

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

THURSDAY, JANUARY 16, 2020

(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 meeting to order.

Present: Chairman Anthony Stassi
Commissioner Marie Dukes
Commissioner Sarquis Pico
Commissioner Blanche Stuart
Commissioner Michael Allegretta

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

Absent: Commissioner May D'Arminio
Commissioner Gino Tessaro

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 12/4/19. 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 followed by moment of silence in support of police, firemen and Armed Forces.

(Commissioner Dukes entered meeting at 6:02 P.M.)

APPROVAL OF PREVIOUS MEETING MINUTES – December 12, 2019

Motion to approve made by Commissioner Allegretta; 2nd by Commissioner Stuart.
So approved.

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

RESOLUTIONS #2020-1 THROUGH #2020-4

1. #2020-1 - AUTHORIZATION TO ATTEND ANNUAL TRADE ASSOCIATION CONFERENCES

Motion to approve attendance at annual Trade Association Conferences made by Commissioner Dukes; 2nd by Commissioner Stuart.

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

2. #2020-2 – INDEMNIFICATION RESOLUTION – CRIMINAL

Denotes if a Commissioner should get into trouble, Housing Authority will defend Commissioner and pay for expenses.

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

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

3. #2020-3 – INDEMNIFICATION RESOLUTION – CIVIL

Denotes should a Commissioner get into a civil suit, Housing Authority will defend Commissioner and pay for expenses, as in a fall down.

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

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

4. #2020-4 – APPROVAL OF CASH MANAGEMENT PLAN

This allows ED Feorenzo put HHA's money into Mariner's Bank for security deposits and operating funds.

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

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

CORRESPONDENCE – nothing at this time

PAYMENT OF CLAIMS:

Motion to approve payment of claims made by Commissioner Stuart; 2nd by Commissioner Allegretta.

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Tessaro

MANAGEMENT REPORT & UNFINISHED BUSINESS – EXECUTIVE DIRECTOR'S REPORT

Mr. Snyder had a procedure done and is spending night in the hospital, recovering find and hopefully back on his feet by Monday/Tuesday.

At 164 Beech Street the elevator is very old; Mr. Feorenzo hopes to look over budget and bring elevator up to current standards. There was a problem a few weeks ago – a “skip” – which was sent out and rebuilt for an emergency repair; they are no longer available and parts are no longer available. HHA will need architect, RPF, get proposals – ranging between \$120,000 to \$135,000 to where it should be. Once up to where specs are and things can be replaced overnight or same day with shelf items, it will be worth it.

Commissioner Stuart asked if it is the same at 230 Central. ED Feorenzo said he hopes to do all of the elevators eventually. Commissioner Allegretta asked why an architect is needed. ED Feorenzo said it has to be a licensed architect and engineer. Specs are needed; it has to be publicly bid. HHA has a purchasing agent, Mr. Ketchen, limit up to \$41,000 – 3 quotes.

GOOD NEWS: Mr. Feorenzo contacted Sprint and they are interested in putting another 3 sectors, meaning antennas, at 60 Kansas Street. Verizon is there now. AT&T is on 65 First. Sprint sent a contract; did a search, their roof engineers are coming out for sight and distance. It seems like they want to proceed, but have to match Verizon, meaning a \$2,700 rental income/month. It is basic contract and between 3 carriers HHA would get \$102,000/year.

Another \$350,000 has been paid towards the principal. HHA outstanding balance on mortgage is \$2,337,182. HHA borrowed \$3.3 million. If HHA continues at this pace, HHA can be done at the end of five years paying this mortgage off. Then HHA will be debt free.

Boys & Girls Club will be next meeting to give a presentation. Director said they would be here.

Mr. Pico was approved for another five year term by the City of Hackensack Council.

After the February meeting and hopefully all Commissioners will be in attendance, everyone will make the after holiday dinner at Solari's.

Commissioner Stuart asked about "occupancy" in general. ED Feorenzo said very good. He will give a report at February's meeting. A few months ago there were 21-23 people on waiting list for 3 bedrooms. People have been transferred, and there are now 17 on 3-bedroom waiting list. Staff has been doing a good job in that regard. Anyone can apply wherever they live; residents of Hackensack and military – you get 2 points.

OLD, NEW OR OTHER BUSINESS – nothing at this time

REMARKS OF CITIZENS

ISABELLA TILLERY, #8B, 65 First Street – she has noticed upon coming in from choir rehearsal at about 10 PM, there is a stranger down in TV room either stretched out on the floor by sofa. She saw a man standing by the garbage can last night about 8:30 PM. Her neighbor informed her that she called the officer as man was up on 8th & 9th floor. Man claims he came to visit someone. The officer did show up and Mr. Feorenzo knows he will get a report about that. If Isabella sees the man from the 9th floor down in the TV room, then she is not concerned about the stranger. ED Feorenzo will call police to check it out. Around Christmastime, she did call the police and they came at that time also.

ED Feorenzo said the best thing is if you see a stranger you don't know, call police ASAP and they will come right away. He added if person is not a resident, they do not belong in the building.

ADJOURNMENT

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

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

Respectfully submitted,

Deborah L. Alvarez, Transcriber