

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

THURSDAY, JANUARY 8, 2015

(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.)

SWEARING IN OF NEW COMMISSIONER

Mr. Asadurian administered the oath of office as a Commissioner to Tasha McMillan-Russell, as follows: **"I, Tasha McMillan-Russell solemnly affirm that I will faithfully, impartially and justly perform all of the duties of the Commissioner of the Hackensack Housing Authority according to the best of my ability. I solemnly affirm that I will support the Constitution of the United States and the Constitution of the State of New Jersey and that I will bear true faith and allegiance to the same and to the government established in the United States and in this State under the Authority of the People."**

(Applause.)

Executive Director Anthony Feorenzo called the meeting to order.

ROLL CALL

Present: Commissioner Blanche Stuart
Commissioner Marie Dukes
Commissioner Ralph Rivera
Chairman Anthony Stassi
Commissioner Gino Tessaro
Commissioner Tasha McMillan-Russell

Absent: Commissioner May D'Arminio

Also Present:
Anthony Feorenzo, Executive Director
William F. Snyder, Consultant to the Commissioner
Gregory Asadurian, Esq., Counsel to the Authority

OPEN PUBLIC MEETINGS ACT

"Adequate notice of this meeting, as required by the Open Public Meetings Act, has been provided by the filing of the 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 was held in support of police, firemen and those in Armed Services.

APPROVAL OF PREVIOUS MEETING MINUTES – December 4, 2014

Motion to approve made by Commissioner Rivera; seconded by Commissioner Dukes.

VOTE: AYES/All Present Commissioners (6)

Absent: D'Arminio

RESOLUTIONS #2015-1 THROUGH AND INCLUDING #2015-4

1. RESOLUTION #2015-1 – AUTHORIZATION TO ATTEND CONFERENCES

Motion to approve made by Commissioner Rivera; seconded by Commissioner Tessaro.

Mr. Snyder explained at the first meeting of the new year, a resolution lists all of the trade conferences so that Staff and Board members, who'd like to attend are able to do that without addressing conferences at each monthly meeting. ED Feorenzo includes upcoming conference information with the packet sent to the Commissioners each month, and he'll make the registration and arrangements. Commissioner Dukes asked how far in advance they should notify Mr. Feorenzo. Mr. Snyder said generally about 2-3 months. Mr. Snyder just registered for the Legislative Conference in Washington, D.C. If you register by January 31st, there is an Early Bird Registration.

Mr. Snyder then explained this isn't a class, it's hearing about Federal legislation on housing. He organizes a Legislative Day, attendees go up on Capitol Hill and Mr. Snyder has arranged meetings with all Legislators on the Senate and House side, visiting their offices and lobbying to them in regards to funding, etc. This is March 15-18. The 15th is a Sunday and is when people come in. If you Google NAHRO, you'll see a tab "Conferences", click on that; click on Washington, D.C. conference, and you'll see all the information and agenda. There are buses at the hotel. Mr. Snyder organizes the New Jersey trips, meeting on Capitol Hill for a briefing in the morning, pictures are taken, and there is an annual news letter. ED Feorenzo added there is a policy that only four total, including staff, are allowed at any conference. It is usually first come/first serve and then next conference it would be alternated with other commissioners.

Commissioner Rivera asked about paying and reimbursements. Mr. Snyder said HHA will prepay, send a check to the hotel and whatever expenses you have in terms of food, etc. you would put on your credit card or pay cash and bring back a receipt. ED Feorenzo added there is a per diem amount of \$70; no liquor or alcohol.

VOTE: AYES/All Present Commissioners (6)

Absent: D'Arminio

2. RESOLUTION #2015-2 – INDEMNIFICATION RESOLUTION – CRIMINAL

Motion to approve made by Commissioner Stuart; second by Commissioner Tessaro.

Mr. Snyder said this is passed every year in January. In the Ethics Classes Mr. Snyder teaches, he goes over this information for Board members, which basically says that in the event something happens at HHA where there is a criminal investigation, other than the individual Commissioner, and if a Commissioner needed the services of an attorney you have a right to an attorney, and your expenses would be reimbursed if you had to hire one.

Mr. Snyder further stated that maybe the Commissioners have seen where an employee or official gets pulled into a law suit somehow or investigation, and they have to get an attorney, it could bankrupt you.

VOTE: AYES/All Present Commissioners (6)

Absent: D'Arminio

3. RESOLUTION #2015-3 – INDEMNIFICATION RESOLUTION – CIVIL

Motion to approve made by Commissioner Rivera; seconded by Commissioner Tessaro.

Mr. Snyder said this is similar to the first indemnification for a criminal offense, but this is civil offenses, which happens more likely than the criminal, which is where a Commissioner could be sued individually, perhaps a slip and fall, where a person says the ice and snow wasn't removed quickly enough. Under the Tort Claim Act, a claim has to be filed in a specific period of time. If the Plaintiff doesn't do that, the case is automatically dismissed by the Judge. Many years ago, Mr. Snyder had this happen where he informed the insurance company, the Plaintiff didn't file under the Tort Claim Act, Judge threw out the case and then the person came back and sued Mr. Snyder personally and all of the individual Board members.

ED Feorenzo stated the important thing to remember is that you have to bring it to HHA within 10 days.

VOTE: AYES/All Present Commissioners (6)

Absent: D'Arminio

4. RESOLUTION #2015-4 – APPROVAL OF CASH MANAGEMENT PLAN

Motion to approve made by Commissioner Stuart; seconded by Commissioner Tessaro.

Mr. Snyder said this is done annually. The State of New Jersey requires that you have this resolution and it says that all HHA investments are going to be covered by the Governmental Protection Act that guarantees all of HHA's money is above and beyond

all the Federal limits. It also tells the signatories on checks. Many authorities do not comply, but it is a requirement of the State of New Jersey. ED Feorenzo added there is a letter on file from the bank that HHA is fully insured for the total amount of money in their account.

VOTE: AYES/All Present Commissioners (6)

Absent: D'Arminio

CORRESPONDENCE

Mr. Feorenzo asked if anyone had questions or comments about the 2015 Annual Meeting Notice. The only thing changed is that the December 2015, it should be changed to five o'clock. (All Commissioners agreed.) This is the reorganization meeting. The notice is filed with the Municipal Government and posted on their bulletin board. Mr. Snyder requested that if any Commissioner is not able to make a meeting, to please let ED Feorenzo know. If three Commissioners showed up, and there isn't a quorum, it's distressing. Four Commissioners are needed for a quorum. Mr. Snyder asked that if the Commissioners have emails, to please give them to ED Feorenzo.

PAYMENT OF CLAIMS – JANUARY 2015

Motion to approve made by Commissioner Rivera; seconded by Commissioner Dukes.

Commissioner Dukes asked about JIF and the amount of \$171,000. Was that annually or semi-annually. Mr. Snyder said that was the insurance premium for property, liability, Public Officials Liability, Workers Compensation, employee insurance. It is done in one installment. Mr. Feorenzo added that HHA received a dividend check of \$14,000, because there were not a lot of claims in JIF. Commissioner Stuart asked if pest control and maintenance were the same company. ED Feorenzo said yes, but they get paid separately.

VOTE: AYES/All Present Commissioners (6)

Absent: D'Arminio

MANAGEMENT REPORT & UNFINISHED BUSINESS

ED Feorenzo informed the Commissioners Wednesday the bus driver was in an accident on the corner of Hudson & Kansas. Mr. Feorenzo called Chairman Stassi about having it towed. Bus was towed to a garage. There is not a lot of damage. From what Mr. Feorenzo understands, the driver was approaching an intersection, someone ran a red light and hit him. HHA is waiting for the police report. One person had a little cut over their chin and didn't want to go to the hospital. One other person went and got checked out and all is fine.

ED Feorenzo relayed that at the December meeting, it was requested that some information be obtained on the sanitary piping and venting at Central Avenue. There are 50 units there. Cost would be about 75-\$80,000 to have those sleeved. If the Board wants Mr. Feorenzo to move forward, he'll get some concrete estimates, but it's going

to cost about that much. Commissioner Stuart asked if that was in HHA's budget. Mr. Feorenzo said no. Mr. Feorenzo said he looked for a grant in this regard, as requested by Commissioner Dukes, but there are no grants available. Commissioner McMillan-Russell asked if those sleeves are what cover the pipes. ED Feorenzo said they'd go inside the pipe; the buildings have cast iron pipes, which crack sometimes. The sleeve goes through the pipe, sealing it and would be continuous.

Commissioner McMillan-Russell talked about the heat @ 230 Central going off and on. She called the Emergency Line and Vincenti told her that he will check it out in the A.M., although it was 14 degrees outside and that was not an emergency. That is what he was told, they discussed it further and she called him back in an hour after he checked on it. She said maintenance should be aware of the fact that heat is an emergency. ED Feorenzo said it was the first he'd heard of it, and will discuss it with Vincenti. Mr. Snyder said they'd issue a memo to the maintenance men, which will reiterate that. Any type of heat complaint is an emergency. Should the heating problem be in a senior building, put in a thermometer to check it out. All of the maintenance now have heat guns where they can walk into the apartment and a temperature is registered on the gun – most times it's 72 degrees. Mr. Feorenzo said he will speak with Vincenti.

ED Feorenzo said the roofs are 100 percent completed down at Newman and Railroad. Copings are done, 20 year guarantee, and HHA should be able to get 30 years out of the roofs. He is in the process of seeing how much money there is to bid out two more roofs and do an alternate for the other two roofs. He is looking to have it done now prior to the roofing industry getting busy in March-June, and believes the money is available in the budget. Commissioner Stuart asked if all of the roofs were in need of repair; yes, Mr. Feorenzo said. They are being done by priority.

The lease with Verizon Wireless is executed. They are going before the Zoning Board to get their approvals and should get them and then begin construction in February or March. HHA starts getting paid from them once their permit is issued, not when construction begins. If they get the permit in February, but construction doesn't begin until May, HHA gets monthly rent in February.

Mr. Feorenzo said there is one issue with a tenant at 165 Kansas – Maggie Harrison. There are some police reports on her, and Mr. Feorenzo invited Officer Vinnie Siekierski to explain. On three different occasions in the same week, she called the police saying she has items missing and people are breaking into her apartment. In the opinion of the office, she's getting older and dealing with dementia. The things missing, the police found.

Officer Siekierski reported Ms. Harrison said she was missing \$500 cash, a gun that was given to her by someone – she's not sure who, and she stated that one of the maintenance men – Dave – had taken the items. Someone had worked in her apartment, and people were in and out of the building. Officer Vinnie works for HHA from Tuesday to Saturday, 6 PM to 2 AM. He visited with Maggie on a Wednesday

evening, his first visit. People had mentioned to him that she was a tad different. Maggie invited him to sit down, listened to her and on the bed she had five bank deposits laid out on her bed, telling him someone had stolen \$500. She didn't know who it was. In plain sight on the bed were five bank envelopes, but Maggie hadn't looked in them. Vinnie and she looked in them and there were five \$100 bills. She asked Vinnie where he got them from. Maggie wanted to report that one of the maintenance people had stolen it and that would go against their credibility.

Officer Vinnie and Mr. Feorenzo have been trying to set up a meeting with Maggie's family – her son and his family – because the son is on the record, trying to get a meeting – just the three: Vinnie, son and Mr. Feorenzo – to try and figure out an alternative place where she could go live – assisted living, etc. where she could have somebody with her during the day. It is a sad issue. Mr. Feorenzo said he is bringing it to the Commissioners' attention because neither he nor Officer Vinnie believes that any of the staff is going in there and taking anything. Officer Vinnie said she is in her 80's and he's not sure about the gun. Commissioner Stuart asked if he saw a gun. No was the answer. Mr. Feorenzo is reaching out to the family and will try and set up a meeting next week. He'll also ask the nurse and Kathy to be in attendance. Officer Vinnie also said he'd be there.

Mr. Snyder recommended that whenever the police are called to her apartment, that they write a written report, because the more written documentation there is, will be helpful. HHA can call Legal Protective Services and they'll come in and if they see all of that, they'll know potentially that she's not only a danger to herself, but maybe unattended cooking. Mr. Feorenzo has three reports; Officer Vinnie didn't write anything the first time. Mr. Feorenzo added that any police report, even an ambulance call, they are put in the tenant's file. Commissioner Stuart asked if a superintendent lives at 65 First. Mr. Feorenzo said no, it's Catalino, here during the day.

OLD BUSINESS – nothing at this time

NEW BUSINESS

Commissioner Rivera asked about the young woman that spoke last month on behalf of her elderly parents, who had a problem with sewerage and them moving into another apartment. Mr. Feorenzo said yes, the apartment was cleaned and they still live there – Central Avenue. Mr. Feorenzo indicated they said no. Commissioner Stuart asked if the letters were sent out about people moving into smaller or larger apartments. Mr. Feorenzo said yes, they were sent out and three people are in the process of being moved.

OTHER BUSINESS

Officer Vinnie said during the nighttime, along with the daytime men, there is not one specific person assigned from 10 AM to 6 PM. Officer Vinnie comes in at 6 PM. He reports on any kind of property damage, i.e., two months ago there was an exit sign for

the fire department knocked down, he left a report on that and contacted Carmine. At 230 Central, north end of the building, in a little hallway there are two rest rooms – men and women – paper towel dispenser was knocked off, he left a report and spoke to Carmine the next day. Everything at 65 First is quiet, as elsewhere. Sundays and Mondays there will be someone else.

REMARKS OF CITIZENS – nothing at this time

ADJOURNMENT

Motion to adjourn made by Commissioner Rivera; seconded by Commissioner Tessaro.

VOTE: AYES/All Present Commissioners (6)

Absent: D'Arminio

Meeting adjourned at 6:40 P.M.

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber