

**ITEM D**

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
BOARD OF COMMISSIONERS' MEETING  
JUNE 21, 2023**

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 this meeting was provided in the following manner: Notice of this meeting specifying the date, time and location was placed on the Authority website and distributed to all applicable parties. Notice was also posted at all HACP sites.

COMMISSIONERS - PRESENT: Delmis Fernandez  
Torise Hiller  
Diane McNair  
L. Daniel Rodriguez

ABSENT: Henry Navarro

ATTORNEY PRESENT: Brian Hak, Esq.

STAFF MEMBERS PRESENT: Jocelyn Aguilar – Passaic Affordable Housing Coalition  
Joann Arroyo  
Glenny Candelaria  
Lismarie Guerrero  
Joanna Lara  
Natasha Pearson  
Ron Van Rensalier  
Mario Vasquez

Meeting opened at 6:09 p.m.

**ROLL CALL:**

Commissioner Fernandez: Absent; Commissioner Hiller: Present; Commissioner McNair: Present; Commissioner Navarro: Absent; Commissioner Rhodes: Present; Chairman Rodriguez: Present.

## **APPROVAL OF MINUTES**

### **APPROVAL OF MINUTES OF THE MAY 17, 2023 BOARD OF COMMISSIONERS' MEETING.**

A motion was made by Commissioner McNair, seconded by Commissioner Hiller to approve the minutes of the May 17, 2023 Board of Commissioner's Meeting.

On roll call vote: Commissioner Fernandez: Absent; Commissioner Hiller: Aye; Commissioner McNair: Aye; Commissioner Navarro: Absent; Commissioner Rhodes: Aye; Chairman Rodriguez: Aye.

***MOTION: MINUTES FOR THE MAY 17, 2023 BOARD OF COMMISSIONERS' MEETING APPROVED.***

## **RESOLUTIONS**

CHAIRMAN RODRIGUEZ ASKS IF THERE ARE ANY RESOLUTIONS ANY COMMISSIONER WOULD LIKE TO CONSIDER SEPARATELY. ALL REMAINING ITEMS WILL BE CONSIDERED TOGETHER.

## **CONSENT AGENDA:**

- 2023-47      RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF MAY 14, 2023 THROUGH JUNE 16, 2023
- 2023-48      RESOLUTION AUTHORIZING THE HIRING OF A BOOKKEEPER
- 2023-49      RESOLUTION CONFIRMING THE HIRING OF A BUILDING MAINTENANCE WORKER
- 2023-50      RESOLUTION AUTHORIZING AWARD OF CONTRACT TO ERIC M. BERNSTEIN & ASSOCIATES FOR ORDINARY LEGAL SERVICES
- 2023-51      RESOLUTION ENTERING INTO AN AGREEMENT WITH THE PASSAIC AFFORDABLE HOUSING COALITION FOR PROPERTY LEASING AND MANAGEMENT SERVICES

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

On roll call vote: Commissioner Fernandez: Absent; Commissioner Hiller: Aye; Commissioner McNair: Aye; Commissioner Navarro: Absent; Commissioner Rhodes: Aye; Chairman Rodriguez: Aye.

**MOTION: RESOLUTIONS 2023-47, 2023-48, 2023-49, 2023-50 and 2023-51 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.

**Carmen Quirindongo – 33 Aspen Pl. Apt. 8D:** The homeless situation is still going on. We need more policemen at Speer Village. Things are happening. There were two shootings. We have a lot of children there. The cops come after things happen. We need cops there in the morning or at night. It can get more violent in the summer. What can we do (Speer Village) to help you help us? I live there and I appreciate everyone who lives there. Something has to be done. I know years ago we had security there.

- *Chairman Rodriguez: We will continue to talk with Executive Director Van Rensalier to see what solutions we can come up with. We can have a Buildings, Grounds and Security Committee meeting to see if there is anything that can be suggested. As far as the residents, we're just asking that you keep calling the cops. We can't make a decision right here and now. We have an Executive Director who runs the day-to-day operations. It is up to him to come to the Board and present what is needed in order to help.*

**Angelica Grullon – 220 Sixth St. Apt. 3D:** I want to give kudos to our Property Manager. She comes down and cleans when she doesn't need to. I have to give her credit. But you guys have to help her out. Our property looks like no one give a flying s\*\*\* about us. We look like we're in a jungle somewhere. There is no mulch; grass has not been cut. It's ridiculous. The property looks abandoned. It's not fair to us. We pay good rent. We want it to look pretty. How long are we going to be without a Resident Commissioner? It's been two years.

- *Commissioner Rhodes is our new Resident Commissioner.*

**Paulette Gathers – 202 Sixth St. Apt. 3C:** When will the doors be fixed because I had a package delivered on Sunday. It was a gift for my daughter's birthday. UPS left the package outside and someone stole it. I contacted the Manager and I'm giving her time to look through the footage. She is a good Manager. She is the best thing that has happened for our residents.

- *Chairman Rodriguez: Jocelyn, when do we have a timetable for the doors to be fixed?*

- *Jocelyn: A lot of the doors were fixed by R. D. Sales last year. I did a walk through with another vendor. A lot of the doors have been damaged. Right now, we don't have a timetable for when they will be fixed.*
- *Chairman Rodriguez: When you find out, let the residents know. It is the Property Manager's job to oversee that and keep the residents informed.*

**Rene Griggs – 23 Aspen Pl. Apt. 6C:** First of all, to young Henry Rhodes: welcome. Congratulations. I would like to make a recommendation because Speer has experienced so many different things going on with outsiders; with gun violence, fights. Maybe you should put the new Commissioner who lives there, grew up there, and knows all the nooks and crannies of Speer on the Buildings and Grounds Committee. Second: I was walking down the street and was approached by a resident who lives at 299 Gregory to accompany her to a meeting. She didn't really explain to me much about the meeting, but she was subject to be evicted. I read through the documents. I guess she was being evicted for a disturbance, but that's not what the documents said. It said because she told someone to "shut up" and because she used profanity. What if she did not know me. Would she have been evicted because of some bull\*\*\*\*? Oh, and Mario is doing a good job. He is trying his best. I hope you support him with some training and provide him with some administrative support.

- *Chairman Rodriguez: If the Executive Director can look into that incident and report back to the Board on what happened.*

**Evelyn T. Robinson – 222 Sixth St. Apt. 2D:** Welcome to the new Commissioner. I commend him. He is an author and a coach. I know you will do well. I commend Councilman Love for choosing you. Our moving up ceremony is taking place on July 1<sup>st</sup>. I want to talk about something that has been bothering me since the last meeting. I spoke with Lt. Hernandez and he said to me: Ms. Evv, you're not being fair. I want to apologize to the Lt. I want us to start off on the right foot. I have got to learn to listen to both sides. Hopefully we can build a better relationship. I want to thank Glenny and Lismarie for their help with the application for the event on July 1<sup>st</sup>.

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

On roll call vote: Commissioner Fernandez: Absent; Commissioner Hiller: Aye; Commissioner McNair: Aye; Commissioner Navarro: Absent; Commissioner Rhodes: Aye; Chairman Rodriguez: Aye.

## **EXECUTIVE SESSION**

None.

## **CORRESPONDENCE**

Submitted.

**COMMITTEE REPORTS**

None.

**RESIDENT COUNCIL REPORTS**

Submitted.

**EXECUTIVE DIRECTOR’S REPORT**

Submitted.

**TREASURER’S REPORT**

Submitted.

**DIRECTOR OF FINANCE REPORT**

Submitted.

**DIRECTOR OF HOUSING ADMINISTRATION PROGRAM’S REPORT**

Submitted.

**DIRECTOR OF RESIDENT SERVICES’ REPORT**

Submitted.

**PROPERTY MANAGEMENT REPORT – PASSAIC AFFORDABLE HOUSING COALITION**

Submitted.

**PROPERTY MANAGEMENT REPORT – ALFRED SPEER VILLAGE**

Submitted.

**PROPERTY MANAGEMENT REPORT – PASSAIC SENIOR HOUSING, LLC**

Submitted.

**PUBLIC SAFETY LIASON REPORT**

Submitted.

**OLD BUSINESS**

None.

**NEW BUSINESS:**

*- Chairman Rodriguez: I would like to take this opportunity to welcome Commissioner Henry Rhodes, Jr. to the Board. Henry and I know each other for quite some time. We coached together. We’re here to support the community. I know he will do well.*

The next public meeting will be held on July 18, 2023 at 6:00 pm in the Community Room at 220-222 Sixth Street.

A motion was made by Commissioner Hiller, seconded by Commissioner McNair, to adjourn the meeting.

On roll call vote: Commissioner Fernandez: Absent; Commissioner Hiller: Aye; Commissioner McNair: Aye; Commissioner Navarro: Absent; Commissioner Rhodes: Aye; Chairman Rodriguez: Aye.

### **ADJOURNMENT**

6:35 p.m.

Respectfully submitted,

Ronald Van Rensalier  
Interim Executive Director