

ITEM E

**HOUSING AUTHORITY OF THE CITY OF PASSAIC
BOARD OF COMMISSIONERS' MEETING
June 16, 2021**

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

READING OF THE OPEN PUBLIC MEETINGS ACT:

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

COMMISSIONERS - PRESENT: Alan Juszcyk
Delmis Fernandez
Diane McNair
Henry Navarro – 7:13 pm
L. Daniel Rodriguez

ABSENT: Beatrice Johnson

ATTORNEYS PRESENT: Eric M. Bernstein, Esq.
Erdal Turnacioglu (Special Counsel)

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

Meeting opened at 6:06 p.m.

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

APPROVAL OF MINUTES

APPROVAL OF MINUTES OF THE MAY 19, 2021 BOARD OF COMMISSIONERS' MEETING.

A motion was made by Commissioner Fernandez, seconded by Commissioner Juszcyk, to approve the minutes of the May 19, 2021 Board of Commissioners' Meeting.

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

MOTION: MINUTES OF THE MAY 19, 2021 BOARD OF COMMISSIONERS' MEETING APPROVED

REMARKS BY CITIZENS

The following was read: In accordance with the Open Public Meetings Act (N.J.S.A. 10:4-1 et seq.) The Housing Authority of the City of Passaic opens every public meeting for comments from the public. Each person choosing to speak at the meetings will be limited to five minutes, to speak on any subject, on or off the agenda. All speakers must state their name and address for the record. However, in accordance with N.J.S.A. 10:4-12 "nothing in this Act shall be construed to limit the discretion of a public body to permit, prohibit or regulate the active participation at any meeting"

Therefore, please be advised that the Housing Authority of the City of Passaic will not entertain any comments from persons who communicate obscene material, make statements which are considered bias intimidation in which a person intends to intimidate any individual or group because of race, color, religion, gender, handicap, sexual orientation or ethnicity or makes comments intending to harass or speak in any offensive language. The person who makes these statements will relinquish their allotted five minutes for public discussion. Any person who persists in speaking out of turn, or interrupts the peace and order of the meeting will be escorted off the premises.

Due to Covid19, members of the public who had questions or comments were asked to submit them in writing to the administrative office located at 52 Aspen Place or send them via email to the Executive Director at boardmeeting@passaichousing.org before the close of business day at 4:00 pm Tuesday, June 15, 2021.

Executive Director Mitchell: There are no remarks from citizens.

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

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

RESOLUTIONS

THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AS CONSENT AGENDA ITEMS. ANY MEMBER OF THE BOARD MAY REQUEST THAT ANY ITEM BE REMOVED FROM THE CONSENT AGENDA AND BE CONSIDERED SEPARATELY. ALL REMAINING ITEMS WILL BE CONSIDERED TOGETHER.

CHAIRMAN RODRIGUEZ ASKS IF THERE ARE ANY RESOLUTIONS ANY COMMISSIONER WOULD LIKE TO CONSIDER SEPARATELY.

Commissioner Juszczak asked that Resolution 2021-33 be considered separately.

CONSENT AGENDA:

- 2021-34 RESOLUTION AUTHORIZING CHANGE ORDER NUMBER ONE (1) TO THE CONTRACT FOR SURVEILLANCE SYSTEMS UPGRADES AT ALL HOUSING AUTHORITY SITES FOR A TOTAL NOT TO EXCEED TWENTY-THREE THOUSAND FORTY-ONE DOLLARS AND SIXTY-SIX CENTS (\$23,041.66)
- 2021-35 RESOLUTION AUTHORIZING THE ACCEPTANCE OF FIFTY-FIVE (55) NEW EMERGENCY HOUSING VOUCHERS (EHV)
- 2021-36 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO WILLIAM J. GUARINI, INC. FOR GENERAL PLUMBING SERVICES ON AN "AS NEEDED BASIS" AT ALL HOUSING AUTHORITY SITES FOR A PERIOD OF TWO (2) YEARS AND A TOTAL NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000) PER YEAR
- 2021-37 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT FOR LEGAL SERVICES PERTAINING TO LABOR RELATIONS TO ERIC M. BERNSTEIN & ASSOCIATES, LLC IN AN AMOUNT NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000) PER YEAR
- 2021-38 RESOLUTION AUTHORIZING AN AWARD OF A TWO (2) YEAR CONTRACT TO BUG ELIMINATOR & SON PEST CONTROL, LLC FOR EXTERMINATION AND PEST CONTROL SERVICES AT ALL AUTHORITY SITES IN AN AMOUNT NOT TO EXCEED TWELVE THOUSAND SIX HUNDRED DOLLARS (\$12,600) PER YEAR
- 2021-39 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO THE BOYS AND GIRLS CLUB OF PATERSON AND PASSAIC FOR A SUMMER YOUTH PROGRAM FOR RESIDENTS RESIDING AT CHESTNUT GARDENS AND VREELAND VILLAGE FOR A PERIOD OF TWO (2)

YEARS WITH A ONE (1) YEAR OPTION AT AN AMOUNT NOT TO
EXCEED TWENTY-FIVE THOUSAND DOLLARS (\$25,000) PER YEAR

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

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

MOTION: RESOLUTIONS 2021-34, 2021-35, 2021-36, 2021-37, 2021-38 AND 2021-39 APPROVED.

2021-33 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF
MAY 17, 2021 THROUGH JUNE 14, 2021.

A motion was made by Commissioner McNair, seconded by Commissioner Fernandez, to approve Resolution 2021-33.

- *Commissioner Juszcyk: I separated this resolution so that any commissioners with a relationship with any vendor on the Accounts Payable could abstain on payment to said vendor.*

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

MOTION: RESOLUTION 2021-31 APPROVED.

CORRESPONDENCE

Submitted.

COMMITTEE REPORTS

Submitted.

RESIDENT COUNCIL REPORTS

Submitted.

EXECUTIVE DIRECTOR'S REPORT

Submitted.

TREASURER'S REPORT

Submitted.

DIRECTOR OF FINANCE REPORT

Submitted.

DIRECTOR OF HOUSING ADMINISTRATION REPORT

Submitted.

DIRECTOR OF RESIDENT SERVICES REPORT

Submitted.

PROPERTY MANAGEMENT REPORT – PAHC

Submitted.

PROPERTY MANAGEMENT REPORT – AMP1

Submitted.

PROPERTY MANAGEMENT REPORT – PSH LLC

Submitted.

PUBLIC SAFETY LIAISON REPORT

Submitted.

OLD BUSINESS

-Commissioner Juszcyk: I'd like to welcome back Ms. Mitchell on her return from her medical situation and compliment Mr. Wynter for filling in in her absence for the day-to-day operations.

NEW BUSINESS:

- Chairman Rodriguez: Commissioner McNair, can you share with us about the Juneteenth event happening this weekend at Third Ward Park?

- Commissioner McNair: The NAACP is giving a Juneteenth celebration on Saturday from 1-5. We're actually going to have dancers from the Housing Authority directed by Selina Lawson. The program is free this year; hamburgers, hot dogs, soda, water, fruit and dessert. Everyone is welcome.

EXECUTIVE SESSION

Mr. Bernstein: We need a motion and a second to go into Executive Session for the purpose of discussing anticipated/pending litigation 10:4-12b (7) (Villanueva-Arroyo matter and Colon matter). Formal action may be taken at the conclusion of the meeting when we come back to open session.

A motion was made by Commissioner McNair, seconded by Commissioner Juszcyk, to go into Executive Session.

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

A motion was made by Commissioner Juszcyk, seconded by Commissioner Fernandez, to come out of Executive Session.

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

- Mr. Bernstein: Let the record reflect that all members of the Board of Commissioners who were present at the commence of Executive Session are present to reconvene open session. I will also indicate that prior to recommencing the open, but subsequent to the Executive Session, Commissioner Navarro joined at 7:13pm. Also present were the Executive Director, Board Counsel and Special Counsel on behalf of the Housing Authority insurance carrier. We discussed two matters. One was the Villanueva-Arroyo matter. Counsel gave an update on same. No formal action needs to be taken. Counsel also gave an update related to the Linda Colon matter. We are asking for a motion to authorize the Chair and the Board Secretary to execute an agreement to resolve that litigation between Ms. Colon and the Housing Authority and former Executive Director, Victor Cirilo.

A motion was made by Commissioner Fernandez, seconded by Commissioner McNair.

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

MOTION: APPROVED.

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

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

ADJOURNMENT

7:19 p.m.

Respectfully submitted,

Pamela Mitchell
Executive Director