

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

THURSDAY, OCTOBER 11, 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.)

Chairman Anthony Stassi called the meeting to order.

ROLL CALL

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

Also Present:

Anthony Feorenzo, Executive Director
Joseph Zisa, 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 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 12/7/2018. 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 Pledge of Allegiance. A moment of silence held in respect and remembrance for police, firemen and Armed Forces.

APPROVAL OF PREVIOUS MEETING MINUTES – JULY 12, 2018 & SEPTEMBER 13, 2018

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

VOTE: AYES/All Present Commissioners (7)

RESOLUTION #2018-31 – 1998 WESTERN SALTER, WESTERN SNOWPLOW, BOBCAT SALTER

ED Feorenzo noted 1998 Western Salter, Western Snowplow and Bobcat Salter are all rotted, which will be disposed of as obsolete equipment.

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

VOTE: AYES/All Present Commissioners (7)

CORRESPONDENCE

No correspondence. Mr. Snyder is on vacation in Italy and sends everyone his regards.

PAYMENT OF CLAIMS – OCTOBER 2018

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

VOTE: AYES/All Present Commissioners (7)

MANAGEMENT REPORT & UNFINISHED BUSINESS

ED Feorenzo noted he handed out to every Commissioner new playground with new turf, now completed. Next week where concrete is, a rubber membrane will be installed for the water park. ED Feorenzo suggested the Commissioners visit and walk on the padding. Many compliments received. On one photo, you can see new color of buildings – beige/off-white – completed in about 3 weeks. Please stop to see how nice playground looks. Carmine and crew will paint columns at the playground.

New washers/dryers are 100% completed with a money card in each laundry room, coins eliminated. Tenants go in, put card in money machine, put in their money and credit goes to their card for doing laundry. Coinmach gave every tenant a \$5.00 card free for trial.

New bus driver hired, down to 3 days a week on HHA routes, same amount of people using this, receiving only nice reports from tenants regarding the gentleman. He isn't supposed to, but helps elderly with their packages off the bus. Good driver.

Lease reviewed by our Attorney for lend lease representing Sprint; comments came back; they upped their insurance to \$4 million, which is what HHA was looking for. HHA will sign lease next week. Once lease is signed, they will be going in front of City Council for their approvals. After that, they'll be constructing at the site. Once they get their Building Permit, rent payment will commence. Once their rent comes in, between Lend/Lease (Sprint, AT&T and Verizon) HHA will be netting \$94,000 going into funds, which is above and beyond the administration fee being received from Edgewater.

Windows at 175 W. Railroad, shop drawings were approved, the windows should be received in 4-5 weeks; installation will then start.

Exterior painting will be completed in about 3-4 weeks, now 3/4ths done with 4 buildings, then go to other side and finish the job.

There was a walk-through for replacing of doors at 164 Beech. Six contractors showed up re: replacing **interior apartment doors**. Those bids due in 2-3 weeks; ED Feorenzo will then poll Board to award contract, as Board doesn't meet in November. He'd like to get them ordered, provided they're on budget; then proceed with contract.

OLD BUSINESS

Commissioner Stuart asked about waiting list for tenants; has it been moving at all. ED Feorenzo said yes, it has been moving. Commissioner Stuart inquired about re-certifications. ED Feorenzo said he had 4 people drop off on the senior list because they're not interested in filling out the forms. December he will give the Board an update on the list, but it has been moving. The tenant that needed a co-signer; got the co-signer and will be moving into housing.

NEW BUSINESS/OTHER BUSINESS – nothing at this time

REMARKS OF CITIZENS

RUTH KENNEDY reported on a new tenant using the washer and dryer. There was a mess all over the floor due to washing rugs and terrible mess inside the dryer as well. ED Feorenzo asked Ruth to call the office next time, as Ruth did speak to the tenant about the mess. Ruth does keep the laundry room clean, and tenant made no attempt to clean anything up. Tenant lives on 8th floor.

There was also a woman in the audience who just observed. She indicated she was from the Medical School of Hackensack Meridian and being sent out into the community to learn about what's going on at community meetings.

ADJOURNMENT

Motion to adjourn made by Commissioner Stuart; 2nd by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (7).

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber