

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

THURSDAY, SEPTEMBER 10, 2015

**(PLEASE NOTE – MINI-CASSETTE MALFUNCTIONED AND ONLY 1 MINUTE OF THIS HEARING WAS RECORDED. MINUTES ARE FROM SECRETARY'S NOTES.)**

Chairman Anthony Stassi called the meeting to order at 6:05 P.M.

**ROLL CALL – Mr. Snyder**

Present: Chairman Anthony Stassi  
Commissioner May D'Arminio  
Commissioner Marie Dukes  
Commissioner Ralph Rivera\*  
Commissioner Blanche Stuart  
Commissioner Gino Tessaro

Also Present: William F. Snyder, Consultant to the Board  
Bradley M. Wilson, Esq., Counsel to the Authority

**OPEN PUBLIC MEETINGS ACT – Mr. Snyder**

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.

(At this point in the meeting, Commissioner Rivera arrived – 6:10 P.M.)

**FLAG SALUTE** – Pledge of Allegiance recited. Moment of silence held in support and remembrance for police, firemen and Armed Forces personnel.

**APPROVAL OF MINUTES – JULY 9, 2015**

Motion to approve minutes of June 2015 made by Commissioner Dukes; seconded by Commissioner Stuart.

Commissioner Stuart had a question: On Page 5, Commissioner Stuart asked about the Class 2 officer being paid the same as Class 1. The answer is yes.

VOTE: AYES/All Present Commissioners (6)                      Absent: Russell

**RESOLUTIONS #2015-14 through and including #2015-19**

1. #2015-14 – APPROVAL OF CONTRACT FOR CFP CONSULTING

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

Mr. Snyder explained about the Capital Funding Program Consultant. Award is to Joseph P. Clark Associates, Tinton Falls, New Jersey.

VOTE: AYES/All Present Commissioners (6)                      Absent: Russell

2. #2015-15 – APPROVAL OF CONTRACT FOR AUDITING SERVICES

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

Mr. Snyder explained about Auditing Services. Polcari & Company is the successful bidder. They are located in Wayne, New Jersey.

VOTE: AYES/All Present Commissioners (6)                      Absent: Russell

3. #2015-16 – APPROVAL OF CONTRACT FOR ACCOUNTING SERVICES

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

Mr. Snyder said this was awarded to William Katchen, CPA, from Cliffside Park, New Jersey.

VOTE: AYES/All Present Commissioners (6)                      Absent: Russell

4. #2015-17 – APPROVAL OF CONTRACT FOR LEGAL SERVICES

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

Mr. Snyder explained winning bid went to a different law firm: Kaufman Semerara & Liebman, Fort Lee, New Jersey. Their bid was \$35,000 @ \$140 hourly rate.

VOTE: AYES/All Present Commissioners (6)                      Absent: Russell

5. #2015-18 – APPROVAL OF EXECUTIVE DIRECTOR CONTRACT

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

Mr. Snyder explained Executive Director Feorenzo has completed the probationary period, and having requested an employment contract after completing probationary period, this one-year contract, having been reviewed by Personnel Committee, completes that request. There is also a \$5,000 annually vehicle allowance. Term of contract – 10/1/15 to 9/30/16. Commissioner Rivera inquired if there would be a swearing-in of ED Feorenzo. Mr. Snyder said no.

VOTE: AYES/All Present Commissioners (6)                      Absent: Russell

6. #2015-19 – ADOPTION OF 9/30/16 BUDGET

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

VOTE: AYES/All Present Commissioners (6)                      Absent: Russell

**CORRESPONDENCE**

1. 8/20 – COMMUNITY SERVICE NOTICE & TIME SHEET

Mr. Snyder said this was received from HUD, regarding HUD Form 505A. It means able-bodied people living in public housing, unless employed, must perform eight (8) hours of public service a month. Commissioner Dukes asked if there was a list of possible volunteer "jobs". Mr. Snyder added volunteers would be covered by Workmen's Compensation. This Community Service Notice is being forced by HUD. Mr. Feorenzo sent out the notice to all residents. Six exemptions were listed.

**PAYMENT OF CLAIMS – AUGUST & SEPTEMBER 2015**

Motion to approve payment of claims made by Commissioner Stuart; seconded by Commissioner Rivera.

Commissioner Rivera asked about Allied Boiler's bill of \$21,000. Hackensack Police Department is paid \$16,666 for one (1) officer; two shifts a day. VMG was paid \$166,000 (amount not exact due to recording malfunction) for roofing at Oratam

Court. Division of State Police was paid \$54 for background check. This is when people move into an apartment.

VOTE: AYES/All Present Commissioners (6)                      Absent: Russell

### **MANAGEMENT REPORT**

Mr. Snyder reported that: (1) Bus driver has been hired and working the past two weeks; (2) at 164 Beech, Apartment 2D, will be rented as of 10/1/15; (3) Apartment 5L has been cleaned and rented; (4) \$2,900 will be paid on 10/1 for antenna on roof; (5) 1994 GMC truck has seen better days. A new Ford F250 will be purchased through State contract - \$27,000; (6) \$13,000 was received from Hurricane Sandy Fund because generators went out.

There was a RAD meeting with the tenants at both Seniors' Building and at the Boys & Girls Club.

### **OLD BUSINESS**

Commissioner Stuart wanted to get an update on the waiting list and have names been purged. Mr. Snyder said it was updated. He suggested a committee be set up. Mr. Snyder would like Hackensack residents first, of course, and Hackensack veterans. Mr. Snyder said out-of-town people were rarely accepted.

Commissioner Stuart said she'd chair the committee. Commissioner Dukes likes that Hackensack residents are considered first. Committee will be: Commissioner Stuart – Chair; Chairman Stassi and Commissioner Dukes. Commissioner Rivera asked if the Committee can make suggestions and how will the purging be done.

### **NEW & OTHER BUSINESS – nothing at this time**

### **REMARKS OF CITIZENS**

GERI INSERRA – 3G – 65 First – said water was shooting out of her toilet. It has happened over the past three years and does occur often.

### **ADJOURNMENT**

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

VOTE: AYES/All Present Commissioners (6)                      Absent: Russell

Respectfully submitted, Deborah L. Alvarez – Secretary/Transcriber