

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

THURSDAY, DECEMBER 14, 2017

(This is a condensed version of the taped minutes of the Regularly Scheduled Monthly Meeting of the Hackensack Housing Authority commencing at 4:00 P.M.)

Executive Director Anthony Feorenzo called the meeting to order.

ROLL CALL

Present:

Commissioner Blanche Stuart
Chairman Anthony Stassi
Commissioner Marie Dukes
Commissioner Marie D'Arminio

Also Present:

Anthony Feorenzo, Executive Director
William F. Snyder, Consultant to the Board
Joseph Zisa, Esq., Counsel to the Authority

Absent: Commissioner Michael Allegretta
Commissioner Gino Tessaro
Commissioner Sarquis Pico

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 12/8/16. 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

(A moment of silence held in respect for Armed Forces, Firemen and Police Officers.)

ANNUAL REORGANIZATION

ED Feorenzo requested nominations for Chair. Commissioner Stuart made a motion and nominated Anthony Stassi; 2nd by Commissioner D'Arminio.

(No other nominations.)

(Verbal roll call taken: Commissioner Stuart – Yes; Commissioner Dukes – Yes; Commissioner D'Arminio – Yes; Commissioner Stassi – Yes.)

Chairman Stassi made a motion and nominated Blanche Stuart; 2nd by Commissioner Dukes.

(Verbal roll call taken: Commissioner Stassi – Yes; Commissioner D'Arminio – Yes; Commissioner Dukes – Yes; Commissioner Stuart – Yes.)

RESOLUTIONS #2017-29 THROUGH AND INCLUDING #2017-33

1. #2017-29 – DISPOSAL OF EQUIPMENT – BOBCAT WATER SPRAYER – ED Feorenzo explained although Bobcat Water Sprayer was not over a certain amount, he did advertise. 14 years ago a water spreader was purchased, but it was never used. This is the attachment to the Bobcat. One bid for \$100 was received.

Motion to approve made by Commissioner Stuart; 2nd by Commissioner Dukes.

VOTE: AYES/All Present Commissioners (4) Absent: Allegretta/Tessaro/Pico

2. #2017-30 – BIDS DUE ON 12/13 – FOR BOILERS – ED Feorenzo explained HHA is under budget on the boilers; person being recommended is vetted by the architect and is plumber for hourly rates; competent and qualified. ED Feorenzo recommends bid be accepted at \$356,386, as it is under budget.

Commissioner Stuart wanted the number confirmed on Page 2. ED Feorenzo said it is \$356,386; architect had pre-bid of \$385,000; HHA budget was \$415,000.

VOTE: AYES/All Present Commissioners (4) Absent: Allegretta/Tessaro/Pico

3. #2017-31 – RENEWAL OF RISK MANAGER CONTRACT – ED Feorenzo explained Risk Manager Scirocco Insurance Group, risk manager for JIF; 2-year contract and by State Statute, HHA can award for one more year. Set fee of 6%, standard in the JIF.

Motion to approve made by Commissioner Dukes; 2nd by Commissioner Stuart.

VOTE: AYES/All Present Commissioners (4) Absent: Allegretta/Tessaro/Pico

4. #2017-32 – APPOINTMENT OF JIF FUND COMMISSIONER – ED Feorenzo said JIF Fund Commissioner would be him, having done it for past 3 years. This is just a formality; send JIF a resolution that Board appoints ED Feorenzo to be JIF Fund Commissioner.

Motion to approve made by Commissioner Stuart; 2nd by Commissioner Dukes.

Commissioner Dukes inquired if Mr. Feorenzo was a Commissioner. ED Feorenzo answered no, he just represents HHA and votes on anything at JIF that comes up on behalf of HHA. Mr. Feorenzo said he did put in an application for their Board should an opening arise.

VOTE: AYES/All Present Commissioners (4) Absent: Allegretta/Tessaro/Pico

5. #2017-33 – ANNUAL MEETING NOTICE APPROVAL - ED Feorenzo said 2nd Tuesday of every month; 6:00 P.M. – reorganization meeting at 4:00 P.M.

Motion to approve made by Commissioner Stuart; 2nd by Commissioner Dukes.

VOTE: AYES/All Present Commissioners (4) Absent: Allegretta/Tessaro/Pico

MANAGEMENT REPORT & UNFINISHED BUSINESS

ED Feorenzo stated boiler bids came at \$356,380; there was \$415,700 in RAD budget leaving net of \$59,314 with contingency for Change Order. Another project on budget with money being left over under RAD Renovations is an LED lighting in all buildings. ED Feorenzo contacted a company to represent HHA to the State; HHA received over 3,000 LED bulbs for free. The Super put them in and Project Managers, so 80% of interior apartments have been done for free, which is part of budget HHA had. ED Feorenzo had allotted \$336,000 for LED lighting. Bottom line – he got another rebate from State and hired a company 2 months ago, which will cost about \$60,000, but with rebate it will only cost HHA about 30-\$40,000. This will give about \$270,000 left over, which can be added to other projects, which is great for buildings and Authority.

Next Wednesday, 11 A.M., bids will be opened for sidewalk replacements at Railroad & Newman; weather permitting that will be done in two weeks, along with bids for Railroad & Newman project where aluminum caps are fading and coming off. Architect spec is for Azek, a plastic material that doesn't rot or need painting, color selected is green.

Other RAD projects to be done: cabinet refinishing for 65 First and 60 Kansas. Without RAD, using HHA money, probably 40 apartments are already done. RAD money will come back to HHA. Another project: painting of hallways at 175 West Railroad, wall covering will be removed and all floors painted. The elevator cables for 230 Central will be going out to bid. VCT in 175 – where there is half VCT hallway and half carpet. VCT is vinyl composite tile. All will be removed and all new vinyl tile placed at 175 W. Railroad and 165 Beech. Some additional faucets and shower valves will be replaced by HHA maintenance. With extra money, playground will be redone at Boys & Girls Club. It is a rubber material, which is starting to break apart. Architect will bid that in the spring. ED Feorenzo does not want to fill it with approved pellets or mulch.

ED Feorenzo has a meeting Tuesday @ 1:00 P.M. with City Manager and head of OEM at Boys & Girls Club, who will look at new generator HHA put in and will come up with a plan for emergency situations where they will utilize Boys & Girls Club for residents of Hackensack, if needed.

When 45 KW generator at Newman & Railroad was taken out, now at the shop, ED Feorenzo had a closure built for it. City releasing a permit, so the shop will have a generator when power goes out. Now all HHA facilities will have generators.

ED Feorenzo said when HHA converted to RAD, HUD was having a problem with Mr. Feorenzo being Executive Director and overseeing all of the construction. We got a pass from HUD to allow him to do it, probably one of only a few allowing it to take place. To appease them and to feel more comfortable, Mr. Feorenzo will bring someone in to help supervise the work, not to exceed \$15,000 a year; which is in the budget. This way when HUD inspects HHA RAD work, this person can walk around with them and Mr. Feorenzo and see there was a Project Manager helping out. It is in the budget and as ED, he's allowed to hire someone.

Motion to approve ED Feorenzo hiring Project Manager John Bellocchio, not to exceed \$15,000 a year, on as needed basis made by Commissioner Stuart; 2nd by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (4)

Absent: Allegretta/Tessaro/Pico

Commissioner Dukes asked about replacing sidewalks at this time of year. ED Feorenzo said an additive can be put in the concrete to speed of curing or cover them with a blanket. It will be the same mixture and match as closely as possible color-wise. Project was completed at 175 W. Railroad and 165 Beech, part of RAD project. Three people have bid the job. Numbers should be good because work is slowing down now.

PAYMENT OF CLAIMS – NOVEMBER & DECEMBER 2017

Motion to approve payment of bills made by Commissioner Dukes; 2nd by Commissioner Stuart.

VOTE: AYES/All Present Commissioners (4)

Absent: Allegretta/Tessaro/Pico

NEW BUSINESS

Commissioner Stuart asked about units being recertified. Two people asked Ms. Stuart about increases and are getting called into the Office because they didn't provide certain information. How does ED Feorenzo go about getting that needed information, if they didn't give it to you? Is there a computer program that's used? ED Feorenzo answered if their rent went up after recertification, then there was some unreported income. Mr. Snyder added there's a computer system, IEV, that Staff has to use with Tony. Sometimes after the fact they get information and even HUD notifies HHA and says look at this. When a tenant is recertified, it's using a 50508 form; it gets submitted to HUD electronically. Sometimes HUD matches it to the IEV report and authorities are then notified, take a look because it does not match up. Commissioner Stuart said one tenant needed to get SS information and went several times, and put off by Social Services. Mr. Zisa said it's usually they're hiding income and not declaring. If there is a problem getting the info, Jamie, ED Feorenzo and the tenant will meet and discuss it face-to-face. Mr. Snyder noted even if it takes a month, it's retroactive to the date that the change took place. There might be a repayment plan or whatever; tenant is given time. Mr. Feorenzo tries to work with tenants; payment plans and extended payment plans. There are 10-20 tenants on payment plans. ED Feorenzo is taking a tenant to court next week because they have 3 repayment plans and not giving proper information.

ED Feorenzo noted there have been 2 snowfalls and men are doing a great job taking care of snow.

REMARKS OF CITIZENS

Ruth Kennedy mentioned a problem with Coinmach. ED Feorenzo said he's not happy with them either. Their service techs tell Dave, HHA needs new machines. When Mr. Feorenzo checks on that, techs say no, they're okay. If they don't comply with what HHA wants, he'll do a new RFP for a new company.

Commissioner Stuart said a few tenants are moving because of income problems. Mr. Feorenzo said its 3-4 that are moving. She asked how the waiting list is. ED Feorenzo said there's 20 on 2-bedrooms; 1-bedrooms don't come up; 23 on 3-bedrooms and maybe 26 on 4-bedrooms. Jamie is expecting, due in May and out until August. September, Mr. Snyder and Mr. Feorenzo will probably be advertising; list is being purged, moving people to proper apartments. Disables people or elderly will be in senior buildings. It is moving very well.

ADJOURNMENT

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

VOTE: AYES/All Present Commissioners (4) Absent: Allegretta/Tessaro/Pico

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber

MEETING ADJOURNED AT 6:30 P.M.

HACKENSACK HOUSING AUTHORITY
65 FIRST STREET
HACKENSACK, NEW JERSEY 07601

REGULAR MEETING REMINDER

Thursday, January 18th, 2018
6:00 PM

Location: 65 First Street

Please be advised that the January meeting of the Board of Commissioners of the Housing Authority of the City of Hackensack, New Jersey will be held on Thursday, January 18th, 2018 at 6:00 P.M., 65 First Street, Hackensack, New Jersey. If, for any reason, you are unable to attend this meeting, please notify us by telephone (201) 342-4280.