

PUBLIC MEETING NOTICE
HOUSING AUTHORITY OF THE CITY OF PASSAIC



PLEASE BE ADVISED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC WILL HOLD ITS REGULAR MEETING VIA ZOOM **ON SEPTEMBER 15, 2021 AT 6:00 P.M.** FORMAL ACTION WILL BE TAKEN AT THE MEETING. THE AGENDA, AS IT IS PRESENTLY KNOWN, IS AS FOLLOWS:

A G E N D A

ITEM A: READING OF THE OPEN MEETINGS ACT

ITEM B: INVOCATION AND PLEDGE OF ALLEGIANCE

ITEM C: ROLL CALL

ITEM D: APPROVAL OF MINUTES OF THE JULY 21, 2021

ITEM E: REMARKS BY CITIZENS:

In accordance with the Open Public Meetings Act (N.J.S.A. 10:4-1 et seq.) The Housing Authority of the City of Passaic opens every public meeting for comments of the public. Each person choosing to speak at the meetings will be limited to five minutes, to speak on any subject, on or off the agenda. All speakers must state their name and address for the record.

However, in accordance with N.J.S.A. 10:4-12 “nothing in this Act shall be construed to limit the discretion of a public body to permit, prohibit or regulate the active participation at any meeting”

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

ITEM F: EXECUTIVE SESSION

ITEM G: 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.

- 2021-50 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF JULY 17, 2021 THROUGH SEPTEMBER 10, 2021.
- 2021-51 RESOLUTION APPROVING THE 2022 ANNUAL PHA AGENCY PLAN.
- 2021-52 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO NICKEL ELECTRIC INC. FOR ELECTRICIAN SERVICE AT ALL HOUSING AUTHORITY SITES FOR A PERIOD OF ONE (1) YEAR NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000.00)
- 2021-53 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AN AWARD OF A CONTRACT TO MAK GROUP LLC FOR ROOF REPLACEMENT AT JOHN J MURPHY – 14-34 EAST MONROE STREET IN THE AMOUNT OF ONE-HUNDRED FIFTY-SEVEN THOUSAND SEVEN HUNDRED FIFTY-EIGHT DOLLARS AND NO CENTS (\$157,758.00).
- 2021-54 RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF CITY OF PASSAIC AUTHORIZING PURCHASES UNDER VARIOUS COOPERATIVE PURCHASING ENTITIES
- 2021-55** RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF CITY OF PASSAIC AUTHORIZING (Emergency Declaration & Negotiated Contract awards)
- 2021-56** RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AWARDING A CONTRACT FOR THE TEMPORARY INSTALLATION OF APARATUS AND FLUTE TO PROVIDE HOT WATER TO MULTIPLE LOCATIONS AT VREELAND VILLAGE TO PK MECHANICAL AND WELDING NOT TO EXCEED SIXTY-FIVE THOUSAND DOLLARS (\$65,000.00)
- 2021-57 RESOLUTION AUTHORIZING THE ADOPTION OF A COVID-19 RENT REPAYMENT POLICY
- 2021-58 RESOLUTION AUTHORIZING THE HIRE OF A PART TIME (NOT TO EXCEED 25 HOURS PER WEEK) SHORT TERM (THROUGH DECEMBER 31, 2021) ADMINISTRATIVE STAFF PERSON FOR THE EXECUTIVE DIRECTOR

- 2021-59 RESOLUTION CONFIRMING ATTENDANCE FOR A NINETY-MINUTE VIRTUAL TRAINING MODULE BY LISMARIE GUERRERO SPONSORED BY COMPLIANCE PRIME ON SEPTEMBER 8, 2021 ENTITLED “LOW INCOME HOUSING TAX CREDIT (LIHTC) BASICS AND TIPS TO MAINTAIN COMPLIANCE”.
- 2021-60** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO METRIC PLUMBING FOR MONTHLY TANKLESS HOT WATER HEATER SERVICE AND MAINTENANCE AS NEEDED FOR A PERIOD OF TWELVE (12) MONTHS NOT TO EXCEED TWENTY-FIVE THOUSAND DOLLARS AND NO CENTS (\$25,000.00).
- 2021-61** RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AWARDED A CONTRACT FOR THE REPLACEMENT OF TWO BANKS (SIX AO SMITH TANKLESS HOT WATER HEATERS- THREE IN EACH BANK) AT VREELAND VILLAGE TO PK MECHANICAL AND WELDING NOT TO EXCEED FORTY THOUSAND (\$40,000.00)
- 2021-62 RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC CONFIRMING PROCEDURES FOR COMMUNITY ROOM AND COMMON SPACE AT HACP SITES

**** DEPICTS RESOLUTIONS SPECIFICALLY ASSOCIATED TO STORM IDA**

- ITEM H: CORRESPONDENCE
- ITEM I: COMMITTEE REPORTS
- ITEM J: RESIDENT COUNCIL REPORTS
- ITEM K: EXECUTIVE DIRECTOR’S REPORT
- ITEM L: TREASURER’S REPORT
- ITEM M: DIRECTOR OF FINANCE REPORT
– VINCENT WYNTER
- ITEM N: DIRECTOR HOUSING ADMINISTRATION PROGRAM’S REPORT
– JOANNA LARA
- ITEM O: DIRECTOR OF RESIDENT SERVICES’ REPORT
– GLENNY CANDELARIA
- ITEM P: PROPERTY MANAGEMENT REPORT
- PASSAIC AFFORDABLE HOUSING COALITION
LEIDY BRITO

- ITEM Q: PROPERTY MANAGEMENT REPORT
 – PASSAIC SENIOR HOUSING LLC
 JOANN ARROYO
- ITEM R: PROPERTY MANAGEMENT REPORT
 - AMP1 ALFRED SPEER VILLAGE
 NATASHA PEARSON
- ITEM S: PUBLIC SAFETY LIAISON
 -DARRYL SMOOT
- ITEM R: OLD BUSINESS
- ITEM S: NEW BUSINESS
- ITEM T: ADJOURNMENT