

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

THURSDAY, MAY 14, 2020

MEETING VIA TELEPHONE CONFERENCE – 2:00 P.M.

(This is a condensed version of the taped minutes of the Regularly Scheduled Monthly Meeting of the Hackensack Housing Authority)

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

Also Present:

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

Absent: Commissioner Michael Allegretta
Commissioner Gino Tessaro

(Open Public Meetings Act and Flag Salute was omitted.)

ED Feorenzo announced times for May and April meetings were changed in the advertisements. Another advertisement will be in newspaper for June and July, if needed. He apologized for times not being changed to 2:00 P.M. on Agenda.

APPROVAL OF PREVIOUS MEETING MINUTES – APRIL 9, 2020

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

ROLL CALL:

Chairman Stassi	Yes
Commissioner D'Arminio	Yes
Commissioner Dukes	Yes
Commissioner Stuart	Yes
Commissioner Pico	Yes

Absent: Allegretta/Tessaro

RESOLUTION #2020-11 – AUTHORIZATION TO REJECT A/E PROPOSALS & READVERTISE

Resolutions were delivered to each of the Commissioners today. Each Commissioner acknowledged reading the Resolution #2020-11.

ED Feorenzo explained HHA is rejecting one bid that came in – re: elevator renovation as two other bids came in afterwards due to covid. He doesn't feel it was fair. HHA will readvertise and make sure bids are received by due date. Post office and FedEx have been having problems with deliveries and not fair to other vendors.

Motion to approve Resolutions #2020-11 made by Commissioner Dukes; 2nd by Commissioner D'Arminio.

ROLL CALL:

Chairman Stassi	Yes
Commissioner D'Arminio	Yes
Commissioner Dukes	Yes
Commissioner Stuart	Yes
Commissioner Pico	Yes

Absent: Allegretta/Tessaro

CORRESPONDENCE

RFP sent out for A/E service for elevator modernization.

Letter dated April 30th was sent to City Affordable Housing Department. Piece of property located across from 175 West Railroad and HHA trying to help City of Hackensack to get their COAH funds for money to purchase this property and build a project for more affordable housing in Hackensack. It's in early stages. Commissioners received copy of letter HHA sent to City. They are hoping to move forward if possible to get correct number of units to help with City's affordable housing. ED Feorenzo asked if any Commissioners have questions re: HHA taking City Affordable Housing Fund money and start this project. Commissioner Stuart asked if it will be units for purchase or units for family or seniors. ED Feorenzo stated

units for rental; mixture of 1-2-3 bedrooms for family units. Mr. Snyder has done many of these projects and worked with Fair Share Housing, having contacts with many and hoping to aid HHA in getting this going. Commissioner Stuart asked if there was a reason why they are rental and not for purchase?

Mr. Snyder answered it's difficult to do for sale units; City wants rental units that's what they get most credits for. They're trying to settle their law suit with the Fair Share Housing Center. Right now sales in low income units are next to impossible to sell because people purchasing them at those income levels cannot get mortgages – down payments needed and most don't have the down payments. Even a donation doesn't qualify as a down payment; you must have the money yourself.

Chairman Stassi wanted to know where the property is located – near Essex Street. ED Feorenzo answered its right across from a big warehouse at 204 W. Railroad Avenue right next to the tracks.

PAYMENT OF CLAIMS

Motion to approve payment of claims for May 2020 bills made by Commissioner Stuart; 2nd by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (5) Absent: Allegretta/Tessaro

MANAGEMENT REPORT & UNFINISHED BUSINESS

ED Feorenzo received telephone call from M&M Director requesting flyers be sent out and put on elevators as they were doing COVID tests on Tuesday. Flyers put out, tenants informed it was free. In speaking with Interim Director Rose of M&M Building, Rose didn't realize it wasn't just for Hackensack residents, but for entire county. Some residents and employees went, but at 10 A.M. the line was too long for them. Commissioner D'Arminio said line was all the way around the church. Employees didn't qualify as First Responders. If something else comes up, ED Feorenzo will notify everyone again. Commissioner Stuart asked if it was possible to have testing done at the Senior Building. She attended Council meeting via Zoom. Mayor said there's no space to put up the tent in the parking lot, but would have to go through County as it's a mobile unit. Mr. Feorenzo answered if you go through the County; it's then opened up to all of Bergen County. He will ask if seniors could get special treatment, but doesn't believe that will happen. He did speak with John Niland, head of OEM, and Mr. Niland will look into it for HHA.

Mr. Feorenzo said he was informed there might be COVID testing at 219 Essex Street for HHA residents and he will look into it next week. If so, he will get a flyer out.

There were no new deaths since the last meeting in April. Health Department is working with skeleton crew because 1-2 people in that department came down with the virus. No new update in past two weeks. Seven people expired in 65 First Street; 5 came back from hospital and recovered; 2 are still in hospital. One person in this office came down with virus – she will stay home 14 days and get doctor's note saying she's allowed to come back. People are being spread out in the office. Talk about going to a particular doctor to get tested for virus or antibodies discussed and covered by insurance.

ED Feorenzo will start in mid-June with people cleaning out 7 apartments. There is a checklist that must be complied with before moving in new tenants; people must sign list containing 14 items. It is only senior buildings open at this time. Office and all buildings are being cleaned and sanitized 2 times a week, which is helping. Hand sanitizers and masks purchased for maintenance men and ladies in the office. Split shifts are continuing – 3 and 3 in the office.

Mr. Snyder added HUD has come out with 2 notices and they are providing additional money to housing authorities under Cares Act. ED Feorenzo is keeping all receipts and will be paid for by additional funds through HUD. Commissioner Stuart noted she received feedback on cleaning of buildings and people were very happy – seeing men cleaning all the time and tenants felt safe. ED Feorenzo stated not only has he hired a cleaning company, but HHA maintenance men are doing elevators 2 times a day, staying on top of virus and believes it's helping. Most tenants have been very nice and appreciative.

MEETING IN JUNE AT 2:00 P.M. If any Commissioners have any questions, Mr. Feorenzo is available at all times.

ADJOURNMENT

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

VOTE: AYES/All Present Commissioners (5)

Absent: Allegretta/Tessaro

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber