

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

THURSDAY, SEPTEMBER 11, 2014

(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.)

Chairman Anthony Stassi called the meeting to order.

**ROLL CALL**

Present: Chairman Anthony Stassi  
Commissioner May D'Arminio  
Commissioner Ralph Rivera  
Commissioner Blanche Stuart

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

Absent: Commissioner Marie Dukes  
Commissioner Gino Tessaro

**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 12/10/13. 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 audience in the Pledge of Allegiance. A moment of silence was held in support of Police Officers, Firemen and those in Service to Our Country.

**APPROVAL OF PREVIOUS MINUTES – July 10, 2014**

Motion to approve minutes of July 10, 2014 made by Commissioner Rivera; seconded by Commissioner Dukes.

VOTE: AYES/All Present Commissioners (4)

Absent: Dukes/Tessaro

**RESOLUTIONS #2014-15 THROUGH AND INCLUDING #2014-23**

1. RESOLUTION #2014-15 – APPROVAL FOR CUSTODIAL SERVICES

Motion to approve made by Commissioner D'Arminio; seconded by Commissioner Rivera.

Mr. Snyder explained years ago maintenance staff was condensed. Originally, their jobs were to strip floors, wax, shampoo carpeting at Boys & Girls Club. RFP was prepared and every two years bids are received for outside contractors to do the above work. Eight bids received this year: Unicorn Building Services won the bid @ \$3,800 a month.

VOTE: AYES/All Present Commissioners (4)

Absent: Dukes/Tessaro

2. RESOLUTION #2014-16 – APPROVAL OF CONTRACT FOR ACCOUNTING SERVICES

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

Mr. Snyder explained by law HHA must go out for professional services on an annual basis. All professional services coincide with fiscal year – October 1<sup>st</sup>. Only one proposal was received, and as Mr. Snyder says in his Financial Class, he doesn't like to change accountants, which in this case is a specialized area. Policari & Company of Wayne, New Jersey was awarded the bid at \$38,000.

VOTE: AYES/All Present Commissioners (4)

Absent: Dukes/Tessaro

3. RESOLUTION #2014-17 – APPROVAL OF CONTRACT FOR LEGAL SERVICES

Motion to approve made by Commissioner D'Arminio; seconded by Commissioner Stuart.

Mr. Snyder explained this is for ordinary legal services and only one proposal was received, that being from Nowell Amoroso Klein Bierman in the amount of \$36,000, which is the same as last year. Mr. Snyder said with each professional service proposals is a rating sheet, which is a requirement of the State.

Commissioner Stuart asked if there was only one bid received for legal services. Mr. Snyder said yes.

VOTE: AYES/All Present Commissioners (4)

Absent: Dukes/Tessaro

4. RESOLUTION #2014-18 – APPROVAL FOR CONTRACT FOR AUDITING SERVICES

Motion to approve made by Commissioner D'Arminio; seconded by Commissioner Stuart.

Mr. Snyder said HHA is required by HUD to do a single audit every year. Audits are required to go to the State of New Jersey within 120 days of the close of the fiscal year. Three proposals were received for this, the ratings are attached. There was a proposal slightly lower from Pennsylvania, but Mr. Snyder did not know him, so his professional rating was a little lower. Polcari & Company has been doing the audit for a long time, has the highest proposal rating.

VOTE: AYES/All Present Commissioners (4)

Absent: Dukes/Tessaro

5. RESOLUTION #2014-19 – APPROVAL OF CONTRACT FOR SPRINKLER SYSTEM MAINTENANCE

Motion to approve made by Commissioner Stuart; seconded by Commissioner D'Arminio.

Mr. Snyder said there are sprinklers in many, if not all, of the buildings and must be maintained and working in accordance with Code. Five bids were received and it is awarded to the lowest, responsible bidder – Cerullo Fire Protection (who HHA is using now). The amount is \$5,100 a year; they are inspected annually.

VOTE: AYES/All Present Commissioners (4)

Absent: Dukes/Tessaro

6. RESOLUTION #2014-20 – CONTRACT AWARD FOR CFP CONSULTING

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

Mr. Snyder explained this is for a consultant that along with ED Feorenzo handles Capital Fund money used to make improvements to the buildings. Every year Mr. Snyder informs the Commissioners how the money is going down, and will continue to go down. Mr. Clark prepares the budgets, meets with the residents and Mr. Clark and ED Feorenzo prioritize the items. This time it is a one-year contract as he might not be needed after that, as the work could be rolled into Mr. Snyder's care.

VOTE: AYES/All Present Commissioners (4)

Absent: Dukes/Tessaro

7. RESOLUTION #2014-21 – CONTRACT AWARD FOR RESIDENT SERVICE PROGRAMS

Motion to approve made by Commissioner Rivera; seconded by Commissioner D'Arminio.

Mr. Snyder said this is to operate the Boys & Girls Club for HHA. When Mr. Snyder first started here in 2002, he was very big in starting a program in hiring all the working age children in the summertime, if they came to the After School Program. It was based on

the Freedom Project – you come and do your homework after school everyday, you get a passing grade and then the children 14 and older would be hired in the summer to work in conjunction with Dr. Pargellan McCall's HELP Program. Then the Boys & Girls Club of Lodi came to HHA. Their curriculum is very similar to Mr. Snyder's philosophy, and he is passionate about these programs, the program does this: keep your child involved with as much positive activity as you can for as much time as possible during the week, and that's less time they have to get involved in bad things. Boys & Girls Club is pretty much similar. HHA's program had grown so much, HHA built their own gymnasium. B&GC met with ED Feorenzo and Mr. Snyder a few weeks ago. Mr. Nardino was looking for more money, but ED Feorenzo and Mr. Snyder said we don't have any more. Usually, someone came to HHA's monthly meetings – no one is here again this evening. People need to start coming to HHA's meetings, so there is a comfort level for our Board, ED Feorenzo, Mr. Snyder, and the Administration. Mr. Snyder suggested the next public meeting of HHA be held at the B&GC, Lodi. The children put on a little presentation for HHA. Mr. Snyder informed Mr. Nardino HHA needs better control and statistics on the number of Authority children that are attending the programs because for \$50,000. The agreement is that all of HHA children go to everything for free. He shows statistics, but Mr. Snyder wants to make sure that is so. Is it children from 230 Central who have transportation issues, how does HHA arrange to get bus services to get them back and forth, because it is an excellent program. Mr. Snyder also discussed the issue of high school kids, and because of the confined area, high schoolers don't want to be with younger children. Mr. Snyder would like to separate them – dances, music, DJ-type activities, perhaps building a little sound studio teaching them how to make CDs, etc. With the Board's permission, he'd like to have the meeting in Lodi next month, to show the Board what they are doing there – getting the best bang for the Authority's buck.

There have been some complaints about B&GC not doing from former Board members or residents saying the Housing Authority children were not being serviced or chaos going on, but Mr. Snyder has personally gone down there unannounced and he's never seen it – always organized, children disciplined, etc. Commissioner Rivera asked about Sonia Verdade and the new liaison. Mr. Snyder was pleased with the new woman's ideas, but wants to make sure HHA children are being taken care of. Commissioner Stuart said she'd spoken to tenants @ 230 Central and a lot don't send their kids, and there is a facility @ 230 Central. Is there a possibility that something could be done there so the children who are there, could attend there. Mr. Snyder thought the solution to that, if the parents are comfortable; is to bus them back and forth. Certainly, anything can be considered – classes or whatever, but then what ages, etc. get involved. If Commissioner Stuart has suggestions, ED Feorenzo and Mr. Snyder are certainly open to them. Commissioner Stuart said perhaps the audio/visual could be in the empty space at @230 Central. ED Feorenzo said the HHA police still use it and do go in there. A woman in the audience interjected that the police only lounge in there. Mr. Snyder suggested he meet with her in a special meeting. Mr. Snyder did look into using a basement of one of the Oratam buildings, it was costly but not cost prohibitive. The noise would be right below someone's apartment and Mr. Snyder discounted that. At 230 Central it might be possible. Commissioner Stuart asked if grants could be

obtained. Mr. Snyder said there isn't much money out "there". Mr. Snyder did say B&GC is raising lots of money and they say it goes to everybody. Mr. Snyder said he'd raise money in Hackensack and make sure it stays in Hackensack. Mr. Snyder said HHA would help them solicit; come up with type of flyer. He'd prefer to talk about it next month. Mr. Feorenzo is open for any suggestions for the children. Commissioner Stuart said she'd call ED Feorenzo and Mr. Snyder for a sit down.

VOTE: AYES/All Present Commissioners (4)

Absent: Dukes/Tessaro

#### 8. RESOLUTION #2014-22 – ADOPTION OF BUDGET

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

Mr. Snyder said this is the adoption of the budget. The budget approval is a two-step – introduction and then adoption. State has 45 days to review and approve a budget. Time has passed and it is then automatically approved. Total expenses and revenues were listed. There is still a surplus of \$21,000. One reason is HHA went into a Cell Tower Agreement, which is generating quite a bit of money. ED Feorenzo is negotiating again for another contract, which would bring in another \$30,000. This money would give a cushion to HHA, and could go towards doing something for the children. Instead of giving it to B&GC, earmark it for a 230 Central program and also survey those at 230 Central to see what they'd like to see.

VOTE: AYES/All Present Commissioners (4)

Absent: Dukes/Tessaro

#### 9. RESOLUTION #2014-23 – CONTRACT TO REPLACE ROOFS @ ORATAM COURT

Motion to approve made by Commissioner D'Arminio; seconded by Commissioner Rivera.

Under the Capital Fund Program, this is the biggest project – replacing the roofs at Oratam Court. ED Feorenzo said there is enough money to do four roofs. Two were bid out and there were two alternates. The bids were for 81 and 95 Railroad, an alternate for 86 Newman Street and 72 Newman Street. When the coating bid came in, it was high and they were thrown out. These bids came in on budget, about \$19/square foot. So there is enough money to do four roofs. Commissioner Stuart asked if these were more in need of repair. ED Feorenzo said yes. Mr. Snyder said with next year's Capital Fund money, a couple a year will be done until they're finished. This is a brand new roof so everything will be torn off, new insulation, rubber roof, which has a 20-year warranty. Total amount is \$344,500, which is within the budget and the estimate of the architect.

VOTE: AYES/All Present Commissioners (4)

Absent: Dukes/Tessaro

#### **CORRESPONDENCE**

There were no questions or comments. All will be received and filed.

## **PAYMENT OF CLAIMS**

Motion to pay claims of August and September made by Commissioner Stuart; seconded by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (4)

Absent: Dukes/Tessaro

## **MANAGEMENT REPORT & UNFINISHED BUSINESS**

ED Feorenzo spoke about Verizon Wireless contacting HHA to put up an antenna on 60 Kansas Street. They did a search ring and that building was number one. ED Feorenzo met with them last week. Verizon is very interested in putting outdoor equipment on the roof with three sector antennas. Mr. Feorenzo told them their contract was \$400 less than what AT&T is giving HHA. He said before I speak to the Commissioners, you have to equal what AT&T is giving, which they are working on now. ED Feorenzo is requesting permission from the Commissioners, if AT&T comes back and they want this, to be able to move forward with the project. AT&T went to the Zoning Board and got approval for this building. It is really a formality. Chairman Stassi asked what the total of the contract would be. ED Feorenzo said they get \$36,000 for 65 First, and with Verizon, it would bring the total to \$72,000. ED Feorenzo requested permission to continue negotiating, and then have the attorney review a lease, if a lease is sent.

**Motion to authorize the Executive Director to negotiate with Verizon Wireless on the installation of an antenna on the roof of 60 Kansas Street. The finalized lease to be reviewed by the Attorney and come back to the Board of Commissioners for final approval.** Motion made by Commissioner Rivera; seconded by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (4)

Absent: Dukes/Tessaro

ED Feorenzo reported the tenant in 8A @ 65 First – heavy smoker is no longer living in this building.

## **OLD OR NEW BUSINESS – nothing at this time**

## **OTHER BUSINESS**

Commissioner Stuart asked about the police report and "targeted area of patrol". Mr. Feorenzo said it's just the standard area. An officer was supposed to be here. Many of the reports don't even pertain to HHA. Most here are parking and people calling for assistance for aid, if ill. Mr. Snyder further explained many times it's vehicular type issues – and don't pertain to HHA. Mr. Snyder said they do look for drug-related issues and violent activity. ED Feorenzo said at 60 Kansas, 7G, a tenant had drinks with another tenant, it got out of control and the man struck the woman over the head with a beer bottle; they got into an argument and then he proceeded to stab her. She's out of ICU

for now and he's under arrest for assault and some other charges. Once the police report is filed, ED Feorenzo will file for the man to get out – One Strike You're Out.

## **REMARKS OF CITIZENS**

Lou Lamba, 5E, 65 First spoke about how upset he is because his rent has gone up better than 50 percent in less than two years. He's had three increases in less than 2 years, going from \$604 to \$728 to \$947 for a one-bedroom apartment. He was told when he first came to HHA, a million dollars in the bank would not affect his rent. He was also told he could work and supplement his income, as long as he reported it to the office -- also not true; and no increases in rent for years to come, another lie. Had he been told about all this in the beginning, he would have gone to a private home.

Mr. Snyder told Mr. Lamba that there was a resolution where HUD told all housing authorities they had to change the flat rent/ceiling rent. It was phased in over a period of time. He is not disagreeing with Mr. Lamba, but HHA was forced to do these changes by the Federal Government, comparing HHA to local market rents. A list is published once a year in the Federal Register, telling what they consider the average rent and HHA had to move up to that rent. Some people were paying under what they should have been paying. HHA was forced to do this and did not have a choice.

Commissioner Stuart asked if you have the flat rent, does it go up every year. Mr. Snyder said it's tied to the Fair Market Rent. If that goes up, the rent here goes up. Mr. Snyder at the time indicated it was not fair, and unfortunately, Mr. Lamba is one of those hurt by the change.

## **MISCELLANEOUS**

Commissioner D'Arminio expressed her condolences to the family of Commissioner Al Casamenti, who passed away recently.

## **ADJOURNMENT**

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

VOTE: AYES/All Present Commissioners (4)

Absent: Dukes/Tessaro

Respectfully submitted,

Deborah L. Alvarez, Transcriber