date.

**ADJOURNMENT:**

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

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

The meeting was adjourned at 7:10 p.m.

Respectfully yours,



Victor Cirilo  
Executive Director/Secretary

**ITEM E (2)**  
**HOUSING AUTHORITY OF THE CITY OF PASSAIC**  
**SPECIAL BOARD OF COMMISSIONERS' MEETING**  
**MARCH 6, 2014**

PLACE: ADMINISTRATIVE OFFICE  
52 ASPEN PLACE  
PASSAIC, NEW JERSEY 07055

**READING OF THE OPEN PUBLIC MEETINGS ACT:**

As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the Special Meeting of the Board of Commissioners of the Housing Authority of the City of Passaic was provided in the following manner: On February 28, 2014 notice of meeting was submitted to the Herald News and The Record and to the Clerk of the City of Passaic. Notice was also posted at all HACP sites.

PRESENT: Darien Allen, Commissioner  
Alan Juszcyk, Commissioner  
Beatrice Johnson, Commissioner  
Angel LaBoy, Commissioner  
Henry Navarro, Commissioner (Arrived at 4:55 p.m.)  
Maria Guzman, Commissioner  
Terrence J. Corrison, Esq.

ABSENT: Germaine Williams, Commissioner

STAFF MEMBERS PRESENT: Victor Cirilo  
Melody Villanueva-Arroyo  
Barbara Rivera  
Vincent Wynter

Meeting opened at 4:46 p.m.

**RESOLUTIONS:**

ITEM III: RESOLUTION AUTHORIZING AWARDS OF A CONTRACT TO FOR ELEVATOR REHABILITATION, MAINTENANCE AND REPAIR SERVICE FOR TWO (2) YEARS AT NJ 13-1-901 SPEER VILLAGE, NJ 13-4A-903 HECHT APARTMENTS AND NJ 13-4B-903 MURPHY APARTMENTS FOR TOTAL AMOUNT OF THREE HUNDRED SIXTY-THREE THOUSAND EIGHT HUNDRED EIGHTY- FIVE DOLLARS (\$363,885.00).

A motion was made by Commissioner Guzman, seconded by Commissioner Allen, to approve Resolution III.

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

ACTION: APPROVED.

ITEM IV: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO FOR ENTRANCE CANOPY UPGRADES AND MISCELLANEOUS PAINTING AT NJ 13-2-902 VREELAND VILLAGE FOR A TOTAL AMOUNT OF ONE HUNDRED TWENTY-EIGHT THOUSAND DOLLARS (\$128,000.00).

A motion was made by Commissioner Johnson, seconded by Commissioner Guzman, to approve Resolution IV.

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

ACTION: APPROVED.

ITEM V: RESOLUTION AMENDING THE CONTRACT TO McMANIMON, SCOTLAND & BAUMANN, LLC, FOR REDEVELOPMENT COUNSEL FOR THE RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM AT ASSET MANAGEMENT PROPERTY THREE (AMP 3) TO INCLUDE THE ADDITIONAL HOURLY RATE OF TWO HUNDRED FIFTEEN DOLLARS (\$215.00) FOR SERVICES RELATED TO THE FINANCING COMPONENT.

A motion was made by Commissioner Guzman, seconded by Commissioner LaBoy, to approve Resolution V.

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

ACTION: APPROVED.

ITEM VI: RESOLUTION AUTHORIZING WITHDRAWAL OF ONE (1) BID AND REJECTION OF SEVEN (7) BIDS RECEIVED FOR HVAC UPGRADES AND BOILER REPLACEMENT AT 52 ASPEN PLACE.

A motion was made by Commissioner Guzman, seconded by Commissioner Allen, to approve Resolution VI.

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

**ITEM VII: ADJOURNMENT.**

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

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

The meeting was adjourned at 5:09 p.m.

Respectfully Yours,

A handwritten signature in black ink, appearing to read "Victor Cirilo", written over the words "Respectfully Yours,".

Victor Cirilo  
Executive Director/Secretary

**ITEM E**  
**HOUSING AUTHORITY OF THE CITY OF PASSAIC**  
**BOARD OF COMMISSIONERS' MEETING**  
**March 19, 2014**

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

**READING OF THE OPEN PUBLIC MEETINGS ACT:**

As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the Annual Schedule of Meetings of the Board of Commissioners of the Housing Authority of the City of Passaic was provided in the following manner: On December 20, 2013 the annual schedule of meetings was submitted to the Herald News and The Record and to the Clerk of the City of Passaic. Notice was also posted at all HACP sites.

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

STAFF MEMBERS PRESENT: Joann Arroyo  
Douglas Barber  
Andrew Barcia  
Amalio Barreto  
Glenny Candelaria  
Victor Cirilo  
Jeffrey Gorley  
Joanna Lara  
Barbara Rivera  
Vincent Wynter

Meeting opened at 6:20 p.m.

**APPROVAL OF MINUTES OF THE FEBRUARY 19, 2014 BOARD OF COMMISSIONERS' MEETING.**

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

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

**ACTION: APPROVED.**

**APPROVAL OF MINUTES OF THE MARCH 6, 2014 SPECIAL BOARD OF COMMISSIONERS' SPECIAL MEETING.**

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

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

**RESIDENT COUNCIL REPORTS:**

**Ann Robinson, President, Chestnut Gardens Resident Council:**

- Ms. Robinson thanked Ms. Griggs for presenting award on her behalf to Mary Mills.

**Rene Griggs, President, Alfred Speer Village Resident Council:**

- Travel Policy – per diem issue –She reported that receipts submitted for meals items consumed during the NJAPSHR conference last year were rejected due to the fact that they were snack items and she would like clarity regarding meal allowance.
- There have been reports by residents that Hermanos Bakery personnel have been utilizing the visitor's parking, school buses, and private businesses as well. She suggested that visitor parking be revisited and extend the visitor parking policy to 10:00 p.m. to avoid visitor's being ticketed or towed.
- Police Officers have been receiving "nuisance calls" regarding adults and children sitting on cars. The resident council is working the police to see how to address this issue.
- Teenagers have been hanging in the hallways and the police officers are being called to remove them. Ms. Griggs located a mentoring teen program at the Calvary Baptist Church and met with Reverend McKinney yesterday and he is willing to work with the teens. Ms. Griggs will work with Glenney Candelaria and the mentors of the program to formulate a letter to the parents and let them know that there is a program for the youth on a Friday night and to make them familiar with the program.
- Thanked Evelyn Robinson for her NJAPSHR report and for bringing back the information provided at the conference, in particular, the hoarding information.
- Suggested laundry hours are extended to alleviate hoarding situation as well as rodent infestation.
- Alfred Speer Village residents are planning a cook out for maintenance staff to show appreciation for their snow removal efforts.

- Thanked Amalio Barreto and Jeff Gorley, on behalf of Mr. McIntire's family, for their empathy due to his demise.

Mr. Cirilo addressed Ms. Griggs regarding the travel policy and reported that the Housing Authority would look if there is an IRS guideline that may define a meal allowance.

Mr. Wynter reported that the Travel Policy will be discussed at the next Personnel Committee meeting to review per diem expenditures.

**REMARKS BY CITIZENS:**

**Jaroslav Jackiw "JJ" - 266 Myrtle Avenue:**

Question: What is the status of Speer Village Housing and future developments and/or improvements in the 2014-2016 Master Plan?

Mr. Cirilo: We submitted a RAD application and the Authority is awaiting a response from HUD. We are on a waiting list. We cannot talk about any specifics because unless financing is in place we really don't know what we can afford.... We are waiting to hear from HUD about the status of our application.

Question: Has the City of Passaic and HACP- developed contingency plans for Speer Village in the event of HUD's approval for Pennrose Properties LLC Development and 220 Passaic Street Associates Development?

Mr. Cirilo: There isn't anything concrete or any contingencies. There have been... not really direct conversations, indirect, nothing solid. All we know is that the Pennrose Corporation Project will have affordable housing units that perhaps we could consider as options for some of our residents... there isn't anything concrete or any contract of any sort. The Board would be informed should that take place.

Question: The Housing Authority has filed an application to convert the Public Housing designation of Alfred Speer Village into Section 8 Project Based program under the Rental Assistance Demonstration (RAD) Programs. Should this application be approved, how will the Housing Authority sustain the long term viability of affordable housing to all residents within the City of Passaic?

Mr. Cirilo: Based on the finance and what we are approved for. The financing is based on rents, how much rental income we expect in the future.... We would have to sit down and analyze the finances before we could answer in a more solid way.... Stay in touch and we will inform you as we go along.

Question: What is the Board's definition of affordable housing within the City of Passaic?

Mr. Cirilo: There are so many different definitions .... The definition at the Housing Authority is public housing and Section 8. Public Housing is units that are owned by the housing authority that are subsidized and we manage them. Rents are capped at 30% of the tenant's income and Section 8 we partner with the private market to assist families they are allowed to pay up to 40% of their income depending on their income level...

Commissioner LaBoy acknowledged Mr. JJ efforts to make sure that the public is informed about Housing Authority as well as Board of Education matters.

**Evelyn T. Robinson - 222 Sixth Street, Apt. 2D:**

- Asked for a moment of silence for Frenchie McIntyre and one of Vreeland Village original residents, Hallie Reed who recently passed away.
- Thanked Douglas for sending notices regarding dog owners who are not scooping up.
- Washer machines are outdated and some are damaged.
- NJAPSHR conference report submittal.

Mr. Cirilo, Property Manager Douglas Barber and addressed Ms. Robinson's inquiries. Attorney Corriston requested to review the present contract with the vendor at Vreeland Village.

Commissioner LaBoy suggested the Housing Authority explore the possibility of purchasing coin operated washing machines/dryers as a way of revenue to the Housing Authority.

Chairperson Allen acknowledged and thanked Ms. Robinson for her report.

**Rene Griggs – 33 Aspen Place, Apt. 8A:**

- Suggested that resident councils may be considered to operate the laundry as other resident organizations do in other cities such as Plainfield.
- Not fully satisfied feels that everything is transparent regarding RAD.... Suggested that affordable apartments should be offered to residents on the waiting list and not to residents on subsidized units.

## **RESOLUTIONS:**

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

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.
- 2014-19 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).
- 2014-21 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.

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

ACTION: APPROVED.

Commissioner Juszcyk requested that Resolutions 2014-15, 18, and 20 be pulled and considered separately and Commissioner Williams requested that Resolution 2014-23 be pulled and considered separately.

- 2014-15 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD FEBRUARY 18, 2014 THROUGH MARCH 14, 2014.

Motion was made by Commissioner Guzman, seconded by Commissioner Williams to approve Resolution 2014-15.

Commissioner Juszcyk asked if the second part was added because the vendor was late in submitting bills. Mr. Wynter explained the vendor called him and explained some extenuating circumstances; therefore, a one-time consideration was given. Mr. Wynter added that a letter was sent to the vendor confirming that it would be a one-time consideration. Mr. Cirilo added that the Authority is not allowed to carry debt for too long.

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

**ACTION: APPROVED.**

**2014-18      2014 HOUSING AUTHORITY OF THE CITY OF PASSAIC ADOPTED  
BUDGET RESOLUTION.**

Motion was made by Commissioner Williams and seconded by Commissioner Guzman to approve Resolution 2014-18.

Commissioner Juszcyk stated that this budget was drawn before he was a commissioner and will be abstaining for that reason.

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

**ACTION: APPROVED.**

**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.**

Motion was made by Commissioner Guzman, seconded by Commissioner Williams to approve Resolution 2014-20.

Commissioner Juszcyk stated that he was against people attending conferences or conventions, if it is was the betterment of the Board or the personal advancement....

Acknowledged Ms. Robinson's report and stated that it was a fine report.

Commissioner Juszcyk asked the following questions:

- 1) Are there any other conferences or conventions to be attended by commissioners or employees during the calendar year 2014?

Mr. Cirilo explained the process when announcements are received and confirmed the Board would be receiving additional announcements during the calendar year 2014.

- 2) Would one of them be the League of Municipalities convention?

Mr. Cirilo explained that the NJNAHRO Annual Conference is usually held during the League of Municipalities convention and it has been moved to April so there will not be a NJ NAHRO November conference this year.

- 3) Was there was any attempt to make this a less amount? There are different ways you could do it? Were considerations made for carpooling, shared rooms, and a lesser meal allowance due to meals being provided at the conference?

Commissioner Williams shared her past experience regarding meals provided at this conference and feels that this is a correct amount due to where the conference is being held – Atlantic City.

Mr. Cirilo reported registrations have been lowered for housing authority staff with less than three years of experience.

Mr. Cirilo explained this was a budget and estimation, but as it happens often it is not fully incurred. He added that carpooling and shared rooms have been done in the past.

Chairperson Allen related his experience during his stay at a cheaper hotel during the latest conference he attended. He added "We have to be strategic how we spend our money, but sometimes you get what you pay for...let's share that Renaissance Room."

- 4) Does the Authority pay for alcoholic beverages?

The Board members answered: No.

- 5) How many people traditionally attend this conference?

Mr. Cirilo addressed Commissioner his question and explained how staff members are selected to attend.

- 6) When it was decided which commissioners would attend this conference?

The Chairperson addressed his question and explained how Board members are selected to attend.

Commissioner Juszcyk stated that he felt that more could have been done to cut the cost and, therefore, he would be abstaining.

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

ACTION: APPROVED.

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.

A motion was made by Commissioner LaBoy and seconded by Commissioner Williams to approve Resolution 2014-23.

Commissioner Williams asked to have the representative from the Union, Hector Fuentes, answer some questions.

There was extensive discussion by the Board and the Union Representative regarding the union contract – union dues, rates charged (private contractor vs. union contracted work), training hours, transportation, certification process, class size, wage rates, resident orientation meeting attendance – residents and non-residents, promote women participation and role of the City of Passaic and job placement preference.

Mr. Wynter also addressed the Board regarding deductions made by the Authority for its employees and unemployment experience rating.

Commissioner Juszcyk: No; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Williams: Abstained; Commissioner Allen: Yes; Commissioner Guzman: No; Commissioner Johnson: Yes.

Commissioner LaBoy and Chairperson Allen made a statement regarding the partnership created for the betterment of HACP residents.

Ms. Candelaria thanked the Board for their support.

**ACTION: APPROVED.**


**ADJOURNMENT:**

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

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

The meeting was adjourned at 9:25 p.m.

Respectfully yours,



Victor Cirilo  
Executive Director/Secretary

**ITEM D (1)**  
**HOUSING AUTHORITY OF THE CITY OF PASSAIC**  
**BOARD OF COMMISSIONERS' MEETING**  
**APRIL 16, 2014**

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

**READING OF THE OPEN PUBLIC MEETINGS ACT:**

As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the Annual Schedule of Meetings of the Board of Commissioners of the Housing Authority of the City of Passaic was provided in the following manner: On December 20, 2013 the annual schedule of meetings was submitted to the Herald News and The Record and to the Clerk of the City of Passaic. Notice was also posted at all HACP sites.

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

ABSENT: Maria Guzman, Commissioner

STAFF MEMBERS PRESENT: Joann Arroyo  
Douglas Barber  
Andrew Barcia  
Amalio Barreto  
Glenny Candelaria  
Victor Cirilo  
Jeffrey Gorley  
Joanna Lara  
Natasha Pearson  
Barbara Rivera  
Vincent Wynter

Meeting opened at 6:13 p.m.

**APPROVAL OF MINUTES OF THE MARCH 19, 2014 BOARD OF COMMISSIONERS' MEETING.**

A motion was made by Commissioner Johnson, seconded by Commissioner Williams to approve

the aforementioned minutes.

Commissioner Juszcyk asked that resolution 2014-20 on page 5 second sentence be corrected as follows:

**OLD**

Commissioner Juszcyk stated that he was against people attending conferences or conventions, if it was for the betterment of the Board or the personal advancement....

**NEW**

Commissioner Juszcyk stated that he was *not* against people attending conferences or conventions, if it was for the betterment of the Board or the personal advancement....

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

**ACTION: APPROVED.**

**RESIDENT COUNCIL REPORTS:**

**Rene Griggs, President, Alfred Speer Village Resident Council:**

- Thanked Ms. Katie Johnson and the residents of Vreeland Village for allowing the Alfred Speer Village utilize the Vreeland Village Community Room for their fund raiser. A young woman who made the Dean's List received a scholarship. Thanked Mr. William Snyder for a big donation towards this endeavor.
- Have not heard from the Teen Program staff and will be looking for other activities.
- Thanked Mr. Jeff Gorley for his efforts to prevent gang violence at Alfred Speer Village recently.
- Ms. Griggs requested that resident feedback and comments be taken seriously and not tossed aside or given no real thought or consideration referring to the 30-day comment period regarding changes being made to Lease, Pet Policy, Tenant Charge List and Admissions and Occupancy Policy.
- Requested to receive clarity regarding the travel policy as she has not received any information.
- Thanked Attorney Corrison for treating resident matters in court with dignity and respect.

**Katie Johnson, President, Vreeland Village Resident Council:**

- Thanked staff and Commissioner Williams for their hard work and participation in the Black History Program at Vreeland Village.
- Asked Commissioners to be aware of changes being made to the Lease, Pet Policy, Tenant Charge List and Admissions and Occupancy Policy.

- Would like the Authority to give out Commissioners contact information, upon request, as they are public officials.
- Needs heat, please do not turn it down.
- Inquired as to how the Authority came up with cost and amount of time needed to do work on the new Tenant Charge List.
- Letter from HUD increasing flat rents.
- Agrees with changes to Pet Policy but feels the Authority should charge a higher fine and dogs should be on a leash and muzzle and enforce the rules.
- Resident input is important when youth and resident activities or trips are being planned.
- Why same people are getting hired over and over again?

Chair requested Mr. Wynter to speak with Ms. Griggs regarding meals. Mr. Wynter reported that the Personnel Committee has not met. Mr. Cirilo obtained some information as to what would constitute meals and will share with the Board members. Chairperson Allen requested Mr. Cirilo send information to Ms. Griggs and to anyone else who travels. Mr. Cirilo reported that the travel policy will be amended.

Commissioner Williams reported that the Summer Program trips were revised and all but one include swimming.

Commissioner Johnson called Mr. Cirilo and suggested he meets with residents regarding the changes to HACP policies.

Board members, Mr. Cirilo and Attorney Corrison further discussed certain issues relating to changes in the lease – 10 days to transfer to an apartment.

Ruby Straight – Resident Representative for John J. Murphy Apartments:

- Why afro Americans are not being placed in her complex?
- Complained about condition of washers and only a two dryers for a large complex.
- Ms. Dollar's neighbors make a lot of noise. Seniors should be able to live quiet and serene lives.
- Still waiting for ramp for the back door of community room.
- Residents pay their rent on time. No need to wait for RAD to make repairs.
- Community Room carpet needs to be replaced.

Mr. Cirilo addressed Ms. Straight's concerns and Manager Joann Arroyo reported on the condition of the washers and dryers.

Commissioner Williams stated that "it is disheartening and disrespectful how we have our seniors living..." She added that the issues brought up by Ms. Straight have been brought before the Board repeatedly. She offered to donate paint and get donations for a new carpet.

Mr. Cirilo addressed the comments made by Commissioner Williams.

Chairperson Allen asked the issues of the washers and dryers should be taken care of immediately. He added that there are other things from a fiscal standpoint that may have to be tabled.

Mr. Cirilo suggested having monitors check the machines at night to make sure machines are working properly.

Commissioner Johnson suggested Manager keeps residents updated through a flyer or meeting with them.

**REMARKS BY CITIZENS:**

**Rene Griggs – 33 Aspen Place, Apt. 8A:**

- Upset that issues brought up by seniors and stated that she knows many of the residents at the complex and month after month same issues are brought up and no progress is made.

**Katie Johnson – 200 Sixth Street, Apt. 2B:**

- She agreed with Resolution Number 27 which was introduced by Commissioner Juszcyk.
- She asked that before tenants are transferred units must be ready.

Attorney Corrison addressed Ms. Johnson regarding the number of days tenants are given to transfer. He also explained what happens when a tenant passes away and the number of days required to vacate the unit in order to comply with HUD guidelines.

**Kurt Robinson – 14-34 East Monroe Street, Apt. 6A:**

- He spoke on behalf of the Manager and her efforts. He said that there was a leak in the community room and that is the reason the carpet smells bad. If the washer machine is broken tenants should call in work orders. He has volunteered to call work orders for his neighbors. He added that sometimes when the tenants ride the elevator they keep pressing the button causing it malfunction.

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

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

**RESOLUTIONS:**

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

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

Motion was made by Commissioner LaBoy, seconded by Commissioner Navarro to approve Resolution 2014-24.

Commissioner Juszcyk inquired about retirees who participate in the Medicare Reimbursement Program and whether documentation was required of them? Mr. Wynter addressed Commissioner Juszcyk's questions.

Commissioner Navarro inquired as to why some appear twice and some once? Mr. Wynter addressed his inquiry.

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

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.

Motion was made by Commissioner Navarro, seconded by Commissioner Williams to approve Resolution 2014-28.

Mr. Cirilo introduced Attorneys Glenn Scotland and Amelia Rideau from the firm of McManimon, Scotland & Baumann gave a presentation and answered questions from the Board.

Mr. William Snyder reported the Authority will be meeting with the residents at the senior sites to get their input once there is an architect onboard.

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

ACTION: APPROVED.

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).

Motion was made by Commissioner LaBoy, seconded by Commissioner Navarro to approve Resolution 2014-25.

Board members requested additional information regarding this resolution. Mr. Wynter addressed the Board.

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

ACTION: APPROVED.

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.

Motion was made by Commissioner Williams, seconded by Commissioner LaBoy to approve Resolution 2014-26.

Commissioner Johnson asked if the resolution could be tabled until meetings were held with the residents. Mr. Cirilo explained this was an introduction to the tenants for a 30-day comment period.

Attorney Corrison requested that Number 5. *Additional Charges, Section D* of the Lease - wording is included in the final draft as follows:

*"If the tenant is successful in any action or summary proceeding arising out of this Lease, the tenant shall recover attorneys' fees or expenses, or both, from the landlord to the same extent the landlord is entitled to recover attorneys' fees or expenses, or both, from the tenant as provided in this Lease"*

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

ACTION: APPROVED.

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.

Motion was made by Commissioner Juszcyk, seconded by Commissioner Navarro to approve Resolution 2014-28.

Commissioner Juszcyk requested the following amendments to the resolution:

**Ninth Paragraph:** "*WHEREAS these three sites about...* " replace the word "*about*" with

"abut";

**Last Paragraph:** *"BE IT FURTHER RESOLVED that a copy of this resolution shall be forwarded to all New Jersey representatives." Add "Governor's Office, Governmental Customers of the Passaic Valley Water Commission, Passaic Valley Water Commission, Passaic County Board of Chosen Freeholders, City of Passaic Board of Education, City of Passaic City Council, Herald News and Record newspapers."*

Commissioner Juszcyk provided a synopsis to the Board regarding this resolution to the Board.

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

Chairperson Allen stated he would ask the Board of Education and City Council to consider adopting this resolution.

ACTION: APPROVED AS AMENDED.

2014-29      RESOLUTION AUTHORIZING THE HIRING OF A TENANT INTERVIEWER.

Motion was made by Commissioner Williams, seconded by Commissioner Johnson to approve Resolution 2014-29.

Commissioner Juszcyk had a question regarding the reimbursement of the NJ Work First Program and other particulars associated with the hire of this individual who is a participant of the program. Mr. Cirilo addressed Commissioner Juszcyk's questions.

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

2014-30      RESOLUTION EXTENDING A MARKET RATE LOAN TO THE PASSAIC AFFORDABLE HOUSING COALITION TO INCREASE AFFORDABLE HOUSING OPPORTUNITIES.

Motion was made by Commissioner Navarro, seconded by Commissioner Johnson to approve Resolution 2014-30.

Commissioner Juszcyk asked whether there would be other bidders and what it entailed. Mr. Cirilo addressed Commissioner Juszcyk's questions.

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

ACTION: APPROVED.

**NEW BUSINESS:**

Commissioner Williams invited all seniors to an event "Rainbow Tea" -- tentative date: May 17<sup>th</sup> at 3:00 p.m. at the Vreeland Village Community Room.

**ADJOURNMENT:**

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

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

The meeting was adjourned at 8:30 p.m.

Respectfully yours,

  
Victor Crifo  
Executive Director/Secretary

**ITEM D (2)**  
**HOUSING AUTHORITY OF THE CITY OF PASSAIC**  
**SPECIAL BOARD OF COMMISSIONERS' MEETING**  
**MAY 1, 2014**

PLACE: ADMINISTRATIVE OFFICE  
52 ASPEN PLACE  
PASSAIC, NEW JERSEY 07055

**READING OF THE OPEN PUBLIC MEETINGS ACT:**

As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the Special Meeting of the Board of Commissioners of the Housing Authority of the City of Passaic was provided in the following manner: On April 28, 2014 notice of meeting was submitted to the Herald News and The Record and to the Clerk of the City of Passaic. Notice was also posted at all HACP sites.

PRESENT: Alan Juszcyk, Commissioner  
Beatrice Johnson, Commissioner  
Henry Navarro, Commissioner  
Germaine Williams, Commissioner  
Darien Allen, Commissioner  
Terrence J. Corriston, Esq.

ABSENT: Angel LaBoy, Commissioner

STAFF MEMBERS PRESENT: Joann Arroyo  
Victor Cirilo  
Barbara Rivera  
Vincent Wynter

Meeting opened at 5:05 p.m.

**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.

Motion was made by Commissioner Navarro, seconded by Commissioner Allen to approve Resolution 2014-31.

Mr. Cirilo introduced Attorney Amelia Rideau from the firm of McManimon, Scotland & Baumann who explained the purpose of the resolution and answered questions from the Board.

Chairman Allen opened the meeting to the public:

**Katie Johnson, 200 Sixth Street Apt. 2B** asked for an explanation regarding Section 2 of the Resolution giving the Executive Director exclusive rights to execute documents. Amelia Rideau addressed Ms. Johnson as well as Chairperson Allen who explained to Ms. Johnson that the Resolution was only giving Mr. Cirilo the power to execute the documents relating to the resolution in question.

**Rene Griggs, 33 Aspen Place, Apt. 8A** stated "I don't think you have a real concern about the residents so I don't have nothing to say as a resident leader."

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

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

**VOTE TO APPROVE RESOLUTION 2014-31:**

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

**ACTION: APPROVED.**

**ADJOURNMENT:**

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

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

The meeting was adjourned at 5:27 p.m.

Respectfully yours,

  
Victor Cirilo  
Executive Director/Secretary

**ITEM F (1)**

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
BOARD OF COMMISSIONERS' MEETING  
MAY 21, 2014**

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

**READING OF THE OPEN PUBLIC MEETINGS ACT:**

As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the meeting of the Board of Commissioners of the Housing Authority of the City of Passaic was provided in the following manner: On May 8, 2014 the notice of meeting was submitted to the Herald News and The Record and to the Clerk of the City of Passaic. Notice was also posted at all HACP sites.

**PRESENT:** Darien Allen, Commissioner  
Alan Juszcyk, Commissioner  
Beatrice Johnson, Commissioner  
Germaine Williams, Commissioner  
Terrence J. Corriston, Esq.

**ABSENT:** Angel LaBoy, Commissioner  
Henry Navarro, Commissioner

**STAFF MEMBERS PRESENT:** Joann Arroyo  
Andrew Barcia  
Amalio Barreto  
Glenny Candelaria  
Victor Cirilo  
Linda Colon  
Jeffrey Gorley  
Joanna Lara  
Natasha Pearson  
Barbara Rivera  
Melody Villanueva-Arroyo  
Vincent Wynter

Meeting opened at 5:10 p.m.

**APPROVAL OF MINUTES OF THE APRIL 16, 2014 BOARD OF COMMISSIONERS' MEETING.**

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

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner Williams: Yes; Commissioner Allen: Yes.

ACTION: APPROVED.

**APPROVAL OF MINUTES OF THE MAY 1, 2014 SPECIAL BOARD OF COMMISSIONERS' MEETING.**

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

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner Williams: Yes; Commissioner Allen: Yes.

ACTION: APPROVED.

**PUBLIC HEARING COMMENTS REGARDING AGENCY PLAN:**

Executed Director Victor Cirilo explained that there were amendments being made to the Annual Agency Plan and there was a requirement that if there is a deviation from the Agency Plan it goes back to the Resident Advisory Board and has to be approved by the Board.

**Capital Fund Budgets**

- Rehab infrastructure throughout our sites.
- Senior Citizen Laundry Room and the Vreeland Village Laundry Room
- Rehab Alfred Speer Village baseball field.

Amend Flat Rents as required by HUD.

He asked that the Board consider tabling Resolution 2014-37 until the next Board meeting.

**Evelyn T. Robinson – 222 Sixth Street, Apt. 2D:** She stated that she pays flat rents. Gave a brief history regarding implementation of flat rents, which was to keep working people. She added that is not fair for fixed income families. She asked the Board reconsider increasing the flat rents. Meeting should be held with residents who are impacted by the flat rent increase.

Mr. Cirilo concurred with Ms. Robinson regarding the philosophy behind flat rents, but added the Authority had been directed by HUD to increase flat rents. He reinforced the HACP's commitment to work to with the residents to make a smooth transition.

Board members and Mr. Cirilo discussed the flat rent increase and phase-in period.

**Katie Johnson – 200 Sixth Street, Apt. 2B:** Expressed concerns about the increase of flat rent and her communication with the City of Passaic regarding the flat rent increase. In her case, there would be a \$302 monthly increase and her husband is the only one employed in her household.

She would like to get written communication from the lawyer of the City of Passaic. Attorney Corriston stated that he had called Mr. Bernstein's office five times and has not received a response to date. Ms. Johnson stated she would reach out to Mr. Bernstein and get a legal opinion from the City of Passaic.

Ms. Johnson and Mr. Cirilo discussed resident involvement regarding Agency Plan.

The Chairperson addressed Mr. Cirilo regarding Ms. Johnson's comments.

**Rene Griggs – 33 Aspen Place, Apt. 8A:**

- You may think the baseball field is a wonderful idea the residents of Alfred Speer Village feel it is not. The residents do not utilize it. The Deich-Brady League utilizes it. She questioned the amount of money that would be spent for a field that it is not utilized by the majority of the residents.

Chairperson Allen said that this issue would be revisited. Mr. Cirilo stated that while the baseball field is in existence, it has to be maintained.

- Urged that the Authority keeps working families referring to the increase of flat rents.

A motion was made by Commissioner Juszcyk, seconded by Commissioner Williams to close the Public Hearing portion of the meeting.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner Williams: Yes; Commissioner Allen: Yes.

## **RESIDENT COUNCIL REPORTS:**

**Katie Johnson, President, Vreeland Village Resident Council:**

- Thanked Melody Villanueva- Arroyo for including the residents in the decision- making process regarding upgrades at the Vreeland Village complex.
- Asked Mr. Cirilo not to take any comments previously made "personal".
- Asked that monies be set aside for resident travel to conferences.
- Asked Commissioners to include residents in Board committees, especially Security and Youth and Resident Services Committees.

- Gave a brief history regarding her tenure as resident council president and her advocacy efforts for the residents.

**Rene Griggs, President, Alfred Speer Village Resident Council:**

- Ms. Griggs thanked Mr. Cirilo and staff for reviewing lease changes and requested that resident feedback and comments be taken into consideration.
- She spoke about building maintenance issues and how she is working with management to resolve same.
- Commended Jeff Gorley and Odis Clemons in the Security Department for providing access to cameras, working with the residents and discussing youth issues.
- Commended Commissioner Williams for her involvement with the youth.
- Expressed her disappointment regarding youth mischief and would like activities implemented to keep them occupied and out of trouble.
- Reported about a recent event, which seniors from East Monroe attended and where very pleased.
- Waiting to get clarification as to what is considered a meal in the Travel Policy. In the past, she has reimbursed the Authority for items (snacks) purchased that were not approved.

A motion was made by Commissioner Juszcyk and seconded by Commissioner Williams to close the Resident Council portion of the meeting.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner Williams: Yes; Commissioner Allen: Yes.

**REMARKS BY CITIZENS:**

**Angerlener Austin – 222 Sixth Street, Apt. 1C:**

- Ms. Austin reported an ongoing problem with HACP staff members. She requested that action is taken to address the matter or she may pursue legal action.
- Reported the use of non-residents of the Community Center.

Chairperson assured Ms. Austin that the matters would be addressed.

**Katie Johnson – 200 Sixth Street, Apt. 2B:**

- Thanked Commissioners Williams and Navarro for facilitating transportation for residents to an event.
- Commended Glenn Candelaria for her work and the need for additional assistance for her especially for upcoming resident council elections.

**Mary Hernandez, 45 Aspen Place, Apt. 5F:**

- Asked that an interpreter be present at meetings because the majority of residents are Hispanic.

Chairperson Allen thanked Ms. Hernandez and assured her the Authority would do its best to do so.

**Keshana Mack, 32 South Street, Apt. 1:**

- Reported ongoing issues with HACP staff members and a commissioner.
- Applied for a position in the Tutorial Program and was not notified why she was not considered.
- Reported being contacted by HACP staff member about an employee decal at her place of employment.
- Reported accusations that she is residing with her mom (PHA resident) when she is not.

Commissioner Williams addressed some of the allegations made by Ms. Mack.

Mr. Cirilo will meet with Ms. Mack regarding her allegations.

**Rene Griggs – 33 Aspen Place, Apt. 8A:**

- Pleased to see Edson Soto-Rivera get financial compensation and asked that he be paid more. She spoke as to Mr. Soto-Rivera's character, work ethic and professionalism. She remarked "I wouldn't want to lose him."
- She also congratulated John De La Cruz for his salary adjustment. She remarked "we have to hold them here when we have good apples in the barrel".

**Melissa Rivera – 45 Aspen Place, Apt. 3F:**

- Complained about parking at Speer Village and asked that something be done.

Mr. Cirilo reported that the matter is being discussed and will be addressed at the committee level.

The Chairperson urged Ms. Rivera to continue to bring any concerns to the Authority.

**Evelyn Robinson, 222 Sixth Street, Apt. 2D:**

- The City should contribute towards the improvement of the baseball field as in the past.
- Asked if there was a timeframe regarding upgrades of the Laundromat and whether residents would have input regarding the types of machines that are purchased.

Mr. Cirilo said that the Authority is terminating the contract with Coinmach and upgrades would begin shortly thereafter.

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

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner Williams: Yes; Commissioner Allen: Yes.

**RESOLUTIONS:**

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

- 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.
- 2014-35      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).

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner Williams: Yes; Commissioner Allen: Yes.

**ACTION: APPROVED.**

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

**ACTION: PULLED FROM AGENDA.**

Commissioner Juszcyk requested that the following resolution be pulled from the consent agenda and voted on separately.

**2014-32      RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD  
APRIL 14, 2014 THROUGH MAY 16, 2014.**

A motion was made by Commissioner Williams, seconded by Commissioner Johnson to approve the aforementioned resolution.

Commissioner Juszcyk asked about \$10,000 expenditure for Home Depot, He asked which location was used because of difference in sales tax. Mr. Wynter explained that the Authority does not pay sales tax.

Commissioner Juszcyk questioned the reimbursement check for meals issued to commissioners who attended the NJNAHRO conference and asked whether unused portion would be returned to the Authority. Commissioners Allen, Johnson, and Williams said they would be returning money to the Authority. Commissioner Juszcyk stated he would expect to see it in the next Treasurer's Report.

Commissioner Juszcyk stated he would abstain on this resolution, because there was a reimbursement check for him. Attorney Corrison explained that the check could be pulled and introduced at the next Board meeting. Commissioner Juszcyk requested that check issued to him be pulled from the list.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner Williams: Yes; Commissioner Allen: Yes.

**ACTION: APPROVED.**

**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.**

A motion was made by Commissioner Johnson, seconded by Commissioner Williams to approve the aforementioned resolution.

The Board had an extensive discussion regarding year to date expenditures in travel, lodging, number of attendees, conference arrival date, conference report submission, meals provided at the conference, and reimbursement of unused meal allowance.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: No; Commissioner Williams: Yes; Commissioner Allen: Yes.

**ACTION: NOT APPROVED.**

Commissioner Johnson excused herself because she had a prior commitment and meeting ended as there was no quorum.

The meeting ended at 7:15 p.m.

Respectfully yours,



Victor Cirilo  
Executive Director/Secretary

**ITEM F (2)**

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
BOARD OF COMMISSIONERS' MEETING  
MAY 27, 2014**

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

**READING OF THE OPEN PUBLIC MEETINGS ACT:**

As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the meeting of the Board of Commissioners of the Housing Authority of the City of Passaic was provided in the following manner: On May 22, 2014 the notice of meeting was submitted to the Herald News and The Record and to the Clerk of the City of Passaic. Notice was also posted at all HACP sites.

**PRESENT:** Darien Allen, Commissioner  
Alan Juszcyk, Commissioner  
Beatrice Johnson, Commissioner  
Angel LaBoy, Commissioner  
Henry Navarro, Commissioner  
Germaine Williams, Commissioner  
Terrence J. Corrison, Esq. (via telephone)

**STAFF MEMBERS PRESENT:** Joann Arroyo  
Andrew Barcia  
Amalio Barreto  
Glenny Candelaria  
Victor Cirilo  
Linda Colon  
Jeffrey Gorley  
Joanna Lara  
Natasha Pearson  
Barbara Rivera  
Vincent Wynter

Meeting opened at 6:10 p.m.

**RESIDENT COUNCIL REPORTS:**

**Rene Griggs, President, Alfred Speer Village Resident Council:**

- Ms. Griggs reported that on Sunday they celebrated a "Children's Day" between 11 and 19 Aspen Place area. Ice cream was served. This was possible due to fundraising events by the Alfred Speer resident council.

- Thanked everyone that supports the resident council efforts.

Chairperson Allen asked Ms. Griggs to let the Board know when these events take place and they would be happy to participate.

**Katie Johnson, President, Vreeland Village Resident Council:**

- Reported that they had a cookout at the site.
- Expressed her support for Commissioner travel. She shared her views regarding past administration and the importance of training for commissioners.

A motion was made by Commissioner Williams and seconded by Commissioner Johnson to close the Resident Council portion of the meeting.

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

**REMARKS BY CITIZENS:**

**Rene Griggs, 33 Aspen Place, Apt. 8A:**

- Reconsider large expenditure of monies in the Alfred Speer Village baseball field.
- Waiting for information regarding the definition of a "meal" in the Travel Policy.

Chairperson Allen addressed Ms. Griggs comment regarding definition of meals.

A motion was made by Commissioner Williams and seconded by Commissioner Johnson to close the Remarks by Citizens portion of the meeting.

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

**RESOLUTIONS:**

Commissioner Juszcyk requested that each resolution be considered separately.

Commissioner Navarro asked for feedback regarding Resolution 2014-37.

The Executive Director requested that Resolution 2014-37 be pulled from the agenda. He will provide information to Commissioner Navarro prior to the next Board meeting.

2014-37      RESOLUTION APPROVING SIGNIFICANT AMENDMENTS  
TO THE HOUSING AUTHORITY OF THE CITY OF

**PASSAIC'S ANNUAL AGENCY PLAN.**

**ACTION: PULLED FROM AGENDA.**

**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.**

A motion was made by Commissioner Navarro, seconded by Commissioner Johnson, to approve the aforementioned resolution.

Commissioner Juszcyk asked Attorney Corrison: "What is the rationale for revoting on a resolution that had already been decided? Attorney Corrison replied "I don't know the rationale, but it is the pleasure of the Chairman to place it on the agenda and the pleasure of the Board to vote "yea or nay". He also asked whether there was precedence regarding this action and Attorney Corrison replied "absolutely."

The Board members had extensive discussion regarding cost, hotel accommodations, number of attendees and views regarding same.

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

**ACTION: APPROVED.**

**2014-38 RESOLUTION APPROVING CERTAIN PERSONNEL ACTIONS.**

A motion was made by Commissioner Johnson, seconded by Commissioner Williams, to approve the aforementioned resolution.

Commissioner Juszcyk asked several questions regarding Mr. De La Cruz's qualifications, length of employment, educational background, and Finance Department's structure. Mr. Cirilo and Mr. Wynter addressed his questions.

Commissioner Juszcyk suggested that next time resolution include salary information.

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

**ACTION: APPROVED.**

**TREASURER'S REPORT:**

Commissioner Juszcyk inquired about check number 904668 payable to Young Israel of Passaic Clifton in the amount of \$418.00. He requested the address for that vendor. The address will be furnished to Commissioner Juszcyk.

Commissioner Juszcyk questioned former Treasurer's name appearing on a report when she is no longer a commissioner. Her name will be removed from the report and elections will be held to elect a new Treasurer.

**DIRECTOR OF RESIDENT SERVICES REPORT:**

Mr. Cirilo reported one of our residents has been chosen for a NJNAHRO sponsored scholarship in the amount of \$8, 0000. The name will be announced at the June Board meeting.

Commissioner Juszcyk congratulated Ms. Candelaria for receiving a MARC-NAHRO award for Outstanding Achievement titled "Think Green' a Job Placement Program Initiative".

**DIRECTOR OF SECURITY REPORT:**

Commissioner Williams praised the work being done by Mr. Jeffrey Gorley.

Commissioner Juszcyk commended the Director of Maintenance and his staff for working diligently on unit turn around.

Mr. Barcia reported that unit turn around went down from 12 days to 6 days.

**OLD BUSINESS:**

Commissioner Johnson would like to know the status of having an interpreter at the Board meetings. Mr. Cirilo replied that the need was not as the Authority expected. The issue was discussed and the Chairperson asked the presidents of the Resident Council to survey the residents to assess the need. Mr. Cirilo will recruit Spanish speaking families and at the same time have an interpreter present at the meeting.

The Chairperson urged the public to reach out to commissioners if they have any questions or concerns.

**NEW BUSINESS:**

Commissioner Juszcyk requested a motion to have a maximum of two commissioners attend out of state conferences. Mr. Cirilo recommended the matter go to the Personnel Committee for review and then submit it to the Board for approval.

Commissioner Juszcyk extended his congratulations of Commissioners Allen and Johnson for their academic achievement.

Commissioner LaBoy suggested that, in the future, the Authority participate in the Memorial Day Parade.

**ADJOURNMENT:**

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

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

The meeting ended at 7:05 p.m.

Respectfully yours,

  
Victor Cirjlo  
Executive Director/Secretary

**ITEM D**

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
BOARD OF COMMISSIONERS' MEETING  
JUNE 18, 2014**

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

**READING OF THE OPEN PUBLIC MEETINGS ACT:**

As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the Work Session and the Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Passaic was provided in the following manner: On June 13, 2014 notice of meeting was submitted to the Herald News and Record and to the Clerk of the City of Passaic. Notice was also posted at all HACP sites.

**PRESENT:** Darien Allen, Commissioner  
Alan Juszcyk, Commissioner  
Beatrice Johnson, Commissioner (via telephone)  
Angel LaBoy, Commissioner (Arrived at 5:52 p.m.)  
Henry Navarro, Commissioner  
Germaine Williams, Commissioner  
Terrence J. Corrison, Esq.

**STAFF MEMBERS PRESENT:** Joann Arroyo  
Douglas Barber  
Andrew Barcia  
Glenny Candelaria  
Victor Cirilo  
Jeffrey Gorley  
Joanna Lara  
Natasha Pearson  
Barbara Rivera  
Vincent Wynter

Meeting opened at 5:10 p.m.

**WORK SESSION:**

Chairperson Allen welcomed all present and gave a brief overview about the work session. He requested that moving forward the Board packet is sent out a week in advance so that the Board has adequate time to review it and bring any questions to the Executive Director, if necessary.

Attorney Corrison explained that commissioners should not communicate with one another regarding the resolutions as it may constitute a violation of the Open Public Meetings Act. He presented several scenarios to the Board regarding same.

**RESOLUTION 2014-40:**

There was extensive discussion regarding the timeframe for the implementation of the Flat Rent increase for tenants who are affected. The Board will consider increase in a three-year period rather than the two-year proposed in the resolution.

The Board requested a notice be sent to tenants who are affected by this increase.

The Board, Mr. Cirilo, Attorney Corrison, and Mr. Wynter discussed HACP's compliance with HUD's directive.

Commissioner Johnson requested that Mr. Wynter research and provides information of how many families are affected by bedroom size and amount of rent paid by each tenant.

**RESOLUTION 2014-42:**

The Board members, Mr. Cirilo, Attorney Corrison and Mr. Wynter discussed the increase of the not-to-exceed cap.

**ELECTION OF TREASURER:**

The floor was opened for nominations.

Commissioner Williams made a motion, seconded by Commissioner Juszcyk to nominate Commissioner Angel LaBoy as Treasurer.

There were no other nominations made.

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

Commissioner LaBoy was elected Treasurer.

**NJNAHRO SCHOLARSHIP PRESENTATION:**

HACP resident, Jaynha Sheppard, was selected as this year's recipient of the NJNAHRO Scholarship. Janice DeJohn, President of the NJNAHRO Scholarship Committee presented Miss Sheppard with the \$8,000 check.

**APPOINTMENT TO FINANCE COMMITTEE:**

Chairperson Allen appointed Commissioner Juszcyk as Chairperson to the Finance Committee.

**APPROVAL OF MINUTES:**

**(1) APPROVAL OF MINUTES OF THE MAY 21, 2014 BOARD OF COMMISSIONERS' MEETING.**

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

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

ACTION: APPROVED.

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

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

Commissioner Juszcyk indicated that he voted "yes" for Resolution 2014-38; therefore, minutes will be amended to reflect same.

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

ACTION: APPROVED AS AMENDED.

**RESIDENT COUNCIL REPORTS:**

**Rene Griggs, President, Alfred Speer Village Resident Council:**

- Ms. Griggs congratulated Jayhna for her achievements as well as her family.
- Ms. Griggs reported that the resident council met to discuss changes and management staff provided translation. Flat rents – she asked the Housing Authority keep working families and that flat rent increases not be automatic. Tenant Charge List – Staff skill level should be commensurate with labor costs.

**Katie Johnson, President, Vreeland Village Resident Council:**

- Ms. Johnson congratulated Miss Sheppard. She said that her granddaughter Bria'sa

Combs, who was also a NJNAHRO scholarship recipient, is doing very well and has made the Dean's list every year. She added that "kids in public housing can succeed".

- Vreeland Village site looks good – hedges are cut, railings are being painted and thanked the HACP staff for making it possible.
- Congratulated Mr. Gorley for doing a good job.

**Ann Robinson, President, Chestnut Gardens Resident Council:**

- Ms. Robinson requested speed bumps at her site to curb drivers who enter and exit the complex speeding. She is concerned that someone may get hurt. Property Manager Douglas Barber will follow up with Ms. Robinson regarding this issue.

A motion was made by Commissioner Williams, seconded by Commissioner Johnson to close the Resident Council portion of the meeting.

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

**REMARKS BY CITIZENS:**

**Melanie Curry, 253 Chestnut Street:**

- Thanked Property Manager Douglas Barber for sending notices to tenants regarding the importance of paying their rent on time.
- Thanked Security Coordinator Jeff Gorley for keeping tenants safe.

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

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

**APPROVAL OF CONSENT AGENDA:**

All resolutions will be considered separately.

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

A motion was made by Commissioner LaBoy, seconded by Commissioner Navarro to approve the aforementioned resolution.

Commissioner Juszcyk inquired about outstanding checks and HACP's procedure regarding same. Mr. Wynter addressed Commissioner Juszcyk's inquiry.

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

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

A motion was made by Commissioner Williams, seconded by Commissioner Johnson to approve the aforementioned resolution.

Commissioner Williams asked the Board to consider a three-year rather than a two-year phase-in period for the increase of the flat rents and that all residents affected by this increase are notified.

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

The Board agreed to a three-year phase in period and requested all residents affected be notified.

ACTION:       APPROVED AS AMENDED.

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

A motion was made by Commissioner Juszcyk, seconded by Commissioner Williams to approve the aforementioned resolution.

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

ACTION: NOT APPROVED.

2014-42        RESOLUTION INCREASING THE NOT-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).

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

The Board, Attorney Corrison, Mr. Cirilo, and Mr. Wynter discussed the reason for the cap

increase and services being rendered by this firm. Mr. Cirilo advised the Board that a conference call was scheduled for Friday, June 20, 2014 at 10:00 a.m. with PNC bank, redevelopment counsel, and other parties and asked that if any commissioner was interested in participating to let him know.

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

ACTION: APPROVED.

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

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

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

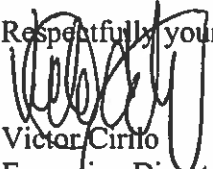
ADJOURNMENT:

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

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

The meeting ended at 7:45 p.m.

Respectfully yours,

  
Victor Cirilo  
Executive Director/Secretary

**ITEM E (1)**

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
BOARD OF COMMISSIONERS' MEETING  
JULY 16, 2014**

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

**READING OF THE OPEN PUBLIC MEETINGS ACT:**

As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the Annual Schedule of Meetings of the Board of Commissioners of the Housing Authority of the City of Passaic was provided in the following manner: On December 20, 2013 the annual schedule of meetings was submitted to the Herald News and The Record and to the Clerk of the City of Passaic. Notice was also posted at all HACP sites.

PRESENT: Beatrice Johnson, Commissioner  
Alan Juszcyk, Commissioner  
Angel LaBoy, Commissioner  
Germaine Williams, Commissioner  
Darien Allen, Commissioner  
Terrence J. Corriston, Esq.

ABSENT: Henry Navarro, Commissioner  
Ronald Van Rensalier, Commissioner

STAFF MEMBERS PRESENT: Andrew Barcia  
Amalio Barreto  
Glenny Candelaria  
Victor Cirilo  
Douglas Barber  
Jeffrey Gorley  
Joanna Lara  
Natasha Pearson  
Barbara Rivera  
Melody Villanueva-Arroyo  
Vincent Wynter

Meeting opened at 6:15 p.m.

Presentation was made by Richard Larsen of the Audited Financial for 2013.

**APPROVAL OF MINUTES OF THE JUNE 18, 2014 BOARD OF COMMISSIONERS' MEETING.**

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

Commissioner Juszcyk requested that minutes be amended to reflect that he was appointed to the Finance Committee as a member not chairperson.

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

**ACTION: APPROVED AS AMENDED.**

**RESIDENT COUNCIL REPORTS:**

**Rene Griggs, President, Alfred Speer Village Resident Council:**

- Congratulated management staff and security coordinator for a job well done during the application. She remarked, "stop talking about tearing down Speer Village and work on providing more housing for the citizens of Passaic."
- Requested to have clarity as to what can be done with HUD funding for Resident Council activities and stated that Speer was capable of sustaining its activities through fundraisers. She stated that Speer Village supports every activity of all the tutorial programs – food and other purchases and they invest the money back in the community.
- End of summer Back to School Blowout on September 6<sup>th</sup>.
- Meeting regularly with Security Coordinator, Jeff Gorley regarding teens.
- Council will host a workshop for teens in August.
- Awaiting clarification regarding meals. Chairperson Allen requested that a meeting be scheduled to address this issue and explain restrictions with funding. Mr. Cirilo reported that he had obtained an opinion from the auditor and would attach same to the resident council budgets.

**Katie Johnson, President, Vreeland Village Community Association:**

- Asked for clarification regarding resident council budget.
- Requested that more information be included in the Director of Resident Services Report regarding Vreeland Village activities and asked that the Director of Resident Services come out and visit all sites.
- Appreciates support by Ms. Griggs and added that the Vreeland Village Community Association holds fundraisers for their activities with residents.
- Trespass and Ban Policy and Request for Removal from "No Trespass List" – Mrs. Johnson asked how the residents would be notified. Mr. Cirilo's and Mr. Gorley addressed Mrs. Johnson's concerns.
- Flat Rent Notice- who sent the notices because neither her nor her daughter received notification.

A motion was made by Commissioner Williams and seconded by Commissioner Johnson to close the Resident Council portion of the meeting.

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

**REMARKS BY CITIZENS:**

**Jay'ne Miller, 19 Aspen Place, Apt. 2C:**

- Requested to meet with Glenney Candelaria, Director of Resident Services, Mrs. Katie Johnson and Commissioner Beatrice Johnson regarding a personnel matter.

Chairperson Allen stated that he was not aware of the incident and asked to give the Board time to get back to her.

**Katie Johnson, 200 Sixth Street, Apt. 2B:**

- Very happy with canopy work being done at Vreeland Village and commended Procurement and Contract Manager Melody Villanueva-Arroyo for obtaining input from her and keeping her informed.

**Wayne Alston, SAAR Construction:**

- Mr. Alston inquired as to revisions to Resolutions 2014-47 and 2014-48 to include a renewal clause. Resolution 2014-47 was revised; however, Resolution 2014-48 was not. After extensive discussion by the Board, Mr. Cirilo, Ms. Villanueva-Arroyo and Attorney Corriston regarding the issue, it was agreed that contract although is for one year can be extended for two and there was no need to revise resolution and can be approved as is.

**Rene Griggs, 33 Aspen Place, Apt. 8A:**

- Expressed her dissatisfaction in the manner Mr. Cirilo addresses residents "disrespectful, condescending, and facetious when he does not need to be." She added that she would not be attending any meetings with Mr. Cirilo due to his behavior.

**Lakisha Randolph, 210 Sixth Street, Apt. 2A:**

- Was given notice to transfer to a larger unit and was asked to return keys by August, but she is still waiting. Douglas Barber, AMP 2 Manager addressed Ms. Randolph's concern.

**Eula Washington, 221 Sixth Street, Apt. 3B:**

- Reported foul odor emanating from dumpster by the side of 224. Maintenance will remove household garbage from dumpster and notice will be sent to tenants asking them to refrain from disposing garbage there as it is for the contractor's use only.
- She commended Eladio Rosario for assisting her by calling an ambulance recently when she was not feeling well.

A motion was made by Commissioner Williams and seconded by Commissioner Johnson to close the Remarks by Citizens portion of the meeting.

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

**RESOLUTIONS:**

A motion was made by Commissioner Williams, seconded by Commissioner Johnson, to approve Resolutions 2014-44, 45, 46, and 49 as consent agenda items. Resolutions 2014-47, 48, 50 and 51 will be considered separately.

- |         |   |
|---------|---|
| 2014-44 | RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD JUNE 16, 2014 THROUGH JULY 8, 2014.  |
| 2014-45 | 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). |
| 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 FOR A TOTAL NOT TO EXCEED SEVENTY-NINE THOUSAND SEVENTY DOLLARS (\$79,070.00).                      |
| 2014-49 | RESOLUTION REVISING THE PERSONNEL POLICIES AND PROCEDURES MANUAL AND AN EMPLOYEE HANDBOOK.  |

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

**ACTION: APPROVED.**

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).

A motion was made by Commissioner Johnson, seconded by Commissioner LaBoy, to approve Resolution 2014-47.

Commissioner LaBoy questioned the hourly rate. Attorney Corriston addressed Commissioner LaBoy's question regarding hourly rates.

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

ACTION: APPROVED.

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).

A motion was made by Commissioner Williams, seconded by Commissioner LaBoy to approve Resolution 2014-48.

Commissioner LaBoy questioned hourly rates as it related to the bedroom size. Procurement and Contract Manager Melody Villanueva-Arroyo provided explanation to Board regarding the issue.

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

ACTION: APPROVED.

2014-50        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.

A motion was made by Commissioner Johnson, seconded by Commissioner Williams to approve Resolution 2014-50.

Commissioner Juszcyk asked whether hard copy would be available. Mr. Cirilo replied that copy would be available and it would be part of the personnel policies.

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

ACTION: APPROVED.

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.

A motion was made by Commissioner Williams, seconded by Commissioner Johnson to approve Resolution 2014-51.

Commissioner Juszcyk requested that Mr. Soto-Rivera be reminded to provide a written report and include anything of educational value to share with co-workers.

Chairperson Allen requested that staff travel be included on Personnel Committee agenda.

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

ACTION: APPROVED.

**TREASURER'S REPORT:**

Commissioner Juszcyk inquired about check number 910318 payable to the Clifton Housing Authority for over \$22,000. Mr. Wynter and Housing Choice Voucher Program Director Joanna Lara addressed the matter.

**DIRECTOR OF RESIDENT SERVICES REPORT:**

Ms. Candelaria reported that Field Day took place and thanked Eladio Rosario and Freddy Bolano for assisting with the transportation of supplies to the park, Commissioner Williams who grilled and helped to serve, Commissioner Juszcyk who also assisted with serving and her staff who worked very hard. She also extended special thanks for those who donated and made this event possible.

Commissioner Juszcyk congratulated Ms. Candelaria for a fine event and to Commissioner Williams for grilling.

**NEW BUSINESS:**

Commissioner Williams reported that field day donations were not coming in as fast as they expected and former Executive Director Eric Kolbe stepped up in the typical "Eric Kolbe fashion" and it was wonderful. Children enjoyed themselves took home prizes and whatever was left will be used in future trips.

Mr. Cirilo requested that letters of acknowledgment be sent to the people who made donations.

Commissioner Williams received a flyer from Rene Griggs, President of the Alfred Speer Village Council who will be hosting a "Second Change Prom" on Saturday, August 23, 2014 at the Venetian \$100 per person. Proceeds will go to assist teens who are graduating and going to college.

Commissioner LaBoy invited everyone to attend an upcoming "Sounds of Passaic" event.

**ADJOURNMENT:**

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

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

The meeting ended at 8:53 p.m.

Respectfully yours,

  
Victor Cirilo  
Executive Director/Secretary

**ITEM E (2)**

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
SPECIAL BOARD OF COMMISSIONERS' MEETING  
AUGUST 11, 2014**

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

**READING OF THE OPEN PUBLIC MEETINGS ACT:**

As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of the Special Meeting of the Board of Commissioners of the Housing Authority of the City of Passaic was provided in the following manner: On August 7, 2014 notice of meeting was submitted to the Herald News and The Record and to the Clerk of the City of Passaic. Notice was also posted at all HACP sites.

PRESENT: Beatrice Johnson, Commissioner  
Alan Juszcyk, Commissioner  
Angel LaBoy, Commissioner  
Ronald Van Rensalier, Commissioner  
Germaine Williams, Commissioner  
Terrence J. Corrison, Esq.

ABSENT: Henry Navarro, Commissioner

STAFF MEMBERS PRESENT: Joann Arroyo  
Victor Cirilo  
Barbara Rivera  
Vincent Wynter

Meeting opened at 6:15 p.m.

**REMARKS BY CITIZENS:**

**Mae Frances Ray, Chestnut Gardens Resident:**

- Asked whether building maintenance workers had a daily routine log. Mr. Cirilo replied the Director of Maintenance has a daily routine sheet that he collects from janitorial staff that they sign off stating they performed their daily routine.

**Jaroslav Jackiw (JJ), 266 Lafayette Avenue:**

➤ **Questions:**

- 1) Can the HACP give the community an update on Rental Assistance Demonstration Program (RAD) application for Alfred Speer Village as of August, 2014?
- 2) What is the status of the Pennrose LLC. Development and the impact on Alfred Speer Village?
- 3) Has the HACP completed a financial study exploring financing options to sustain long term viability...?
- 4) What is the status of the OPRA request regarding Board Commissioners expenditures for 2013, as it relates to following HACP business for City of Passaic: Special HACP Meetings outside city of Passaic; Educational Seminars; Conventions/Exhibitions within USA and misc.

Mr. Cirilo's responses to the aforementioned questions:

- 1) Currently on waiting list.
- 2) There is nothing to report and there is no existing relationship with Pennrose.
- 3) No study has been started, under way or completed until the application is approved.
- 4) The information requested is completed. We can e-mail it or you have the option to pick it up.

**Katie Johnson, 200 Sixth Street, Apt. 2B:**

- Requested to meet with Mr. Cirilo to get an update on RAD.
- She asked about PAHC Board member selection. Mr. Cirilo explained how members are selected.
- Congratulated Mr. Ronald Van Rensalier on his appointment to the Board.

Commissioner Johnson asked who organized PAHC. Mr. Cirilo replied that in 2008 under the leadership of Alex Ybarra to develop housing opportunities to the residents of the City of Passaic. Present Board members are Arlenes Navarro, President; Maria Guzman, was the Vice-Chair; Thomas Ragsdale, Treasurer; Shereen Williams, Secretary; Reverend Hector Seda and Lillian Burgos are founding members. Mr. Cirilo stated that Commissioner Navarro, spouse of Arlenes Navarro, expressed interest in serving on the Board.

Commissioner Johnson suggested having a resident from each site, including seniors, to represent the Housing Authority.

She asked whether having Commissioner Navarro serve on the Board would be a conflict. Attorney Corriston explained that a non-profit organization is restricted in its makeup, but he did not see why it would be a problem.

Commissioner Williams stated that if individuals have to live or work in the City of Passaic, then Ms. Guzman would be coming off. She asked if there were any HACP Board representation.

Mr. Cirilo replied Henry Navarro.

**Robin Miller, 19 Aspen Place, Apt. 2C:**

- Asked in order to be a member you have to live or work in the City of Passaic? Answer: Yes.

**Rene Griggs, 33 Aspen Place, Apt. Alfred Speer Village Resident:**

- Made reference to a recent incident and asked that residents be afforded the same opportunity of being “innocent” until proven “guilty” and urged the HACP not to be so “quick” moving for eviction of residents who are accused of criminal offenses.

A motion was made by Commissioner Juszcyk and seconded by Commissioner LaBoy to close the Remarks by Citizens portion of the meeting.

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

Mr. Cirilo introduced Attorney Amelia Rideau from the firm of McManimon, Scotland & Baumann who explained, in detail, the purpose for the Joint Venture Agreement.

Commissioners and residents expressed their concern regarding the following:

- PHAC Board composition.
- Roles of PAHC and HACP
- Accommodations for seniors, especially the disabled, during construction work.
- Holding more meetings with tenants affected as well as keeping other sites involved.
- Oversight of the project.
- Quality workmanship.

Consultant William Snyder explained the contractor's role and responsibilities as well as information disseminated at meetings held with residents regarding their concerns, especially during rehabilitation work of kitchens and bathrooms.

There was extensive discussion regarding the aforementioned concerns.

2014-52      RESOLUTION 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.

A motion was made by Commissioner LaBoy, seconded by Commissioner Johnson to approve Resolution 2014-52.

Commissioner Johnson: Abstained; Commissioner Juszcyk: Yes; Commissioner LaBoy: Yes; Commissioner Van Rensalier: Abstained\*; Commissioner Williams: Yes.

\*Commissioner Van Rensalier abstained due to a potential conflict regarding him having to recertify the PAHC as a CHDO.

**ACTION: FAILED.**

Mr. Cirilo asked that Attorney Corrison give an opinion regarding Commissioner Van Rensalier's role and potential conflict. Attorney Corrison stated he did not see a conflict based solely on the fact of recertifying an existing CHDO.

Mr. Cirilo explained to the Board that failure to approve this resolution would result in HUD pulling funding from the Housing Authority and notices would have to be sent to professionals to submit billing for work performed to date and the Authority will not continue the rehabilitation project.

There was further discussion and assurances by Attorney Rideau that amendment would be made to the JV Agreement to include a clause that HACP retains the right to substitute and remove PAHC at its discretion. In addition, PAHC would be asked to expand its Board composition to include HACP Board and resident representation.

Commissioner Van Rensalier asked for a motion to change his vote based on the recommendation of Attorney Corrison. Attorney Corrison reiterated that he based his opinion solely on the fact that Mr. Van Rensalier is recertifying an existing CHDO.

Motion to reconsider Resolution 2014-52.

A motion was made by Commissioner LaBoy, seconded by Commissioner Juszcyk to reconsider Resolution 2014-52.

Commissioner Johnson: Abstained; Commissioner Juszcyk: Yes; Commissioner LaBoy: Yes; Commissioner Van Rensalier: Yes; Commissioner Williams: Yes.

**ACTION: APPROVED.**

Motion to adopt Resolution 2014-52 with changes recommended by Attorney Rideau.

Commissioner Johnson: Abstained; Commissioner Juszcyk: Yes; Commissioner LaBoy: Yes; Commissioner Van Rensalier: Yes; Commissioner Williams: Yes.

**ACTION: APPROVED AS AMENDED.**

**ADJOURNMENT:**

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

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

The meeting ended at 7:35 p.m.

Respectfully yours,

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

Victor Cirilo  
Executive Director/Secretary