

STATE OF NEW JERSEY  
HACKENSACK HOUSING AUTHORITY  
65 FIRST STREET  
HACKENSACK, NEW JERSEY 07601

THURSDAY, DECEMBER 2, 2010

This is a condensed version of the taped minutes of the Hackensack Housing Authority meeting taken on Thursday, December 2, 2010 commencing at 5:00 P.M.

Chairperson Pargellan McCall called the meeting to order and welcomed those present.

**ROLL CALL**

Present:

Commissioner Anthony Stassi  
Commissioner Ann Marie Saccaro  
Chairperson Pargellan McCall  
Commissioner Michael D'Arminio

Absent:

Commissioner Ralph Rivera  
Commissioner Al Casamenti

Also Present:

Executive Director William F. Snyder  
Deputy Director John Bellocchio

**OPEN PUBLIC MEETINGS ACT**

“Adequate notice of this meeting, as required by the Open Public Meetings Act, has been provided by the filing of an Annual Meeting Notice with the Municipal Clerk, the posting of said notice on the official bulletin board in the Municipal Government Building, and delivery of same to the Bergen Record & Star Ledger on 12/8/2009. This body wishes to advise you that in accordance with N.J.S.A. 26:3d(1), et seq. (Smoking in Public Buildings), smoking is prohibited while this body is in open or closed session.”

**FLAG SALUTE**

All present stood, recited the Pledge of Allegiance and remained standing for a moment of silence in support of our Troops throughout the world.

**APPROVAL OF PREVIOUS MEETING MINUTES – 10/14/2010**

Motion to approve minutes made by Commissioner Stassi; seconded by Commissioner Saccaro. The only correction was under **NEW BUSINESS**, it should read “McCall requested D'Arminio to call the Republican...”

VOTE: AYES/All Present Commissioners (4)

Absent: Rivera/Casamenti

**RESOLUTIONS #2010-29 THROUGH 2010-37 (See attachment)**

1. #2010-29 – APPROVAL OF CONTRACT FOR RISK MANAGEMENT SERVICES

Motion made by Commissioner Saccaro; seconded by Commissioner D'Arminio.

This is in regards to the Agent that we use to deal with property liability, worker's comp. Every two years the Authority goes out and gets proposals.

VOTE: AYES/All Present Commissioners (4)

Absent: Rivera/Casamenti

2. #2010-30 – APPROVAL OF CONTRACT FOR AUDIT SERVICES

Motion made by Commissioner Stassi; seconded by Commissioner Saccaro.

Every year the Authority goes out for proposals for professional services. This year was audit and the firm with the lowest bid: Fallon & Larsen, were 35 percent lower than the previous firm.

VOTE: AYES/All Present Commissioners (4)

Absent: Rivera/Casamenti

3. #2010-31 – EXTENSION OF CONTRACT FOR LEGAL & ACCOUNTING SERVICES

Motion made by Commissioner D'Arminio; seconded by Commissioner Stassi.

This is for legal and accounting services. The fiscal year already started but the Authority is allowed to give an additional year. The services are extended at the same price as last year.

VOTE: AYES/All Present Commissioners (4)

Absent: Rivera/Casamenti

4. #2010-32 – APPROVAL OF CONTRACT FOR MODERNIZATION COORDINATOR

Motion made by Commissioner Saccaro; seconded by Commissioner D'Arminio.

Proposals were sent out for a consultant, a Modernization Coordinator, who handles all of the meetings with the residents and does paperwork in terms of budget to actual that have to go in, a Performance & Evaluation Report. This consultant will make sure that the Authority is in compliance with the Capital Fund Regulations. It is the same gentleman, same price.

VOTE: AYES/All Present Commissioners (4)

Absent: Rivera/Casamenti

(#2010-33 – removed at this time until a later date.)



8. #2010-37 – AWARD CONTRACT FOR SEWER REPLACEMENT (Which replaces #2010-33 taken off the agenda)

Motion to approve made by Commissioner Stassi; seconded by Commissioner Saccaro.

Bids are coming in for the sewer line on December 12<sup>th</sup>. Mr. Snyder is getting approval now to award the contract so work can begin. Everything will be reviewed by the Authority's attorney or architect to make sure everything is in compliance.

VOTE: AYES/All Present Commissioners (4)

Absent: Rivera/Casamenti

## **CORRESPONDENCE**

Chairperson McCall asked if there were any questions or comments regarding the listed correspondence. All will be received and filed.

## **PAYMENT OF CLAIMS FOR NOVEMBER AND DECEMBER**

Motion to approve payment of claims for November and December made by Commissioner D'Arminio; seconded by Commissioner Stassi.

VOTE: AYES/All Present Commissioners (4)

Absent: Rivera/Casamenti

## **EXECUTIVE DIRECTOR'S REPORT & UNFINISHED BUSINESS**

Director Snyder met with Boys & Girls Club and they're preparing an applicant for a grant program, due in January, for Special Capital Fund Money that can be used to make expansion to facilities that specifically are used for educational self-sufficiency programs, programs that will help the Authority's young tenants and older tenants become self-sufficient, such as the Boys & Girls Club. The Authority is applying to renovate two of the classroom areas in two of the basements, to make a teen center, sound studio for mixing music, hoping to put a canopy over the walkways, and some fencing to give it a campus appearance. Bathrooms are finished on Beech Street. Now they're starting at 65 First Street. Kitchens are started at 164. Mr. Bellocchio indicated some of the tenants thought the cabinets were smaller or less, but today they were shown they're the same. Mr. Snyder thinks the tubs with inserts were very well received.

Chairperson McCall said she'd like to see what these tub/showers look like. Mr. Snyder said please come any day. Commissioner D'Arminio asked if it was possible to get a report each month indicating what is transpiring at the Boys & Girls Club. Director Snyder answered absolutely and had indicated to their Director he'd like to see a report with statistical information with names of all the Authority's children that are enrolled in the program, and their educational level. Purpose being following these children from start of the program to the end to see what assistance has aided them in their advancement relative to the children in the Authority that do not attend these programs. When applying for a grant, they want to see what statistical information you have, what has been observed and what you are accomplishing through this program. The program only started a month ago,

so Mr. Snyder is giving them time and cutting them some slack. Director Snyder feels Sonya should also attend the Commissioners' meetings monthly as do the Police.

(An unknown gentleman spoke regarding Sonya and said she was involved in a program this evening and was unable to attend the meeting.) Mr. Snyder did leave a message for the Director regarding representation at Commissioners' meetings. Mr. Snyder noted that the State of New Jersey's Attorney General was coming to Hackensack this evening to attend a function at the Boys & Girls Club.

Director Snyder asked for a position on their regular Board, but rather than say a "named person", and Mr. Snyder feels that would be the Chairperson, but it should be added "and/or designee" meaning if the Chair cannot make the meeting, the designee could, another Commissioner or Mr. Snyder to attend the meeting. When you are no longer a Chairperson, then someone else would take that spot or if you leave the Board, the spot is not lost. Director Snyder feels this is a reasonable suggestion. Commissioner Rivera has requested that he be on the Board, or perhaps the Advisory Board, but Mr. Snyder feels the Authority should have one designated seat. Chairperson McCall said during the transition period she would like to sit on the Board because of her HELP Program. She doesn't want the HELP Program to be forgotten.

Chairperson McCall spoke about Bergen County Links. A proposal was sent to Mrs. McCall that she emailed to Sonya, asking to do "Let's Move and Get Healthy." This group did many healthy things for the HELP Program, and Mrs. McCall feels it is a good group to be associated with. Chairperson McCall suggested to Sonya that she involve The Links, more than 50 professional women, who know how to raise funds, and would be a great asset to the Boys & Girls Club. Links is proposing January 22<sup>nd</sup> from 10 AM to 1 PM, lunch, giveaways, parents, children 7-9, to be held at the Keeling-Manning Building.

## **OLD, NEW OR OTHER BUSINESS**

Commissioner D'Arminio reported he is not getting anywhere with the Republican leaders regarding the appointment with the Governor, but he happened to meet at The League of Municipalities, Diane with Community Affairs. He asked Diane to help and request the Governor make an appointment on the Housing Authority and he explained the situation the Authority is in, difficulty in getting quorum at meetings, etc. Diane said she would try and speak to him. Mr. Bellocchio added that he'd spoke to a local Republican County official and this person said the Governor has not made one single appointment.

## **HACKENSACK POLICE DEPARTMENT**

The officer present reported complaints have been received about parking and the officers have been very aggressive in taking care of that situation. He also feels it is important to know whether or not people are registering their cars correctly address-wise. If you run the plate in the computer and it comes up a different address, yet they have an Authority sticker, there are concerns. Director Snyder said the people are supposed to show a valid license, registration and insurance card to the Office. Director Snyder asked the officer if they find people with a sticker on their car, but address doesn't match, to please notify the

Office. The officer said they have a list of numbers given out and they match that to the car.

## **MISCELLANEOUS**

Chairperson McCall reported that she, Commissioner Stassi and Commissioner D'Arminio attended the New Jersey NAHRO Conference at the Borgata in Atlantic City. She stated the seminar concerning bed bugs was interesting, but exceedingly upsetting. Director Snyder said the Authority is very pro-active in this regard.

(At this point in the proceeding, the tape ran out and was not turned over.)

Respectfully submitted,

Deborah L. Alvarez, Transcriber