

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

THURSDAY, MARCH 9, 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: Commissioner Michael Allegretta
Commissioner Gino Tessaro
Commissioner Blanche Stuart
Chairman Anthony Stassi
Commissioner May D'Arminio
Commissioner Marie Dukes

Also Present:

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

Absent: 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 12/8/16. 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

HHA every single work item they're supposed to address over a 20 year period. Although not necessary to address, it does from a planning standpoint, allows HHA to put the money every year so in the event of a problem, there is money away to handle that, which is not like HHA operates now. HHA has existing debt that was taken out years ago through another program through the Capital Fund called leveraging. HHA participated with about 15 other housing authorities and issued bonds statewide through the Housing Mortgage Finance Agency. That money was used to do all the improvements at Oratam Court, 65 First Street and in all of the buildings about 10 years ago, which has to be paid off. It is good because the interest rate on that is higher than what HHA will be refinancing at.

Mr. Snyder noted the events of today in Washington, D.C. The HUD budget is being slashed by a minimum of 14% across the board. President Trump is cutting all discretionary programs (HUD, EPA, and State Department) to make up for about \$57 billion that he wants to put in Defense budget. The capital fund program is about \$2.2 billion, which is being cut by \$1.5 billion – down to \$600 million. January 1, 2018, HHA will be out of that. Mr. Snyder thinks HHA jumped into the new program at the right time. Going back to when there was the sequestration, which was the way the Federal Government handled the cutbacks because of the deficit, they put a 10% cut on all domestic discretionary program, which is going back into effect in September. It could be a 20% cut, which would be devastating to programs like HUD. As Mr. Snyder explained last month, HHA will have this administrative fee coming. ED Feorenzo has gotten antenna money; HHA has tightened their belt – not a lot of excess staff and "fluff". The maintenance men are good, knowledgeable and do the job. HHA is being run like a business, and in great shape going forward. Also, another \$2.5 million is coming into the project. Mr. Snyder indicated HHA hopes to close by the end of June, two years to do the work, but Mr. Feorenzo has been allowed by the Commissioners to bid out and designer architects have been hired; they'll start the bidding documents, and hopefully work to begin by the end of the year. Mr. Feorenzo said he's already done 1-2 projects already, since the money was available. New boiler installed.

Commissioner Allegretta asked if there was a tentative schedule on when HHA is going to get the documents, how much time the architect needs. ED Feorenzo answered not until HHA gets the closing date from HUD and architect takes about 60 days, because there are a couple of projects he's going to have to do.

Mr. Snyder said a good part of the money is to pay off the debt HHA has and rest is going into the buildings. We'll put the money away. Probably only a third of the authorities are participating in this program; HHA got into the 2nd round. There are 120,000 units that have been approved for this conversion out of 1.2 million nationwide. HHA will get additional funding in terms of the subsidy that they're giving to HHA. There's an 18,000 unit waiting list right now for people trying to get in the program. A conference is coming up in another month, and you will see

many authorities trying to get into this. There is not enough to go around, the waiting list will be long.

7.2 - Advertisement – Disposition of 2001 Dodge Pick-up – ED Feorenzo stated the 2001 Dodge pick-up has over 100,000+ miles, falling apart, and not used any longer. An ad was placed in the paper to receive bids to see if any money can be recovered for the truck. Commissioner Allegretta was pleased that ED Feorenzo is attempting to get back every penny for this truck.

7.3 – Advertisement – Disposition of 2005 Ford 24 Passenger Bus - ED Feorenzo said HHA has a 2005 Ford 24 Passenger Bus. Years ago HHA ran 2 buses. He's been here 4 years and it is not used. It was approximately 25,000 miles. Hopefully, HHA will get a decent amount for that. Both bids are due at the end of the month.

Mr. Snyder added that Disposition of Property Rules require that they be advertised. If no bids are received or unacceptable, they'll be advertised a second time; if that doesn't work, then you can decide to do what you want with them. ED Feorenzo planned that if no bids are received, he believes it's worthwhile to give to the Boys & Girls Club, as they go on trips, borrow HHA's bus and borrow Carmine also. Lodi and Hackensack could use it, but ED Feorenzo would ask the Board's permission on that.

7.5 – Technical Consulting Services – This is for Mr. Snyder. Every two years HHA bids for a technical consultant; there is a list of items and duties that Mr. Snyder does for HHA. The RFP is attached, if anyone else should respond.

7.6 – RFP for HQS Inspection Services – RAD – PBV – Mr. Feorenzo said every year HHA has to do HQS inspections. Once a year the apartments need to be inspected by a 3rd party. When a tenant moves out and before new moves in, that apartment must be inspected also. This will be overseen by Contract Administrator, which will be Edgewater, but HHA is hiring the person or company. We are paying it, they will oversee the inspections. Commissioner Stuart inquired who did inspections before. Mr. Feorenzo said HHA had REAC inspections, then the past 2 years EFA Rental Resources did it costing \$19,000/year.

Coming up, tenants will have to give HHA an apartment fee for the inspection. There are 3 vacant apartments every month, which must be inspected before HUD allows anyone to move in.

PAYMENT OF CLAIMS

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

VOTE: AYES/All Present Commissioners (6)

Absent: Russell

MANAGEMENT REPORT & UNFINISHED BUSINESS – EXECUTIVE DIRECTOR'S REPORT

ED Feorenzo reported: elevators at 60 Kansas Street – drawings will be ready to pick up at HHA office on Monday, March 13th. Any contractor bidding will get a preliminary walk through on March 20th (not mandatory) at 10 A.M. Bids due on March 30th at 10 A.M. and from there they'll have 120 days to complete. Motors on elevators need 2-3 month lead time, which could not be pre-ordered because they are over bid limit for HHA.

The generator for Boys & Girls Club – ED Feorenzo will pick up permit Monday/Tuesday. Weather permitting at the end of the week, the slab will be poured for putting the generator in place. Now that HHA has an electrician on board, he will give HHA the hourly rates and he'll do the electrical work; should be done in 3-4 weeks.

RAD – ED Feorenzo had a conference call with accountant and bank on Wednesday. Our commitment expired March 6th; they just renewed commitment again to the closing holding it until June 30th; hoping they hold rate to 4.25%, which it looks like they might.

There is a garage at Newman & Railroad; door 5-6 feet wide. Prior to Mr. Snyder being here, it was closed to that 5-6 feet with a 16-foot open garage. Three quotes were received from a mason; garage company, State contract, opened it up for maintenance men costing a total of \$4,500-\$4,800 and it will be a usable garage where plows and gasoline can be stored, no fire hazards and no big shop. Fire Department wanted all the gas and flammables out. A planner will be installed and table saw so the men won't have to go back and forth to different locations. Carmine is organizing the shop, getting it ready for that.

Commissioner Allegretta asked about the shop. Wasn't there a discussion about putting the generator power to it. Mr. Feorenzo answered once the Boys & Girls Club generator is up, and there is a 35 KW in that garage that does emergency lighting for the 8 buildings, that generator is going in the shop to take care of the shop. Commissioner Allegretta added if there is a power outage, this could be ground zero for the maintenance crew to work out of. Mr. Feorenzo met with Hackensack City Manager today for RAD and will be setting up another meeting in 1-2 months after generator is installed, about how they can use the facility.

OLD BUSINESS

ED Feorenzo said Mr. Snyder gave his RAD Status Report.

NEW BUSINESS

ED Feorenzo reported next week there will be a meeting with the tenants per HUD regulations. Prior to getting approval from RAD, two tenant meetings were required. Now that RAD approval has been received, one more final meeting is required – next Thursday, March 16th at 6:00 P.M. He will send notices out tomorrow. Three Commissioners can come, but if 4, that's a quorum, which is in violation of Sunshine Law. There is a 5:00 P.M. meeting with Occupancy Committee; Commissioners Stuart and Dukes will be there and stay for meeting afterwards with tenants. One other Commissioner can also attend.

BOYS & GIRLS CLUB OF HACKENSACK/LODI – Sonia Verdade

Sonia distributed a report to the Commissioners. She explained the children on Fridays (3&4 graders) do STEM with Bergen Academy students, who are volunteers. Sonia included dates and what the children made. There was an awards ceremony on February 7th at Élan Restaurant. Commissioner Stuart attended and saw the awards being handed out: Respectful, Athletic, for example. The turnout was very good. Pictures were included in the report.

A new program, Smart Girls, is beginning. A grant was received and basically for girls 8 and 18, talking about self-respect and how media makes woman have to be skinny, etc. It's also about confidence. B&G is also starting a BEAN program, which is for children who have asthma. New Jersey has one of the highest rates of asthma, founded by the Boys & Girls Club of America. Every club in the U.S. or outside has to do it, talking about ways to improve your asthma, etc. This was started yesterday. A Summer Camp flyer will be going out soon. This flyer is only for outsiders, not for housing members, who are free of charge. This will go out to the school district soon.

REMARKS OF CITIZENS – nothing at this time

ADJOURNMENT

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

VOTE: AYES/All Present Commissioners (6)

Absent: Russell

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber

Meeting adjourned: 6:25 P.M.