

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

THURSDAY, JULY 12, 2018

**(This is a condensed version of the taped minutes of the Regularly Scheduled Monthly Meeting of the Hackensack Housing Authority commencing at 6:00 P.M.)**

Executive Director Feorenzo called the meeting to order.

**ROLL CALL**

Present: Chairman Anthony Stassi  
Commissioner Michael Allegretta  
Commissioner Gino Tessaro  
Commissioner Blanche Stuart  
Commissioner Marie D'Arminio  
Commissioner Sarquis Pico

Also Present:  
Anthony Feorenzo, Executive Director  
William F. Snyder, Consultant to the Board  
Joseph Zisa, Esq., Counsel to the Authority  
William Katchen, CPA to the Authority

Absent: Commissioner Marie Dukes

**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 12/7/17. 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**

Chairman Stassi led everyone in Pledge of Allegiance. Moment of silence held in respect for firemen, policemen and Armed Forces.

## **APPROVAL OF PREVIOUS MEETING MINUTES – June 14, 2018**

Motion to approve June 14<sup>th</sup> minutes made by Commissioner Stuart; 2<sup>nd</sup> by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (6)

Absent: Dukes

## **RESOLUTIONS #2018-16 THROUGH AND INCLUDING #2018-19**

### 1. INTRODUCTION OF 2019 BUDGET – FISCAL YEAR 9/30/19

ED Feorenzo welcomed Mr. W. Katchen to introduce the budget. Mr. Katchen stated there are 2 budgets presented for consideration. This is first post-year conversion to RAD (Rental Assistance Demonstration Grant Program). Where capital budget funds were before, now rolled into RAD rent. Now there is a debt service payment; payment for mortgage interest and principle; also contributions to a reserve for repair and replacement.

Additionally, capital budget is no longer driven by capital fund allocation; it's driven by an RPCA – replacement reserve study – 21 year/life that HHA is following in terms of completing work identified by an independent engineer that was needed for the problems. Results of this budget are: HHA has a substantial surplus. Main reason for that is the capital fund has not been rolled into the operating fund. Because of the fact HHA had surplus pre-RAD and because of terrific shape HHA properties were in, HHA didn't have to borrow a lot of money, HHA is in an advantageous position in looking down the road after close of the year to pay down a material amount of the debt without penalty.

First resolution is introduction of State Budget or approval of the HUD budget – Consideration of a Resolution to Approve a HUD Form of Budget. HUD still requires that HHA consider an approval. HHA was a high performer, and now in RAD, the Resolution only goes to HUD, not the budget. HUD files it; they do not request a copy of the formal budget.

The next budget is State Budget. State of New Jersey has taken a greater interest in the oversight, so HHA will receive questions from State representative of the Director of Bureau of Authorities, who then will after his comments have been satisfied, will come back and say HHA can adopt. Tentatively, budget is scheduled for formal adoption in September.

ED Feorenzo requested Mr. Katchen go over surplus HHA will possibly have for this year. Mr. Katchen answered budget as it now stands anticipates next year an excess of revenue over expenses to about \$600,000. That is in addition to a \$1.6 million surplus at end of last year's audit. If at the end of September, HHA is close to \$2 million in surplus, then Mr. Katchen and others will sit down and possibly taking 25% of that and paying down mortgage. HHA hoped to pay mortgage off in 10 years (it is an 18-year mortgage), if all remains equal, Mr. Katchen thinks it will be paid off in less than 10 years, which will not result in any reduced HUD funding. Commissioner Allegretta asked if there was any prepayment penalty. Mr. Katchen said no, it was structured so that HHA can pay off whatever; Mariner's Bank had no limit. HHA may pay off as often as they'd like. HHA has a rate of 4.25% for 18 years; there have been 6 rate hikes since HHA financed the loan.

Motion to approve made by Commissioner Allegretta; 2<sup>nd</sup> by Commissioner Allegretta.

VOTE: AYES/All Present Commissioners (6)

Absent: Dukes

2. RESOLUTION #2018-17 – CONTRACT AWARD – BOILER REPLACEMENT AT 230 CENTRAL AVENUE

ED Feorenzo explained he called the Board members, bids came in right on budget. Everyone gave Mr. Feorenzo verbal approval for award to Wickersham.

Motion to approve made by Commissioner Allegretta; 2<sup>nd</sup> by Commissioner Stuart.

VOTE: AYES/All Present Commissioners (6)

Absent: Dukes

3. RESOLUTION #2018-18 – AUDIT CERTIFICATION

ED Feorenzo said this is resolution of Audit Certification. Audit was completed with no major findings; submitted to State of New Jersey. ED Feorenzo will get Commissioners' signatures at conclusion of this meeting. Everyone received copy of Audit – an original. (Each Commissioner answered yes.)

Motion to approve made by Commissioner Stuart; 2<sup>nd</sup> by Commissioner Tessaro.

VOTE: AYES/All Present Commissioners (6)

Absent: Dukes

4. RESOLUTION #2018-19 – VEHICLE DISPOSAL – DODGE DURANGO

ED Feorenzo stated HHA has a Dodge Durango with approximately 148,000 miles. Vehicle is not repairable; HHA has new deal with City of Hackensack where HHA has a police officer 7 days a week/6 PM to 2 AM. Budget is \$100,00/year for this, which includes Hackensack supplying a leased vehicle that is in HHA's name.

Hackensack pays for it; insures it. HHA has no liability. There is no need to purchase another vehicle, and Dodge Durango cannot be repaired; not worth anything. ED Feorenzo will bring to a junk yard and take vehicle off HHA insurance.

Motion to approve made by Commissioner Tessaro; 2<sup>nd</sup> by Commissioner Stuart.

VOTE: AYES/All Present Commissioners (6)

Absent: Dukes

## **CORRESPONDENCE**

ED Feorenzo remembered that Commissioner Stuart ask that HHA do a survey regarding credit counseling and would anyone be interested in attending a source on how to fix your credit. 504 surveys were sent out; he received approximately 42 back – 37/no 3/yes 1/blank

It was Mr. Feorenzo's opinion that if HHA does get a speaker, no one will attend. Commissioner Stuart was fine with not proceeding any further.

## **PAYMENT OF CLAIMS**

Motion to approve payment of claims made by Commissioner D'Arminio; 2<sup>nd</sup> by Commissioner Tessaro.

Commissioner Allegretta asked who Joe Clark is. ED Feorenzo answered Joe Clark is a consultant for the RAD Projects, been with HHA about 20 years.

VOTE: AYES/All Present Commissioners (6)

Absent: Dukes

## **MANAGEMENT REPORT**

ED Feorenzo reported bids went out for 175 W. Railroad windows. Architect specked a very high end window. Bids came back over budget; Mr. Feorenzo and architect then came up with a different plan; architect will put in specs. This window will last 20-25 years – which is used at World Trade Center. He thought HHA would get a good price because it being summer; Mr. Feorenzo didn't.

Newman & Railroad bids – exterior painting and replacing banding. There was a bid – 3 lowest bidders, who were contacted – 1<sup>st</sup> bidder Mr. Snyder and others here had a bad experience with. ED Feorenzo contacted the man; he pulled his bid as he didn't get the proper price on the banding – Punjab Construction. ED Feorenzo stated there might be a possibility he'd keep bid bond for \$20,000, as HHA is allowed to by law.

ED Feorenzo called M&M Construction @ \$172,000 – and received the same ordeal

and same line. M&M construction won banding award and hired last time – he said the same thing – he was low on aluminum for banding. Mr. Feorenzo informed all 3 that he wasn't 100% sure what he was doing; still might hold their bid bond - \$60,000. Mr. Feorenzo stated to the Board, he is not holding their bid bonds, but he knows they were up to something as all 3 know each other. Bids were thrown out; a letter was sent out rejecting all the bids. It is being rebid just for the painting. Architect will send it out. Aztec, who supplied materials for last go-around 8 years ago, did measurement; did a study as to would it stick to hold, which it does with a primer. Material for all buildings is \$40,000 – whoever bids it and is awarded the project, that's what they'll be paying - \$40,000. It is hoped bid will come in around \$165-\$170,000. If these 3 bid again, Mr. Feorenzo will have an issue and will speak with Mr. Zisa on how they can be disqualified. Mr. Snyder and Mr. Feorenzo believe they were all working together to try to get price up.

Playground at Newman & Railroad – turf is in under State contract. Schedule being set up with contractor to either start next week or week after.

Boilers at 230 Central have been ordered, which are a week out, and when they arrive project will be started.

Bar-B-Que for seniors: ED Feorenzo thanked Commissioner Stuart for attending. Mr. Stassi took his lunch and went back to work. There were approximately 105 seniors in attendance. Time was 12 noon to 1:30. Everyone enjoyed themselves. It will be done next year also. Chairman Stassi thanked the staff for all their help.

Commissioner Allegretta asked how long it will take for the boilers. ED Feorenzo answered 4-5 weeks. It will be done before the middle of September.

Commissioner Stuart asked about the Applicant Hearing Reports. ED Feorenzo answered people applied when family units were open; they were denied because of how they filled out application. They talked to hearing officer; then there was a report on it. Mr. Snyder added if Housing Authority takes an adverse action against an applicant, they could ask for a hearing. They are allowed to come in and tell us why action being taken should not be taken. Generally, because Mr. Snyder is an independent source, he either affirms with Housing Authority did; reverse what Housing Authority did or come up with an alternative resolution. In this case, it was reversed because it was more of a clerical error they made on their application. ED Feorenzo wanted it on the record in case someone challenged why it was done. Commissioner Stuart asked if anyone has moved up. ED Feorenzo said perhaps 1 or 2 spots as 2 people did move out.

**OLD, NEW BUSINESS – nothing at this time**

## **OTHER BUSINESS**

Ruth Kennedy commented the front of 65 First looks very nice.

ED Feorenzo announced Coin Mach will be installing washers/dryers in other buildings with the automatic card readers within the next 2-3 weeks.

Commissioner Stuart said in other buildings people noticed young people putting rocks in the doorways. ED Feorenzo said patrolmen go in there at night to check, but he hasn't seen any of that.

## **REMARKS OF CITIZENS – nothing at this time**

## **ADJOURNMENT**

Motion to adjourn made by Commissioner Tessaro; 2<sup>nd</sup> by Commissioner Stuart.

VOTE: AYES/All Present Commissioners (6)

Absent: Dukes

Respectfully submitted,

Deborah L. Alvarez  
Secretary/Transcriber