

**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 ON **WEDNESDAY, SEPTEMBER 20, 2023 AT 6:00 P.M. AT 14-34 EAST MONROE STREET, COMMUNITY CENTER, PASSAIC, NEW JERSEY 07055.** 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 18, 2023 BOARD OF COMMISSIONERS' MEETING.
- ITEM E:        REMARKS BY CITIZENS (To be read into record):

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

**09/20/2023**

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.

- 2023-62 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF JULY 13, 2023 THROUGH SEPTEMBER 14, 2023
- 2023-63 RESOLUTION AUTHORIZING THE APPOINTMENT OF A PERMANENT OPERATIONS ADMINISTRATOR
- 2023-64 RESOLUTION AUTHORIZING THE APPOINTMENT OF A PERMANENT SENIOR ACCOUNTANT
- 2023-65 PERSONNEL RESOLUTION APPROVING SALARY ADJUSTMENT UPON COMPLETION OF PROBATIONARY PERIOD
- 2023-66 RESOLUTION AUTHORIZING THE APPOINTMENT OF AN INTERIM PROPERTY MANAGER FOR AMP 1
- 2023-67 RESOLUTION CONFIRMING THE HIRE OF AN ADMINISTRATIVE CLERK FOR AMP 1
- 2023-68 RESOLUTION AUTHORIZING AN AWARD OF CONTRACT TO HABITECH ARCHITECTS, P.C. FOR GENERAL A&E SERVICES
- 2023-69 RESOLUTION AUTHORIZING AN AWARD OF CONTRACT TO FAIRVIEW INSUREANCE AGENCY ASSOCIATES, INC FOR RISK MANAGEMENT SERVICES
- 2023-70 RESOLUTION AUTHORIZING AN AWARD OF CONTRACT TO NICKEL ELECTRIC, INC. FOR ELECTRICAL SERVICES
- 2023-71 RESOLUTION AUTHORIZING AN AWARD OF CONTRACT TO BUG ELIMINATORS AND SONS FOR PEST CONTROL SERVICES
- 2023-72 RESOLUTION AUTHORIZING AN AWARD OF CONTRACT TO WILLIAM J. GUARINI, INC. FOR GENERAL PLUMBING SERVICES

- 2023-73      RESOLUTION AUTHORIZING AN AWARD OF CONTRACT TO  
MCMANIMON, SCOTLAND & BAUMANN, LLC FOR SPECIAL LEGAL  
SERVICES
- 2023-74      RESOLUTION AUTHORIZING AN AWARD OF CONTRACT TO TTI  
ENVIRONMENTAL, INC. FOR PART 58 ENVIRONMENTAL ASSESSMENT
- 2023-75      RESOLUTION AUTHORIZING AN AWARD OF CONTRACT TO THE BOYS  
AND GIRLS CLUB OF PATERSON AND PASSAIC FOR AFTER SCHOOL  
PROGRAM SERVICES
- 2023-76      RESOLUTION AUTHORIZING RENEWAL OF MEMBERSHIP IN THE  
NJPHA JIF
- 2023-77      RESOLUTION CONFIRMING ATTENDANCE AND PAYMENT FOR LIVE  
ONLINE TRAINING FOR HACP STAFF
- 2023-78      RESOLUTION AUTHORIZING AN EXECUTION OF CONTRACT FOR  
LEAD-BASED PAINT INSPECTION AND RISK ASSESSMENT
- 2023-79      RESOLUTION AUTHORIZING OFFICIAL TRAVEL FOR THE 2023  
NJNAHRO FALL CONFERENCE
- 2023-80      RESOLUTION AUTHORIZING OFFICAL TRAVEL FOR THE 2023 NJHMFA  
LIHTC FALL CONFERENCE
- 2023-81      RESOLUTION AUTHORIZING AN AWARD OF CONTRACT TO FRIEND &  
WENZEL. LLC FOR TENANT/LANLORD LEGAL SERVICES
- 2023-82      RESOLUTION AUTHORIZING ATTENDANCE AND PAYMENT FOR  
STATE MANDATED COMMISSIONER TRAINING AT RUTGERS CENTER  
FOR GOVERNMENT SERVICES
- 2023-83      RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT  
FOR OVERNIGHT ROUTINE BOILER ROTATION
- ITEM H:      CORRESPONDENCE
- ITEM I:      COMMITTEE REPORTS
- ITEM J:      RESIDENT COUNCIL REPORTS
- ITEM K:      EXECUTIVE DIRECTOR’S REPORT  
                 - RONALD VAN RENSALIER
- ITEM L:      TREASURER’S REPORT

- ITEM M: OPERATIONS ADMINISTRATOR’S REPORT  
- NATASHA PEARSON
- ITEM N: DIRECTOR OF 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  
FLOR PINEDA
- ITEM Q: PROPERTY MANAGEMENT REPORT  
-ALFRED SPEER VILLAGE  
MARIO VASQUEZ
- ITEM R: PROPERTY MANAGEMENT REPORT  
-PASSAIC SENIOR HOUSING LLC  
JOANN ARROYO
- ITEM S: PUBLIC SAFETY LIAISON REPORT  
-DARRYL SMOOT
- ITEM T: OLD BUSINESS
- ITEM U: NEW BUSINESS  
- NEXT PUBLIC MEETING WILL BE HELD ON OCTOBER 18, 2023 AT  
6:00 PM IN THE COMMUNITY ROOM AT 299 GREGORY AVENUE.
- ITEM V: ADJOURNMENT