

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

THURSDAY, APRIL 13, 2017

(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 Anthony Feorenzo called the meeting to order.

**ROLL CALL**

Present: Chairman Anthony Stassi  
Commissioner Michael Allegretta\*  
Commissioner Gino Tessaro  
Commissioner Blanche Stuart  
Commissioner Marie Dukes

Also Present:  
Anthony Feorenzo, Executive Director  
Joseph Zisa, Esq., Counsel to the Authority  
Carmine Lupino

Absent: Commissioner May D'Arminio  
Commissioner Tasha Russell

**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 12/8/2016. 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**

Pledge of Allegiance recited by all those present, followed by a Moment of Silence in Memory and Respect for Firemen, Police and Armed Forces.

**APPROVAL OF PREVIOUS MEETING MINUTES – March 9, 2017**

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

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

**RESOLUTIONS #2017-10 THROUGH #2017-17**

1. #2017-10 – CONTRACT AWARD FOR ELEVATOR MAINTENANCE

Motion moved by Commissioner Tessaro; seconded by Commissioner Dukes.

ED Feorenzo described this is a 2-year maintenance contract, which was established prior to ED Feorenzo's employment. Along with the maintenance, the company does annual inspection and once a month maintenance. A new company has received the award: CESCO Clifton Elevator – 2017-18 = \$20,400 compared to Standard Elevator - \$36,708. ED Feorenzo stated the owner of Standard gave CESCO Clifton raving reviews; one of the owners for CESCO worked for Standard and then started his own business.

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

2. #2017-11 – CONTRACT AWARD FOR CCTV MAINTENANCE

ED Feorenzo explained Mastek is presently doing close circuit TV maintenance and came in at \$75/hour, 10% overhead, 10% profit. Low bidder was \$70/hour and they started up about 2 years ago, 10% overhead, 10% profit. His references all checked out and have no issues with TECHNOTIME Business Solutions. It will be a 2-year contract.

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

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

3. #2017-12 – CONTRACT AWARD FOR LANDSCAPING

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

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

4. #2017-13 – CONTRACT AWARD FOR PLUMBING

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

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

5. #2017-14 – CONTRACT AWARD FOR TECHNICAL CONSULTING

ED Feorenzo explained this is the technical consulting services that Mr. Snyder provides. It was advertised, there was one bid – Executech – Mr. Snyder. Price is the same as two years ago. Commissioner Stuart asked is the contract every two years. Mr. Feorenzo answered yes.

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

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

6. #2017-15 – CONTRACT AWARD FOR HVAC MAINTENANCE

ED Feorenzo said this is a 2-year contract for HVAC start-up and maintenance.

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

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

7. #2017-16 – CONTRACT AWARD FOR ELEVATOR REPAIR – 60 KANSAS

ED Feorenzo stated there was a budget on this job for \$198,000 to repair the hoist in the two elevators @ Kansas Street. Mr. Feorenzo in speaking with the architect thought it was high. Six people picked up the drawings; only one company gave HHA a bid, which is Standard Elevator, who just lost the maintenance contract. They are reputable, we know their work, and they know our elevators. Mr. Feorenzo said he'd like to award it to Standard Elevator, who are substantially

lower on their bid and he knows they can do it for that amount, as he called the manufacturer and found out what the motors cost. Their amount is \$68,200, which is about \$130,000 under the budget on that item. Mr. Feorenzo did call the Board members and received an okay from 5 or 6 who said it was all right to pre-order the hoists to save time. Standard Elevator called today after hearing from the company and said they're about 10-11 weeks out, which is good news. The cables will be replaced along with two hoists in each elevator. Chairman Stassi asked that the elevators are okay and in working order for now. Mr. Feorenzo said yes.

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

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

**(At this point in the proceeding, Commissioner Allegretta arrived – 6:13 P.M.)**

#### 8. RESOLUTION #2017-17 – SALE OF 2004 DIAMOND UFL 24 PASSENGER BUS

Mr. Feorenzo informed the Commissioners HHA advertised for the sale of a 2004 Diamond UFL 24 passenger bus. It has been sitting in the yard and doesn't get a lot of use and as you all know, when something sits without use, it doesn't pay to keep. A bid was received for \$1,700. ED Feorenzo would like to give the bus to the Boys & Girls Club of Lodi and Hackensack for the sum of \$1.00. They will use the bus now for their summer programs when the children here go to their pool in Lodi. They are checking with their insurance company now, as they are not sure if during the school year the bus could be used for transportation from school to the Boys & Girls Club because of the safety features on it, but definitely can use for their summer camp and summer trips. It will be titled to them and going to insure it. They will probably park it in Lodi and bring it back and forth for use. ED Feorenzo will have them remove "Hackensack Housing Authority" on the side of the bus.

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

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

#### **CORRESPONDENCE**

ED Feorenzo told the Commissioners HHA had their third meeting with residents to go over the GIN notice in their packet; perhaps 85-90 were in attendance. He thanked Commissioners Dukes and Stuart for being there and in answering questions to help calm down the tenants. He hopes most understood what HHA is

doing, not relocating anyone and HUD regulation stated the letter had to be sent out stating if there is relocation going on, but the back page stated HHA will not relocate anyone. People were confused about that, but they understand about RAD and the contemplated renovations. Last week HHA received the RCC (RAD Conversion Commitment) from HUD, which now allows HHA to go into closing with Mariner's Bank and close the RAD deal. HHA is anticipating closing on or before June 30<sup>th</sup>. The attorney is shooting for 2<sup>nd</sup> week in June. Mariner's Bank did extend their commitment at 4.25% until June 30<sup>th</sup>, which was very nice as rates went up a little. Financially, nothing changes.

HHA also received the approved RAD rent schedule and shows the utility allowance HHA will be receiving. Mr. Feorenzo did have a few tenants call him after the meeting from 175 W. Railroad and 164 Beech. He set up a meeting last Friday and went down there to speak with them about RAD. About 20 people showed up, he answered all their questions, had coffee and donuts. Everyone was fine and now ED Feorenzo is setting up a meeting at Kansas Street for next week some time to meet with tenants in the elderly and senior buildings to go over it again. He will probably have another meeting for tenants in this building as well.

ED Feorenzo stated the RAD Conversion will be very healthy for the housing authority in the years to come.

## **PAYMENT OF CLAIMS**

Motion to approve made by Commissioner Tessaro; seconded by Commissioner Allegretta. ED Feorenzo apologized the list of bills was not in their packet this month.

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Russell

## **MANAGEMENT REPORT & UNFINISHED BUSINESS**

ED Feorenzo noted HHA is making progress with Boys & Girls Club's generator. Slab has been poured. Next week the generator will be delivered. Monday he will receive drawings for electrical work and gas work. Hopefully, in 3-4 weeks it will be completed. He also made contact with John Niland, head of OEM for City of Hackensack. ED Feorenzo informed him what HHA is doing; Mr. Niland was pleased. The Boys & Girls Club is an emergency shelter for the City of Hackensack, but having the generator there with full power will be great. Once it's up and running, Mr. Niland wants to come and have a meeting to see what it's all about.

Mr. Feorenzo met with residents at #75. The elevator hoist is 12 weeks out. He met with the architect on all of the construction work for RAD, going over replacement windows and boilers. RAD in their policy wants a GC to be hired to run this work. HHA contacted RAD/HUD and HHA is not hiring a General Contractor. Mr.

Feorenzo spoke with the architect, told him what he wants, specking out the things HHA needs and he will put HHA/Mr. Feorenzo as the General Contractor. If we get a subcontractor putting in windows, they will file with their company; be bonded; we will bid it out and they will have their insurance and file the permit. Mr. Feorenzo will oversee the construction. Commissioner Allegretta asked who made this request. ED Feorenzo said HUD has it in their policy and is part of the closing documents. HHA's attorney along with Mr. Snyder contacted them and said HHA doesn't need this. We are doing this, and HUD was okay with it. HHA will save a few hundred thousand dollars. We will be doing roofing, multiple boilers, windows, kitchen renovations in 100 units, concrete work, painting of hallways so ED Feorenzo believes it's foolish to bid it out to a GC to oversee something he is quite capable of doing.

HUD requires HHA to have the work done within two years. He is hoping to have it done within a year and is waiting for another meeting with the architect to review some schematics. Hopefully, in 2-3 months Mr. Feorenzo will have all the drawings and start bidding the work out. Chairman Stassi asked if that is all the buildings. Mr. Feorenzo said yes.

Commissioner Stuart asked about the waiting list? Is it moving along now? Mr. Feorenzo said the Occupancy Committee will meet soon and review it, and yes, it is moving along from when he first started to now. There were 75-80 people 2 years ago for a one bedroom, and now down to 30 people for a one bedroom in the family units. We are doing transfers, concentrating on people who are over-housed, not as quickly for people under-housed. One couple has been hounding him to be transferred, but ED Feorenzo doesn't believe HHA should transfer if they have unreported income, on a payment plan and late every month for their rent. He is not transferring them. If the Board wants him to do something different he will should they come complaining to the Board, but his opinion is be current on your rent, have no payment plan for unreported income done and pay it off before we even discuss it.

Commissioner Allegretta asked Mr. Feorenzo if he filed permits for the foundation of the generator. He answered yes, they inspected the pad, and the pad is done. It was filed under the HHA. Commissioner Allegretta asked if there was a start-up procedure. Mr. Feorenzo said once the drawings are received for the generator, our electrician with a 2-year contract, with a bid threshold below \$40,000, will give ED Feorenzo a price for labor, his hourly rate he bid, and his material costs. He will do the work and be responsible for filing for permit and call for inspections, which is the same as the plumber. HHA does not get charged for permits. It is the same with the plumber. Once that is completed and work is done, the Fire Marshall, Electrical Inspector and Plumbing Inspector will come out, shut the buildings, just like at 230 Central, and do a work through to make sure the elevator is up to standard. Prior to that GenServe will come and do a 4-hour load test on the

generator to make sure it's functioning properly. The generator is checked for 10 minutes every other week. Now every building will have a generator.

**NEW BUSINESS OR OTHER BUSINESS – nothing at this time.**

**REMARKS OF CITIZENS – nothing at this time.**

**ADJOURNMENT**

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

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Russell

MEETING ADJOURNED AT 6:25 P.M.

Respectfully submitted,

Deborah L. Alvarez  
Secretary/Transcriber