

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

THURSDAY, FEBRUARY 13, 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 the meeting to order.

ROLL CALL

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

Also Present:

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

Absent: Commissioner Michael Allegretta

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 held in support of police, firemen and Armed Forces. ED Feorenzo asked for moment of silence in remembrance of former employee Dale Inglima.

(Commissioner Blanche Stuart arrived at 6:02 P.M.)

APPROVAL OF PREVIOUS MINUTES – January 16, 2020

Motion to approve minutes of January 16, 2020 made by Commissioner Dukes; 2nd by Commissioner Tessaro.

VOTE: AYES/All Present Commissioners (6) Absent: Allegretta

HACKENSACK BOYS & GIRLS CLUB

Marcia Ramos gave a report to Commissioners regarding activities of Boys & Girls Club/Hackensack, indicating 70 active members; 45 after-school members; 32 are from Housing Authority; 5 are children's subsidy program. End of year programs: Halloween serving pizza and cupcakes, giving out goody bags, and activities within the building.

For Christmas season – Operation Shoebox packing small boxes with school supplies, health care items to ship to Africa in December; Thanksgiving – 30 baskets were given to families within the area and more given later as there was an abundance; December 7th – Feed the Seniors going to Railroad Avenue with Marcia's staff and some children; Christmas Party for children receiving donations from Chit Chat Diner as well as other donors, each child received 2 gifts, and some gift cards, board games too.

Club was open until December 30th prior to Christmas break, there was a **NOON Year's Eve Party** – confetti, hats, the works and at 12 noon did a Happy New Year's celebration. Building closed at 4:00 P.M.

MLK and January children did "I Had a Dream Speeches", what they wanted to see in the Club as far as positive interactions with their peers and support amongst each other. **Valentine's Day** – cards will be delivered for "Week of Kindness" to senior citizen building or Railroad Avenue.

Marcia is very happy working with the children.

RESOLUTIONS – none

CORRESPONDENCE

RFPs went out for elevator maintenance; painting; garbage; computer services and flooring services. Every two years these come up for bids. These will be 1-1/2 years ending every contract in HHA fiscal year, so at the end of August contracts will expire at same time and vendors bid out having a 2-year contract ending in September, making it easier to track. These contracts are lowest bidder.

PAYMENT OF CLAIMS

Motion to approve payment of claims made by Commissioner Stuart; 2nd by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (6) Absent: Allegretta

MANAGEMENT REPORT & UNFINISHED BUSINESS

RFP gone out for architectural services; is completed and going out soon; for upgrade and renovation of elevator at 164 Beech Street. It will state that whoever gets contract has to have it done within 10 days due to fact seniors live in building and cannot be out too long.

HHA takes care of 40 Passaic Street and have contract with County of Bergen. County would like ED Feorenzo and staff to come up with list of issues, capital improvements for building, which HHA does not take care of. Finally, \$100,000 will be added to 40 Passaic Street budget for unforeseen repairs or any major repairs. HHA met with County and County decided to take \$100,000 out. Any major repairs or unforeseen capital improvements County will handle it with their DPW. HHA contract with County for 40 Passaic Street will remain at \$385,032, of which HHA – between 35-40K after all expenses, is what HHA earns.

Currently, HHA has a surplus of \$3.9 million. Mr. Snyder indicated HHA is in excellent financial shape as Mr. Feorenzo has been paying extra money on debt also. Every year HHA in black.

HQX (Housing Quality Inspections) for all buildings started this week and be done by end of next week. RFP done, consulting company hired to do it, mandated for HHA to do every year and kept on file. No units have failed inspection.

WAITING LIST UPDATE

SENIOR DISABLED BUILDINGS: STUDIOS – 541 applicants – 1 applicant has 2 preferences (military or Hackensack resident) 64 with 1 preference – Hackensack resident

1-bedroom senior disabled with 1,000 applicants 1 with 2 preferences 239 with 1 preference

2-bedroom senior disabled – 58 applicants – 1 with 2 preferences; 11 with 1 preference.

4-1 bedrooms will be available 2 studios coming up in senior disabled

Staff doing nice job of taking people that are under-housed and transferring them to different units; no opposition from tenants.

FAMILY LIST:

1-bedroom – 17 applicants; 8 with 1 preference
2-bedroom – 105 applicants; 3 with 2 preferences; 46 with 1 preference
3-bedroom – 56 applicants; 5 with 2 preferences; 18 with 1 preference
4-bedroom- 8 applicants; 1 with 2 preferences; 3 with 1 preference

Jamie will be out on maternity leave from March 6th to October 5th. Governor Murphy signed extension for the FML Act. Dale passed away. ED Feorenzo asked police, after last meeting, to patrol at night Community Rooms more often. He's not sure they are doing it. More Class 2s are graduating. HHA only has them from 6:00 P.M. to 2:00 A.M. six days a week; should be 7, but down to 6. He will follow up on that and hasn't heard about anyone in Community Rooms, but ED Feorenzo brought it to Police attention; please get out of cars and patrol Community Rooms making sure no one is loitering.

OLD BUSINESS

Sprint will be coming next week with their RF engineers to start designing site at Kansas Street, bringing in another \$2,800/month if all goes well.

Commissioner Stuart asked about elevator at 230. ED Feorenzo said control box blew and had to be rebuilt, which is next elevator HHA is going to look at. Older elevators, when there is a part that goes, it has to be rebuilt. 164 will be done next and then 230. If elevators get up to standard, parts are on the shelf.

REMARKS FROM CITIZENS

ISABELLA TILLERY, 8B, congratulates ED Feorenzo for fixing back door, which is working fine now. She noted people are still smoking front and back; and now coming inside to smoke because heat isn't on in the lobby. Isabella has a problem just walking through the area if it smells of smoke. Some also smoke in the garbage room; she doesn't know them. ED Feorenzo will watch on cameras and thanked Isabella for the information.

RUTH KENNEDY added since it is cold people from the 5th and 8th floor smoke in the lobby.

MISCELLANEOUS

Chairman Stassi asked if ED Feorenzo would send out a notice. He answered he will have police patrol more often. Regulation is 50' from building. Chairman Stassi

requested the microphones in the room be fixed; Mr. Feorenzo said yes, he will check it out.

NJNARUC convention is May 3-6, 2020 at Hard Rock Casino in Atlantic City. Bill Snyder is running this convention with another organization. Mr. Snyder explained it is a regional conference "We're New Jersey NARUC" State Chapter. People from New Jersey, New York, Pennsylvania, Delaware, Maryland, and Washington, D.C. will be coming. A large conference with HUD officials, including Regional Administrator from HUD for Pennsylvania Region, as well as New York Regional Administrator and many great things going on. Please contact office if you are interested in attending.

ADJOURNMENT

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

VOTE: AYES/All Present Commissioners (6)

Absent: Allegretta

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber