

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

THURSDAY, JUNE 14, 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 Marie Dukes
Commissioner Sarquis Pico
Commissioner Blanche Stuart
Commissioner Gino Tessaro

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

Absent: Commissioner May D'Arminio
Commissioner Michael Allegretta

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 12/1/14. 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 the Flag Salute. A moment of silence held in respect and remembrance for police, firemen and Armed Forces.

APPROVAL OF PREVIOUS MEETING MINUTES – MAY 10, 2018

Motion to approve minutes made by Commissioner Stuart; seconded by Commissioner Dukes.

VOTE: AYES/All Present Commissioners (4) Absent: D'Arminio/Allegretta
(Tessararo)

(Commissioner Tessaro joined the meeting at this point in time.)

RESOLUTIONS #2018-14 – CONTRACT AWARD – PLAYGROUND RESURFACE LABOR

1. Motion to approve Resolution #2018-14 made by Commissioner Stuart; 2nd by Commissioner Dukes.

ED Feorenzo explained in RAD Program Boys & Girls Club playground was going to be resurfaced. In looking at prices on line, ED Feorenzo found another material which looks like grass, compared it regarding same price. He found a product on State contract, meeting all State requirements – bid for labor had to be bid out; 3 bids received; low bid Corby Associates. ED Feorenzo checked them out, familiar with product and they're licensed to install this product and warranty comes with it. He is recommending Corby get bid for labor @ \$27,645.

VOTE: AYES/All Present Commissioners (5) Absent: D'Arminio/Allegretta

RESOLUTION #2018-15 – CONTRACT AWARD – PLAYGROUND RESURFACE MATERIALS

2. Motion to approve made by Commissioner Dukes; seconded by Commissioner Stuart.

ED Feorenzo explained this is for materials HHA will be purchasing for installer; under State contract. State contract number on proposal - \$30,871.30. They do many municipality playgrounds; work with insurance companies to certify playgrounds; do inspections on them. Materials 3-4 weeks out.

VOTE: AYES/All Present Commissioners (5) Absent: D'Arminio/Allegretta

CORRESPONDENCE

Letter from Senator Cory Booker received on May 23rd; copy sent to each Commissioner. Letter was sent to every housing authority in New Jersey. ED Feorenzo said Senator is trying to change some guidelines on EIV and how they

verify items. HHA is following HUD guidelines. If HUD guidelines aren't changed, HHA cannot change anything. Commissioner Dukes requested an Occupancy Committee meeting before next Commissioner's meeting – it is set for 5:15 P.M. on September 13th. They will also go over the waiting list at that time. Commissioner Stuart asked what companies do the research. ED Feorenzo answered NTN and DIV.

PAYMENT OF CLAIMS

Motion to approve payment of claims made by Commissioner Stuart; 2nd by Commissioner Tessaro.

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Allegretta

BOYS & GIRLS CLUB OF HACKENSACK – SONIA VERDADE

Sonia introduced Tia Cangelossi to the Commissioners. Another Boys & Girls Club was opened in Teaneck. If Sonia is not on site in Hackensack, Tia will be in charge for Sonia. Tia has been with the Club 10 years. There are 90 members active; 46 for after school program; 30 from Housing; some are subsidy or regular members – 10. Sonia sent out Summer Camp flyer to Hackensack School District; 2,270 flyers distributed to promote summer camp. Camp is 9-3; feeding breakfast and lunch during summer hours. Sonia did hand out an extensive report with photographs and descriptions of each program to Commissioners. (See report.) Sonia is always available for questions. Commissioner Stuart asked about the violin lessons. Sonia explained there are 2 students who have performed for the club and did play at the opening of Teaneck Boys & Girls Club. C.C. Sabathia was in attendance. Hopefully, more Bergen Academy students will come to give lessons, including Lodi and Teaneck. All violins were donated.

MANAGEMENT REPORT & UNFINISHED BUSINESS

ED Feorenzo explained waiting list closed on Friday, June 11th. Everyone that applied has been notified by Occupancy Department if their application was complete or deemed incomplete. As of today, 22 for 1-bedroom (that waiting list was not opened); 2-bedrooms – 191 applicants; 3-bedrooms – 113 applicants; 4-bedrooms – 18 applicants. Some applicants for 3-bedrooms only qualified for only 2-bedroom unit. Only applicants deleted were ones that requested 2 bedroom, but should only be 1-bedroom.

Landscaping at front of 65 First Street is complete. Bushes are gone; tenants happy; looks very nice and safety concern is gone.

HHA went out to bid for RAD project for LED; 6 buildings being done – bid was for 3. 65 First/Newman & Railroad and 175 Railroad are completed. HHA is in process of

filing with State of get \$11,500 rebate back. When that happens, other buildings will be taken care of – Kansas/164 Beech and 230 Central. A decrease in power consumption on those completed buildings has been noticed.

Washers/dryers installed at 65 First; HHA met with Coin Mach and will be installing new washers/dryers at 230 Central; 175 W. Railroad; 164 Beech and 60 Kansas along with putting in swipe card. No more coins in any buildings.

Plans are out to bid for 175 W. Railroad, due back on June 26th. Plans out to bid for replacing painting and banding with aluminum at Newman & Railroad. Bid declined for AZAK because of cost; buildings will be recoated and redo banding in nice green in aluminum – part of RAD Project. Bid walk through for those projects on June 26th with all contractors that picked up drawings.

Plans out to bid and walk through on 6/26 for boilers at 230 Central. Bids due back on 6/26. He will qualify bids, check references and poll each Board member verbally with all information so ED Feorenzo is able to move forward with low bidder, wanting to get ahead on boilers as it could take 2-3 months to get them, just to make sure. This is last building that needs new boilers – Kansas done; Newman & Railroad done and 164 Beech.

4th of July Picnic for seniors will be held Wednesday, July 3rd at 175 W. Railroad in the big room at 11:30 A.M. Bus will pick up seniors in different buildings.

OLD BUSINESS

Commissioner Stuart inquired about credit counseling. ED Feorenzo is working on it with the banks. He will ask Sonia to reach out to a bank through Boys & Girls Club.

OTHER BUSINESS/NEW BUSINESS– nothing at this time

REMARKS OF CITIZENS

RUTH KENNEDY reported to ED Feorenzo there is paint peeling off a building. He answered he is waiting for a 3rd bid quote and then will have it repainted. Dryers and washers are good Ruth added.

Ruth gave Mr. Snyder an article re: HUD Secretary and paying minimum rent. Mr. Snyder explained HUD Secretary is talking about making changes to way tenants pay their rent. One change is to raise minimum rent. Now some people have no income in public housing. If you have no income, you pay 30% of your adjusted annual income – you pay nothing. About 2012 or so, HUD put into effect a law that says it can be a minimum rent up to \$50 – now talking of increasing that to \$100. HHA doesn't have many people on that, but if HHA did, their rent would go from \$50 to \$100. Mr. Snyder added HUD Secretary is getting a lot of flack from

around the country; talking about people's rent going up hundreds of dollars. He didn't do his PR work, so Mr. Snyder doesn't know if it will ever happen. Politically, they're under a lot of flack for giving tax breaks to the rich and then increasing rents for poor folks.

ADJOURNMENT

Motion to adjourn made by Commissioner Stuart; 2nd by Commissioner Tessaro.

VOTE: AYES/All Present Commissioners (5) Absent: D'Arminio/Allegretta

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber

MEETING ADJOURNED @ 6.20 P.M.